



CINNAMINSON, NJ

995 Taylors Lane
Cinnaminson, NJ 08077



30 YEAR PILOT-PROGRAM

1.2 MSF

Expandable to
1.5 MSF



Building/Parking Expansion

BOX
park

LOGISTICS CENTER

CINNAMINSON, NJ

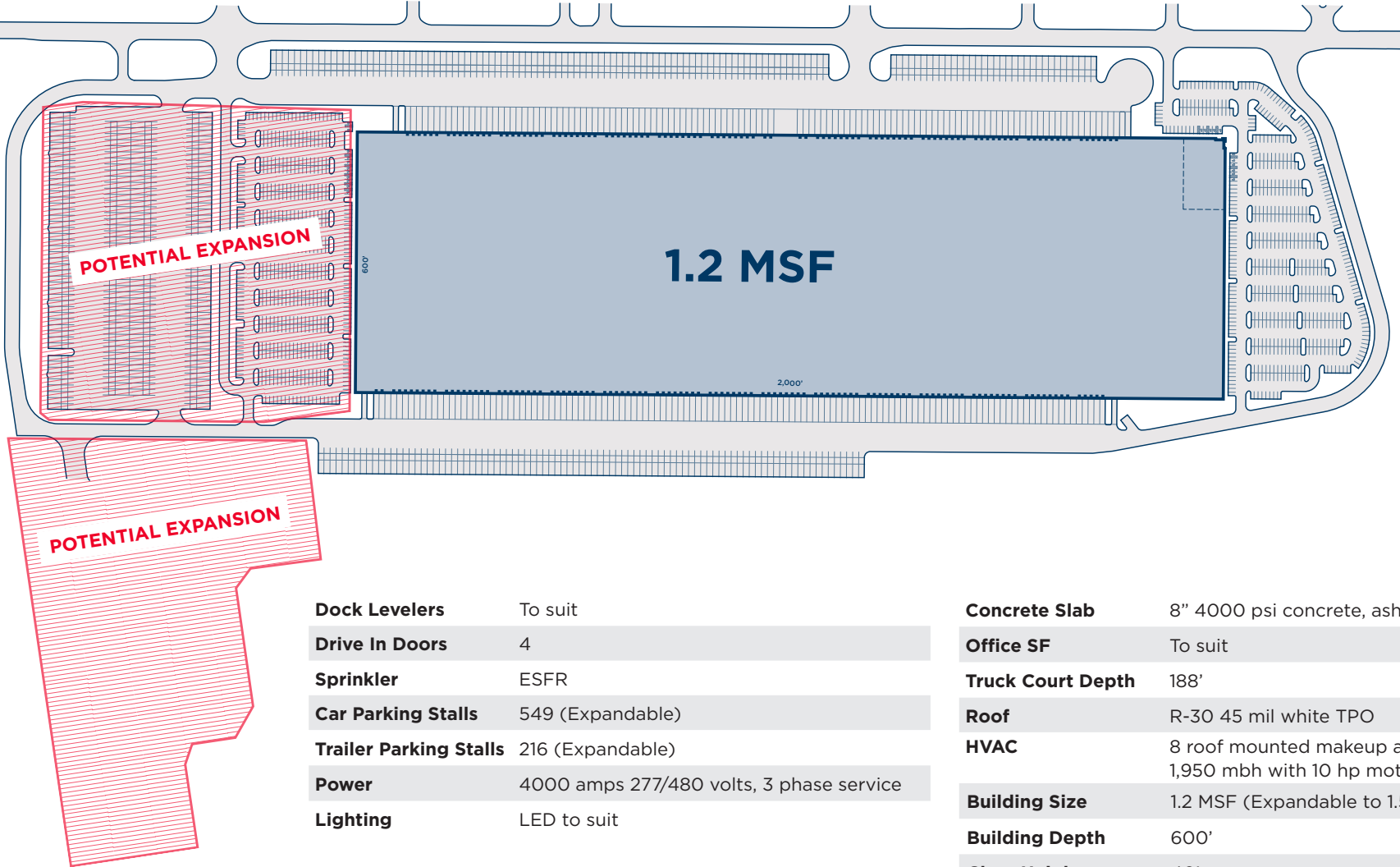
BUILDING EXPANDABLE TO 1.5 MSF

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



Dock Levelers	To suit
Drive In Doors	4
Sprinkler	ESFR
Car Parking Stalls	549 (Expandable)
Trailer Parking Stalls	216 (Expandable)
Power	4000 amps 277/480 volts, 3 phase service
Lighting	LED to suit

