

LONG TERM PILOT



±323,750 & ±264,000 SF
Available for Lease
Immediate Occupancy

LogistiCenter® at Carneys Point

24 & 30 North Game Creek Road
Carneys Point Township, NJ



Dermoddy.com

Property Specifications

LogistiCenter® at Carneys Point: ±587,750 SF Available For Lease

	24 North Game Creek Road	30 North Game Creek Road
Available SF	323,750 SF	264,000 SF
Office SF	2,290 SF	2,290 SF
Building Dimensions	350' x 925'	330' x 800'
Drive in Doors	2	2
Dock Doors	54	40
Clear Height	36'	36'
Column Spacing	54' x 58' typical	54' x 54' typical
Speed Bay Spacing	60' x 54'	60' x 54'
Fire Suppression	ESFR	ESFR
Auto Parking	269 (exp to 377)	238
Trailer Parking	74	36
Lighting	LED 30 FC at 36" AFF on 25' whips	LED 30 FC at 36" AFF on 25' whips
Structure	Site Cast Tilt Wall	Site Cast Tilt Wall
Site Area (acres)	149.7	149.7
HVAC System	Gas-fired roof top HV units	Gas-fired roof top HV units
Zoning	Redevelopment Overlay Sub-area 3 warehouse	Redevelopment Overlay Sub-area 3 warehouse
Electric	3,000 amp switchgear (expandable)	3,000 amp switchgear (expandable)



Utility Providers:

Electric: Atlantic City Electric

Natural Gas: South Jersey Gas

Water: NJ American Water

Sewer: Carneys Point Township Sewer Authority

Site Plan

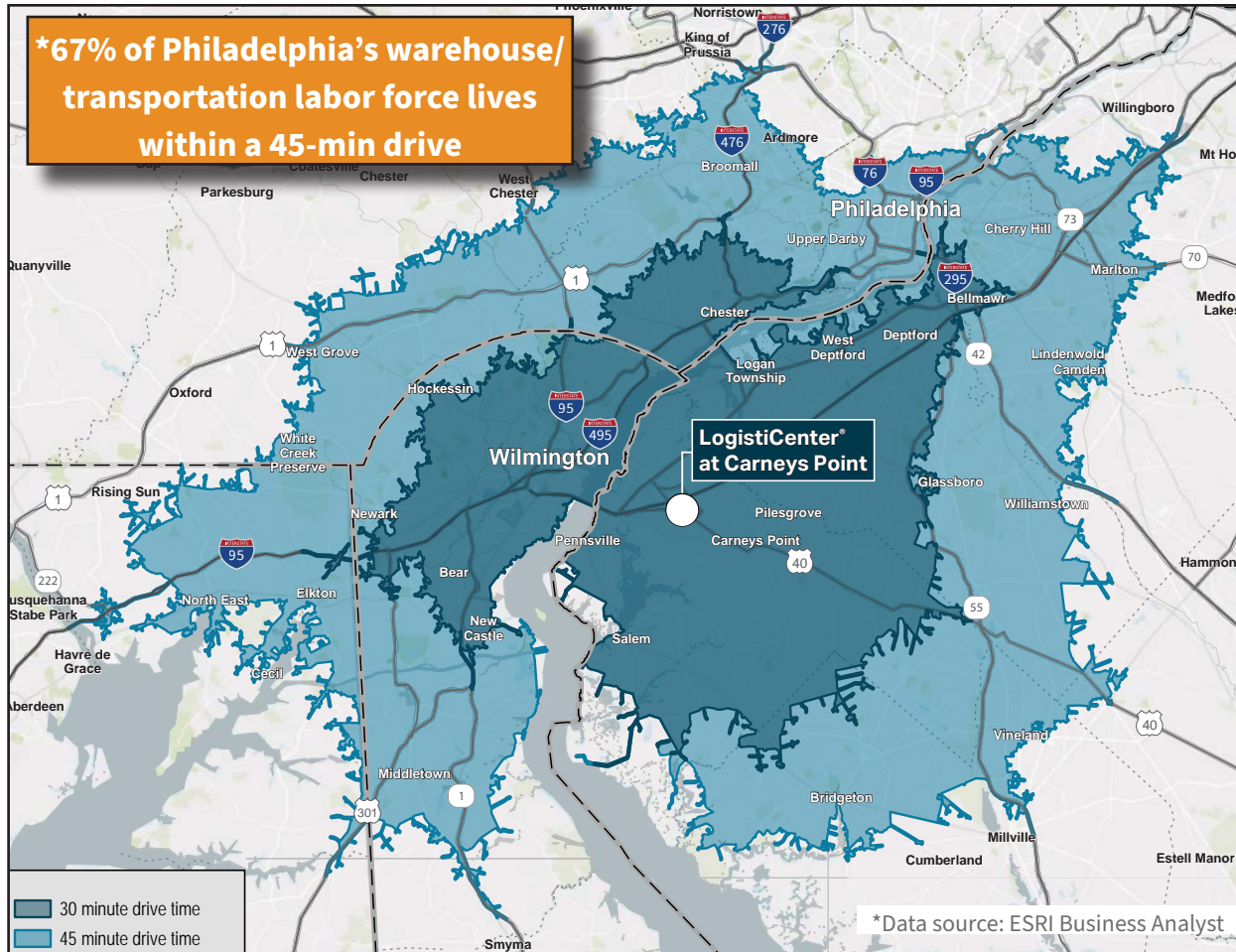
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Labor & Demographics

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***67% of Philadelphia's warehouse/transportation labor force lives within a 45-min drive**



	2025	30 minutes	45 minutes
Drive Time Stats			
Total Population		915,116	3,100,960
Total Labor Force		485,912	1,664,705
Unemployment Rate		4.6%	4.6%
Transportation/Warehouse Employees		35,255	110,040
Median Household Income		\$83,952	\$84,565
Median Warehouse Salary		\$43,702	\$42,378



3,100,960
Total population

DERMODY



1,664,705
Total labor force



110,040
Transportation/
Warehouse Employees

Area Map

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Southern New Jersey

The Southern New Jersey submarket spans Gloucester and Salem counties. The area features strong immediate access to the population of urban and suburban Philadelphia, in addition to the Port of Philadelphia via three nearby bridges. Additionally, it lies at the midpoint of the New York – Washington DC corridor, easily accessing the major population centers of the East Coast.

LogistiCenter® at Carneys Point is located on North Game Creek Road in Carneys Point, New Jersey. The strategic Southern New Jersey location offers tremendous regional access from the New Jersey Turnpike and Interstate-295, as well as tri-state connectivity via the Delaware Memorial Bridge and Commodore Barry Bridge. Additional benefits to locating to this project include a strong available labor pool, lower operation costs (compared to alternative submarkets), close proximity to PhilaPort & Port of Wilmington and within striking distance to the dense surrounding populations.

Corporate Neighbors

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Location Access

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**LogistiCenter®
at Carneys Point**

DRIVE TIMES:

EXIT 4 OF I-295
1.0 MILES
(ESTIMATED 2 MINUTES)

EXIT 1 OF NJTP
4.2 MILES
(ESTIMATED 5 MINUTES)

**EXIT
4**

**EXIT
1**

INTERSTATE
295

48

40

40





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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm’s business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 102,000 as of September 30, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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