



MAIN STREET
LOGISTICS CENTER
SPOTSWOOD

TENANT SIGNAGE

EXIT 9

PREMIER 654,640 SF
DISTRIBUTION FACILITY



ROCKEFELLER
GROUP

KEY FEATURES >

LOCATED IN THE HEART OF CENTRAL NJ WITH IMMEDIATE ACCESS TO THE NJ TURNPIKE (EXIT 9) AND ROUTES 9 & 18

SUPERB SITE LAYOUT WITH FULL-BUILDING CIRCULATION

STATE-OF-THE-ART DESIGN WITH 40' CLEAR HEIGHT, ESFR, & LEDS

MARKET LEADING AUTO & TRAILER PARKING COUNTS



59.23
ACRES

40'
CLEAR HEIGHT

ESFR
SPRINKLER

293
TRAILER PARKS

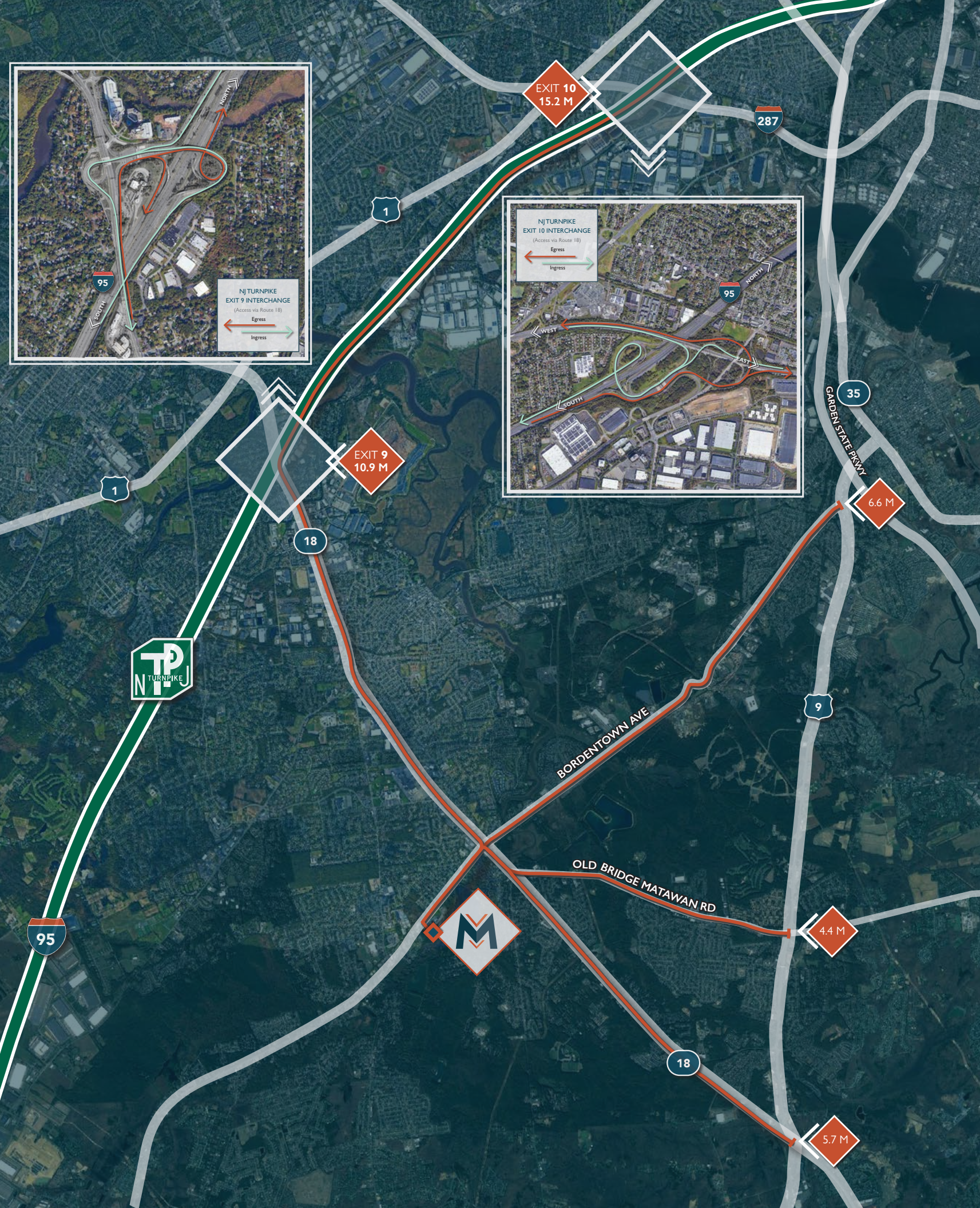
332
AUTO PARKS

2
(12' X 14')
DRIVE-IN DOORS

105
(9' X 10')
LOADING DOORS

40,000lb
LEVELERS,
DOCK BUMPERS,
& DOCK SEALS





WAREHOUSE WORKERS

15%

GROWTH IN WORKERS OVER LAST FIVE YEARS



FORKLIFT DRIVERS

25%

GROWTH IN WORKERS OVER LAST FIVE YEARS

ACCESS TO LABOR

30-MIN DRIVE TIME



Net Commuters: People are acclimated to commuting for work in this area, making talent easier to find and attract.



Average Hourly Earnings: Very low when compared to competing sites across the market.

LOCAL AVERAGE EARNINGS



\$17.⁹⁹



\$20.³⁰



DISTRIBUTION REACH MID-ATLANTIC & NORTHEAST

~50%

REACHABLE
WITHIN 2 HOURS

~90%

REACHABLE
WITHIN 3 HOURS

DISTRIBUTION NETWORKS REACHABLE WITHIN
2-3 TRUCKING HOURS FROM ROCKEFELLER SITE

POPULATION REACH MID-ATLANTIC & NORTHEAST

7.5 M

REACHABLE
WITHIN 1 HOURS

26.7 M

REACHABLE
WITHIN 2 HOURS

35.7 M

REACHABLE
WITHIN 3 HOURS

KEY ACCESS POINTS

	NEWARK LIBERTY INT'L AIRPORT	27 Miles	33 Mins
	TRENTON, NJ	27 Miles	33 Mins
	PORT NEWARK/ELIZABETH	29 Miles	35 Mins
	NEW YORK, NY	39 Miles	45 Mins
	JOHN F. KENNEDY AIRPORT	52 Miles	1 Hr
	LaGUARDIA AIRPORT	57 Miles	1 Hr
	PHILAPORT	57 Miles	1 Hr
	PHILADELPHIA, PA	60 Miles	1.1 Hrs
	PHILADELPHIA INT'L AIRPORT	68 Miles	1.2 Hrs
	PORT OF WILMINGTON	88 Miles	1.4 Hrs
	WILMINGTON, DE	90 Miles	1.5 Hrs



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