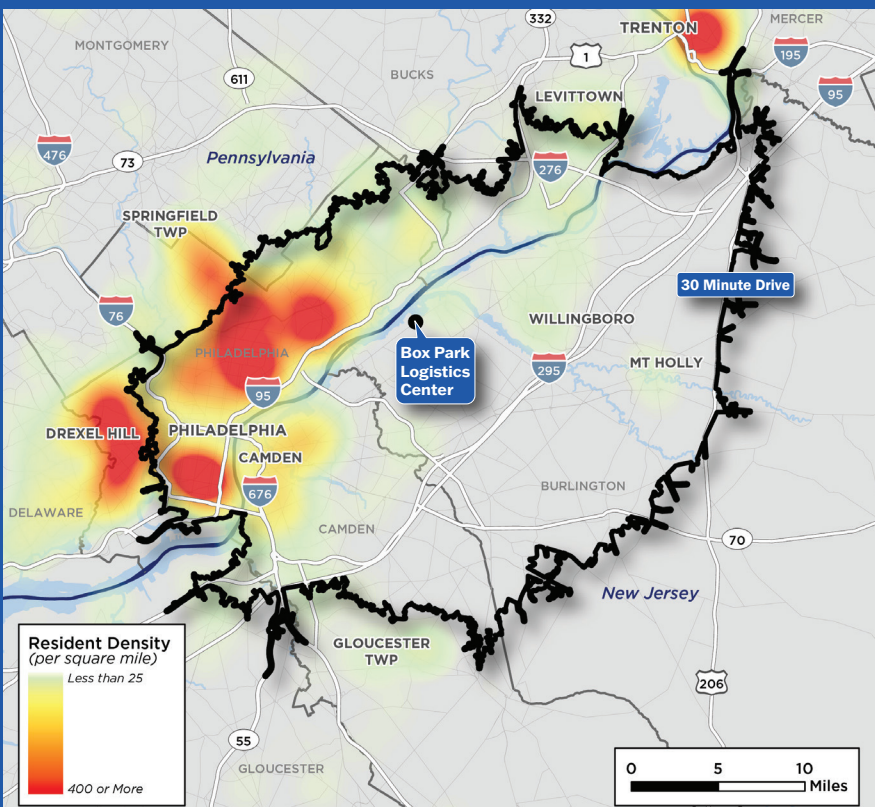
Concrete Slab	8" 4000 psi concrete, ashford finish
Office SF	To suit
Truck Court Depth	188'
Roof	R-30 45 mil white TPO
HVAC	8 roof mounted makeup air units, gas fired, 1,950 mbh with 10 hp motors
Building Size	1.2 MSF (Expandable to 1.5M SF)
Building Depth	600'
Clear Height	40'
Column Spacing	54' x 52'

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

Box Park Logistics Center captures favorable labor market fundamentals including:

