

CROSSROADS

INDUSTRIAL EAST & WEST

NEW JERSEY TURNPIKE

EXIT 8A

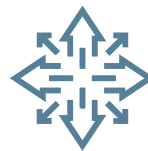
LESS THAN 4 MILES



UNPARALLELED
DISTRIBUTION LOCATION



STRONG LOCAL
WORKFORCE



ACCESS TO ROUTE 130
AND NJTP EXIT 8A



SIZE DIVERSIFICATION OF
RENTAL UNITS

CROSSROADS

INDUSTRIAL EAST & WEST



CROSSROADS INDUSTRIAL WEST

	3 CHRIS COURT	5 CHRIS COURT	7 CHRIS COURT	9 CHRIS COURT
LAND AREA	10.87 Acres ⁽¹⁾	10.87 Acres ⁽¹⁾	7.62 Acres ⁽²⁾	7.62 Acres ⁽²⁾
RENTABLE BUILDING AREA	67,200 SF	43,200 SF	28,800 SF	52,800 SF
YEAR BUILT	1985	1986	1985	1984
ROOF	Built Up EPDM 2008 w/ warranty through 2023	Built Up EPDM 2007 w/ warranty through 2022	Built Up EPDM 2007 w/ warranty through 2022	Built Up EPDM 2008 w/ warranty through 2023
CLEAR HEIGHT	22'	22'	22'	22'
LOADING DOCKS	14	9	6	11
DRIVE-IN	11	6	4	7
CAR PARKING	98 spaces	53 spaces	44 spaces	27 spaces
COLUMN SPACING	40' x 40'	40' x 40'	40' x 40'	40' x 40'
ELECTRIC	277 / 480V	277 / 480V	277 / 480V	277 / 480V
FIRE PROTECTION	Wet Sprinkler	Wet Sprinkler	Wet Sprinkler	Wet Sprinkler
TRUCK COURT DEPTH	90'	100'	90'	90'

Footnote:

