

**BOX**  
park

LOGISTICS CENTER

CINNAMINSON, NJ

995 Taylors Lane  
Cinnaminson, NJ 08077



LOGISTICS<sup>®</sup>  
PROPERTY  
CO

1.2 MSF

549 Car Stalls

246 Trailer Parking

**LEED**  
CERTIFIED PROJECT

30 YEAR PILOT-PROGRAM

**1.2 MSF**

Expandable to 1.5 MSF

**HEAVY**  
Power Capacity



Flexible Parking  
Expansion



# Building/Parking Expansion

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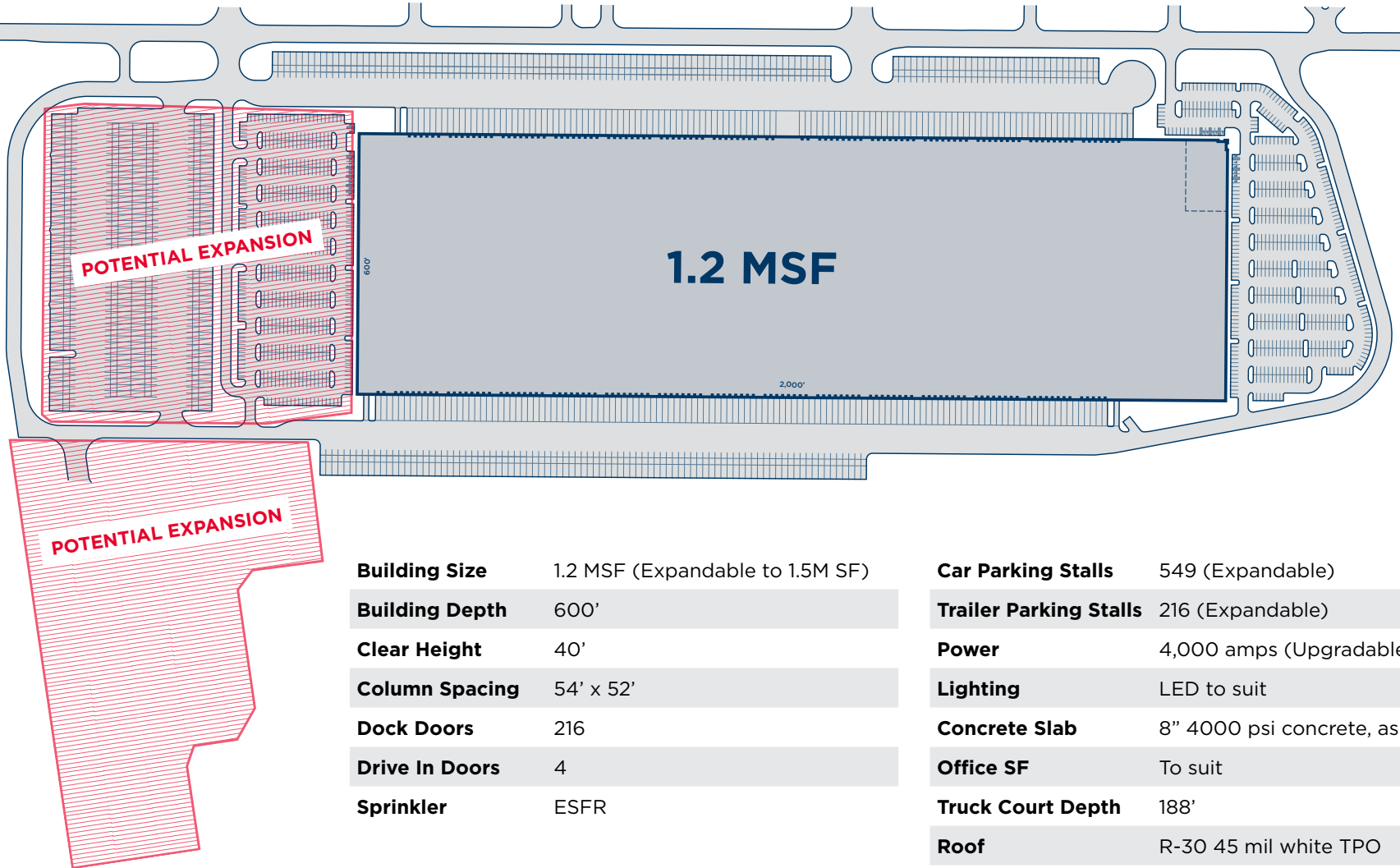
BUILDING EXPANDABLE TO 1.5 MSF

