



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

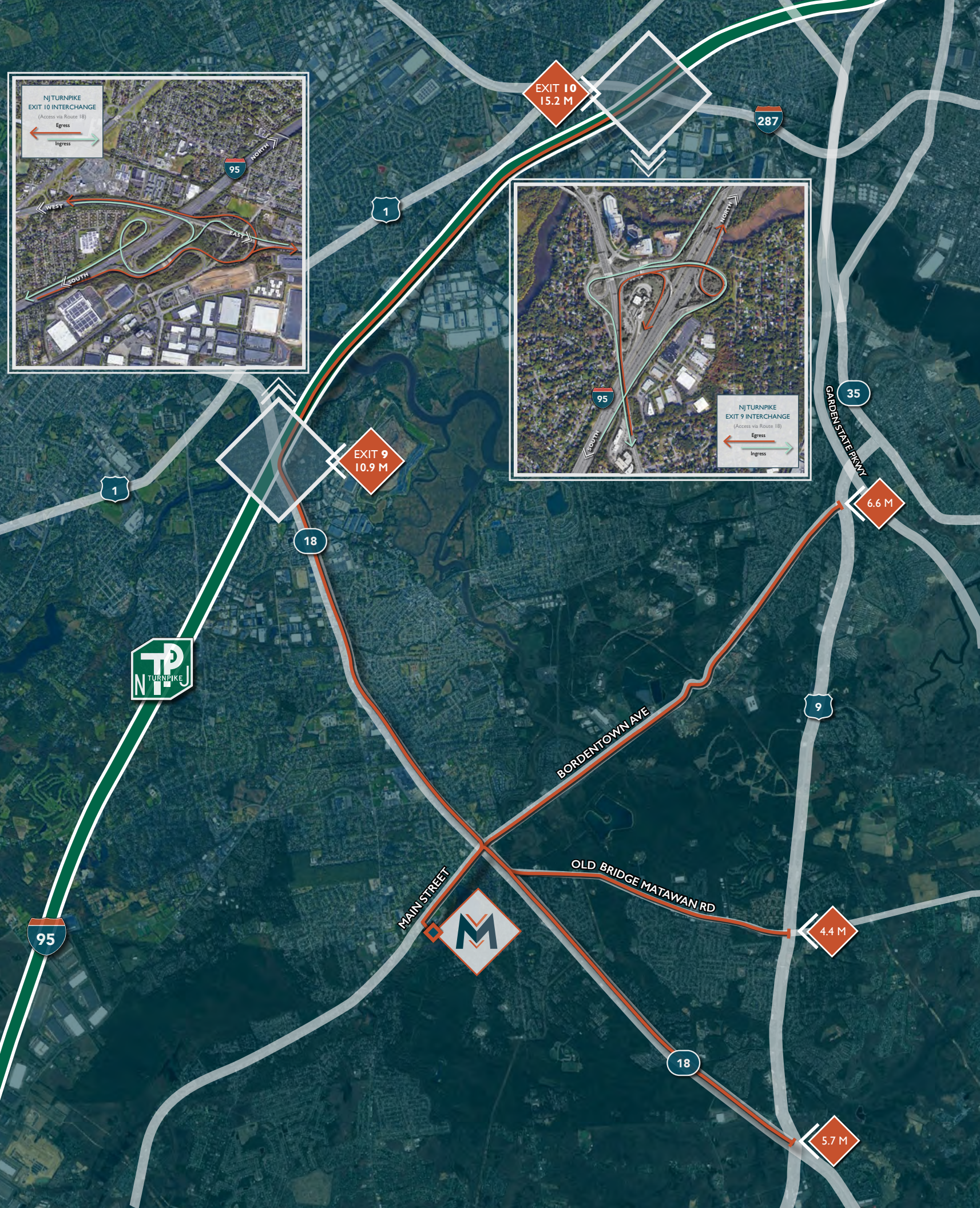
332
AUTO PARKS

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

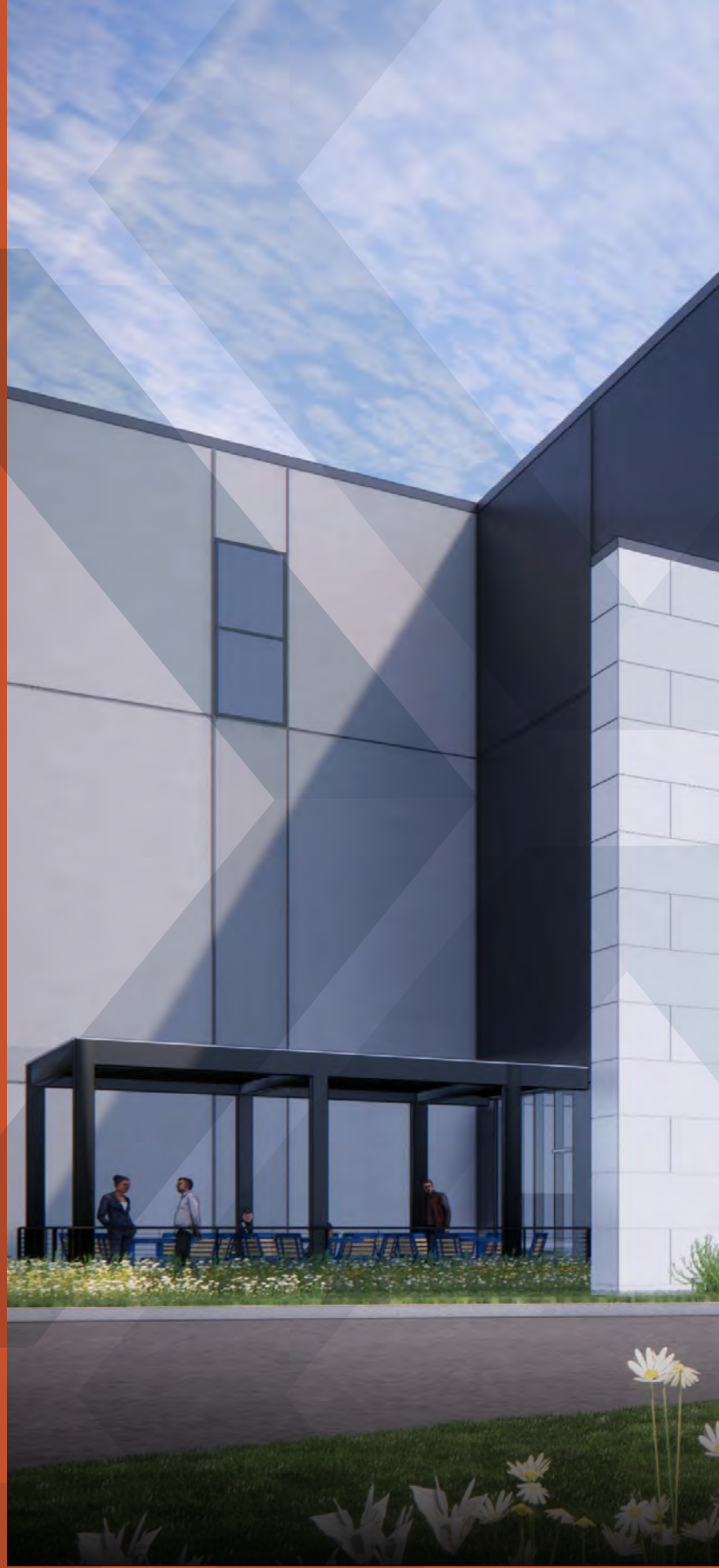
REACHABLE
WITHIN 2 HOURS

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 |



ROCKEFELLER GROUP

© 2022 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

Marc Petrella 732 261 6317
marc.petrella@kbcadvisors.com

Michael Kimmel 410 241 1815
michael.kimmel@kbcadvisors.com

Jason Goldman 201 280 5360
jason.goldman@kbcadvisors.com

Andrew Siemsen 201 306 5019
andrew.siemsen@kbcadvisors.com

90 Woodbridge Center Drive, Suite 110 Woodbridge, NJ 07095 **KBCADVISORS.COM**