Material Moving Resident Density



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

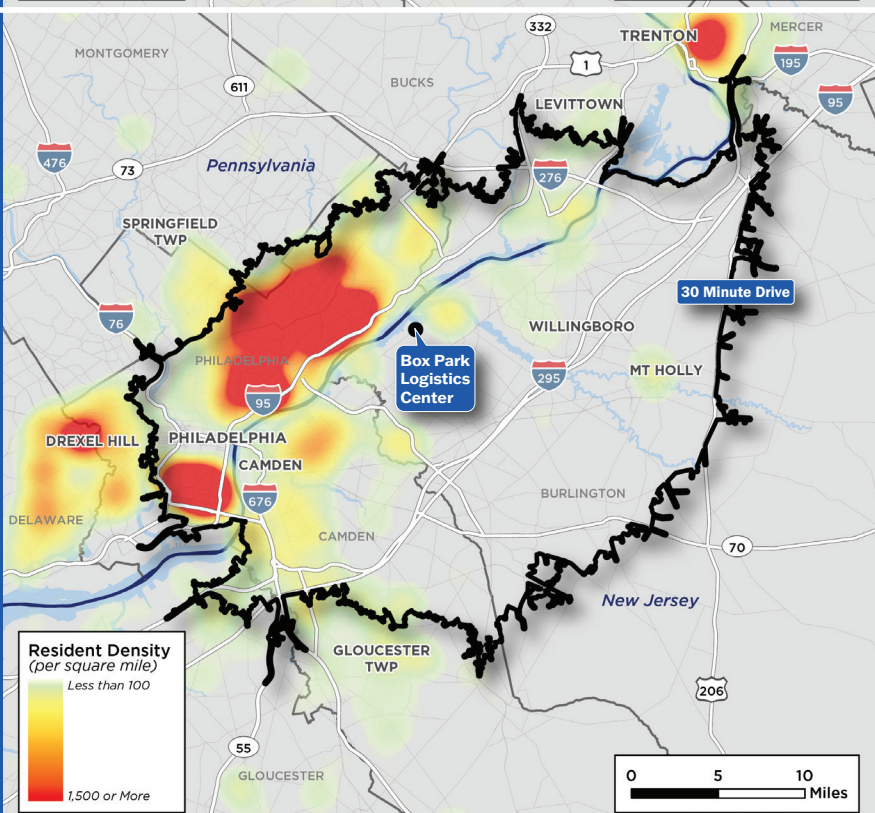
- Labor demand rating of 5 out of 10 (whereas 10 = Preferred/Least Demand)
- Material mover concentrations (1.2) below unacceptable levels (1.7)



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%)

Targeted Blue Collar Resident Density



Site Location



BOX park

LOGISTICS CENTER

CINNAMINSON, NJ

DRIVE DISTANCES

MAJOR CITIES

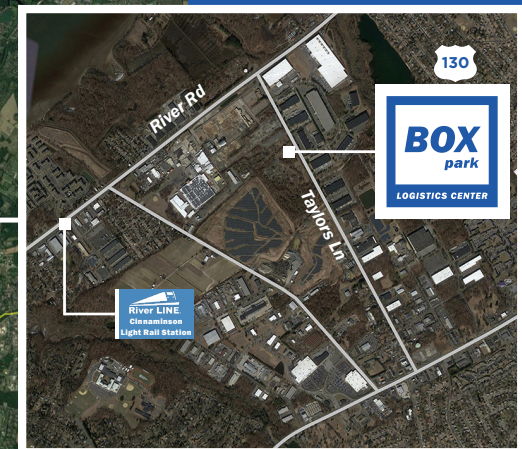
PHILADELPHIA	14 MILES
TRENTON	22 MILES
NEW YORK CITY	81 MILES
WASHINGTON DC	154 MILES

LOGISTICS HUBS

PHILAPORT	9 MILES
PHL INTERNATIONAL AIRPORT	16 MILES

HIGHWAYS

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



John Gartland
Executive Managing Director
+ 1 856 403 9535
john.gartland@cushwake.com

Jonas Skovdal
Executive Director
+ 1 610 772 2005
jonas.skovdal@cushwake.com

Bill Waxman
Vice Chair
+ 1 201 394 9989
bill.waxman@cushwake.com

Mindy Lissner
Vice Chair
+ 1 732 243 3102
mindy.lissner@cushwake.com

Chris Butera
Senior Associate
+ 1 215 963 4011
chris.butera@cushwake.com



**995 Taylors Lane
Cinnaminson, NJ 08077**



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.