1.2 MSF

## BUILDING/PARKING EXPANSION FLEXIBILITY

	CAR STALLS	TRAILER STALLS
1.2 MSF	549	216
1.2 MSF w/ PARKING EXPANSION	UP TO 1,074	UP TO 635
1.5 MSF w/ PARKING EXPANSION	UP TO 1,092	UP TO 453

# Site Plan



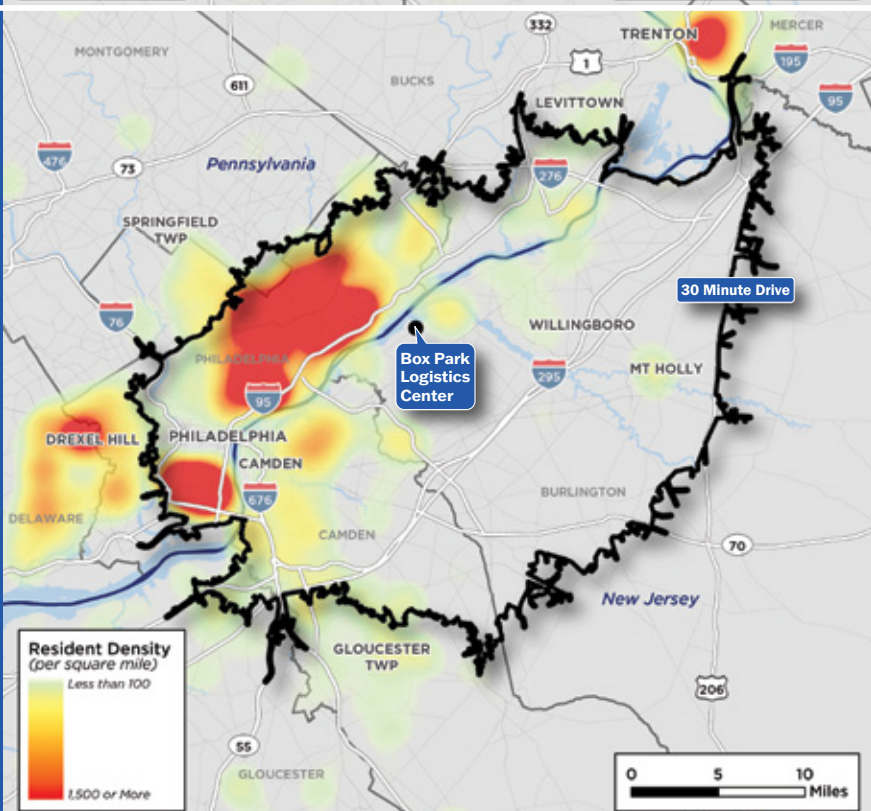
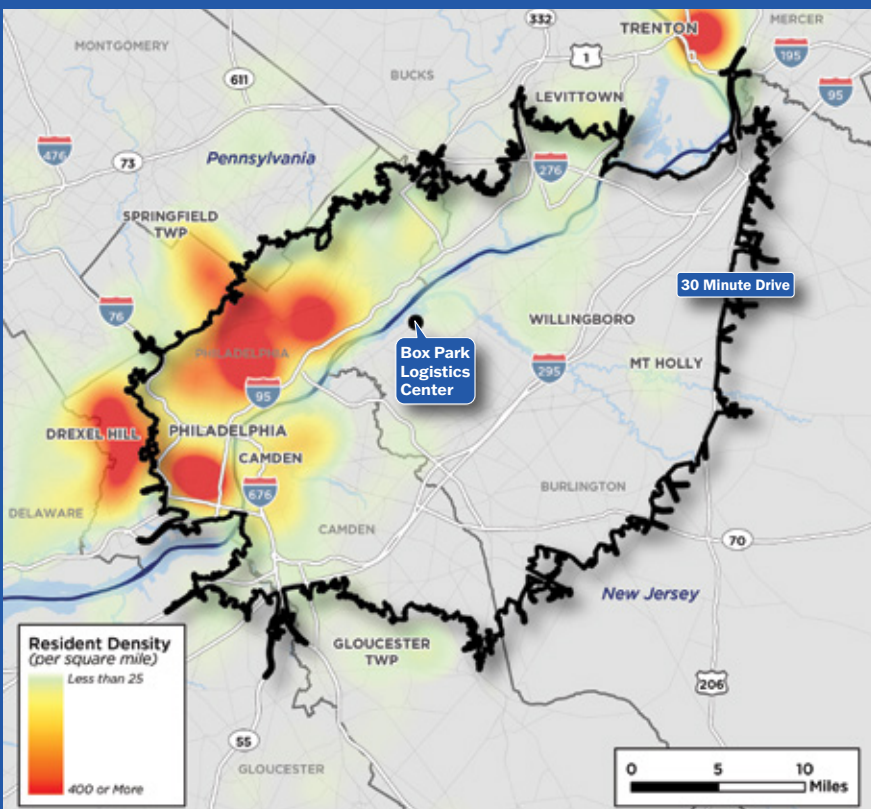
<b>Building Size</b>	1.2 MSF (Expandable to 1.5M SF)
<b>Building Depth</b>	600'
<b>Clear Height</b>	40'
<b>Column Spacing</b>	54' x 52'
<b>Dock Doors</b>	216
<b>Drive In Doors</b>	4
<b>Sprinkler</b>	ESFR

<b>Car Parking Stalls</b>	549 (Expandable)
<b>Trailer Parking Stalls</b>	216 (Expandable)
<b>Power</b>	4,000 amps (Upgradable to 20,000 amps)
<b>Lighting</b>	LED to suit
<b>Concrete Slab</b>	8" 4000 psi concrete, ashford finish
<b>Office SF</b>	To suit
<b>Truck Court Depth</b>	188'
<b>Roof</b>	R-30 45 mil white TPO
<b>HVAC</b>	8 roof mounted makeup air units, gas fired, 1,950 mbh with 10 hp motors

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## Box Park Logistics Center captures favorable labor market fundamentals including:



### Ample Supply

158,257 blue collar residents within a 30-minute drive time

27,817 material moving workers within a 30-minute drive time

77,550 part-time college students within a 30-mile radius  
(peak-season support)



### Moderate Labor Demand

Labor demand rating of 5 out of 10  
(whereas 10 = Preferred/Least Demand)

Material mover concentrations (1.2)  
below unacceptable levels (1.7)



### Potential Labor Attraction Opportunity

Workforce participation rate (74.4%)  
well below the national average (86.5%)

Unemployment rate (5.6%) well above  
the national average (4.5%)



# Site Location



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## DRIVE DISTANCES

### MAJOR CITIES

PHILADELPHIA	14 MILES
TRENTON	22 MILES
NEW YORK CITY	81 MILES
WASHINGTON DC	154 MILES

### LOGISTICS HUBS

PHILAPORT	9 MILES
PHL INTERNATIONAL AIRPORT	16 MILES

### HIGHWAYS

NJ TURNPIKE - EXIT 4	8 MILES
I-295 - EXIT 43	8 MILES