(1) Land area is a total acreage for 3 & 5 Chris Court

(2) Land area is a total acreage for 7 & 9 Chris Court

NEW JERSEY TURNPIKE

EXIT 8A

LESS THAN 4 MILES



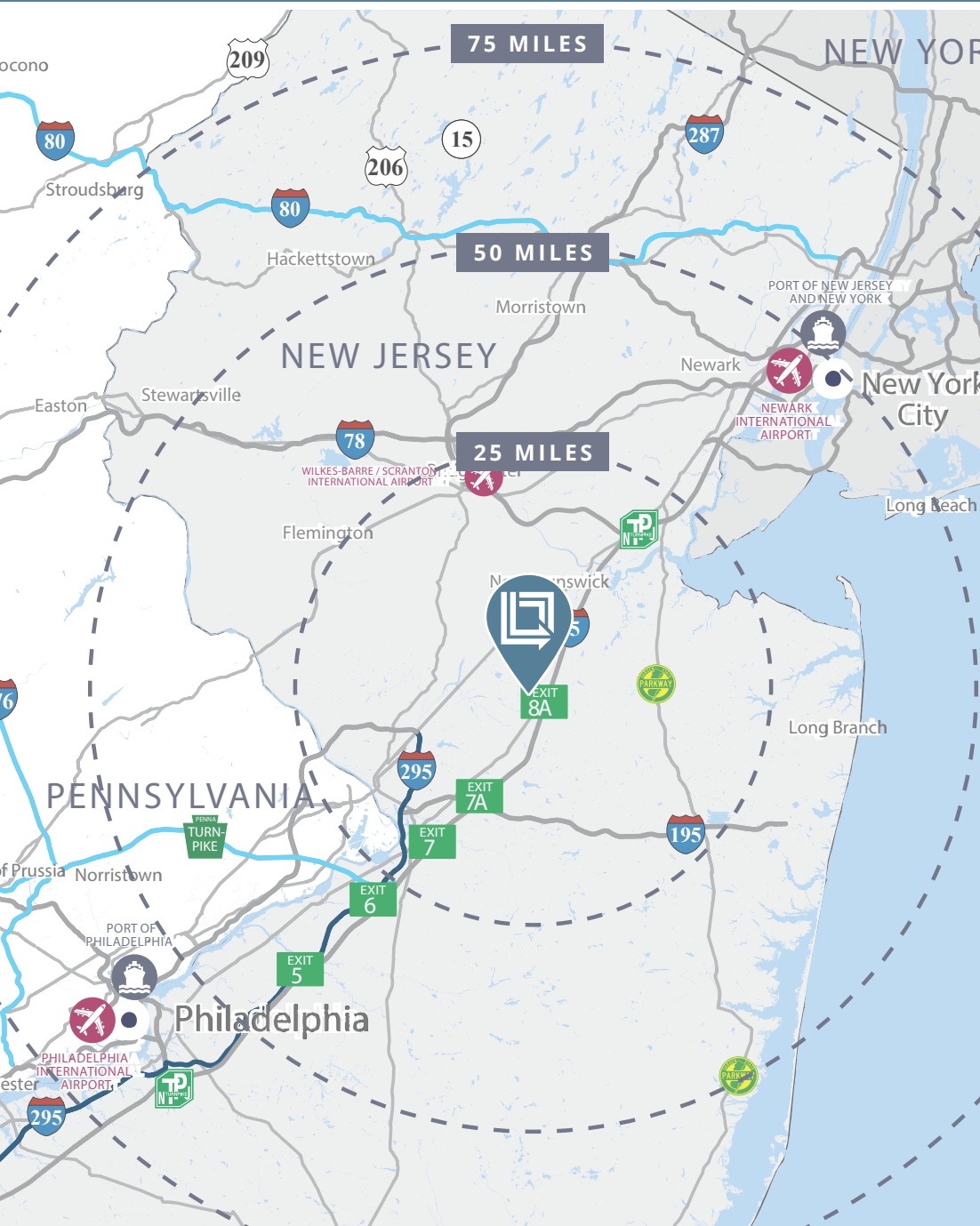
CROSSROADS INDUSTRIAL EAST

	174 RIDGE ROAD	178 RIDGE ROAD	182 RIDGE ROAD
LAND AREA	15.02 Acres ⁽¹⁾	15.02 Acres ⁽¹⁾	15.02 Acres (1)
RENTABLE BUILDING AREA	28,800 SF	48,000 SF	62,400 SF
YEAR BUILT	1989	1989	1989
ROOF	4-ply build up roof cover 2015 w/ warranty through 2035	4-ply build up roof cover 2016 w/ warranty through 2036	4-ply build up roof cover 2016 w/ warranty through 2036
CLEAR HEIGHT	22'	22'	22'
LOADING DOCKS	6	9	12
DRIVE-IN	1	3	2
CAR PARKING	52 spaces	111 spaces	98 spaces
COLUMN SPACING	40' x 40'	40' x 40'	40' x 40'
ELECTRIC	277 / 480V	277 / 480V	277 / 480V
FIRE PROTECTION	Wet Sprinkler	Wet Sprinkler	Wet Sprinkler
TRUCK COURT DEPTH	97'	99'	111'

Footnote:

(1) Land area is a total acreage for 174, 178, and 182 Ridge Road

LOCATION



DRIVING DISTANCES

Route 130	Immediate
NJ Turnpike (Exit 8A)	4 miles
NJ Turnpike (Exit 8)	10 mile
NJ Turnpike (Exit 7A)	17 miles
I-295 (Exit 57)	25 miles
Newark Liberty Intl Airport	35 miles
Port of Newark / Elizabeth	39 miles
New York City	45 miles
Philadelphia	54 miles
Port of Philadelphia	57 miles
Philadelphia Intl Airport	65 miles

UNPARALLELED DISTRIBUTION LOCATION:

Situated at Exit 8A of the N.J. Turnpike providing unique accessibility to the New York, Philadelphia and Trenton Metropolitan markets. Supply chain and e-commerce tenants benefit from the proximity to these population hubs allowing them to reach over 40% of the US population and 6 of the top 10 MSA's within a single day's truck drive.



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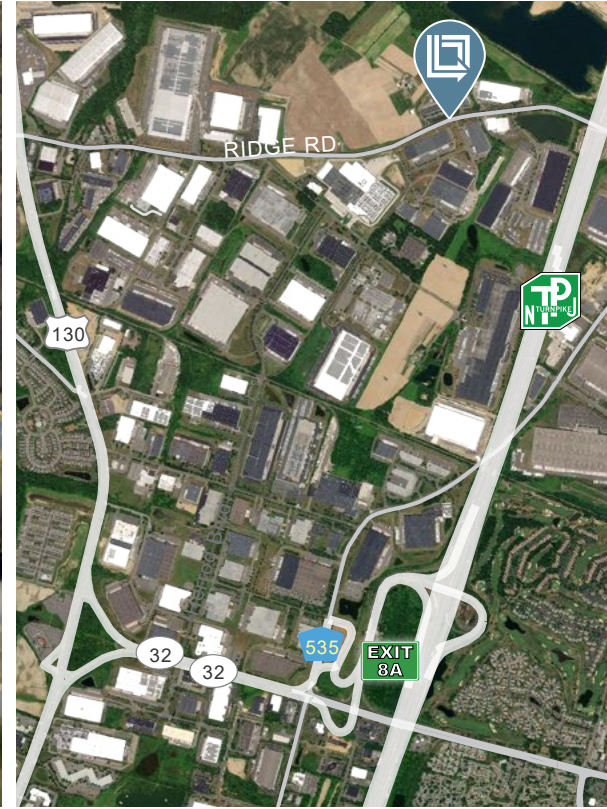
CROSSROADS INDUSTRIAL EAST

182 RIDGE ROAD, DAYTON, NEW JERSEY

NEW JERSEY TURNPIKE

EXIT 8A

LESS THAN 4 MILES



SPECIFICATIONS:

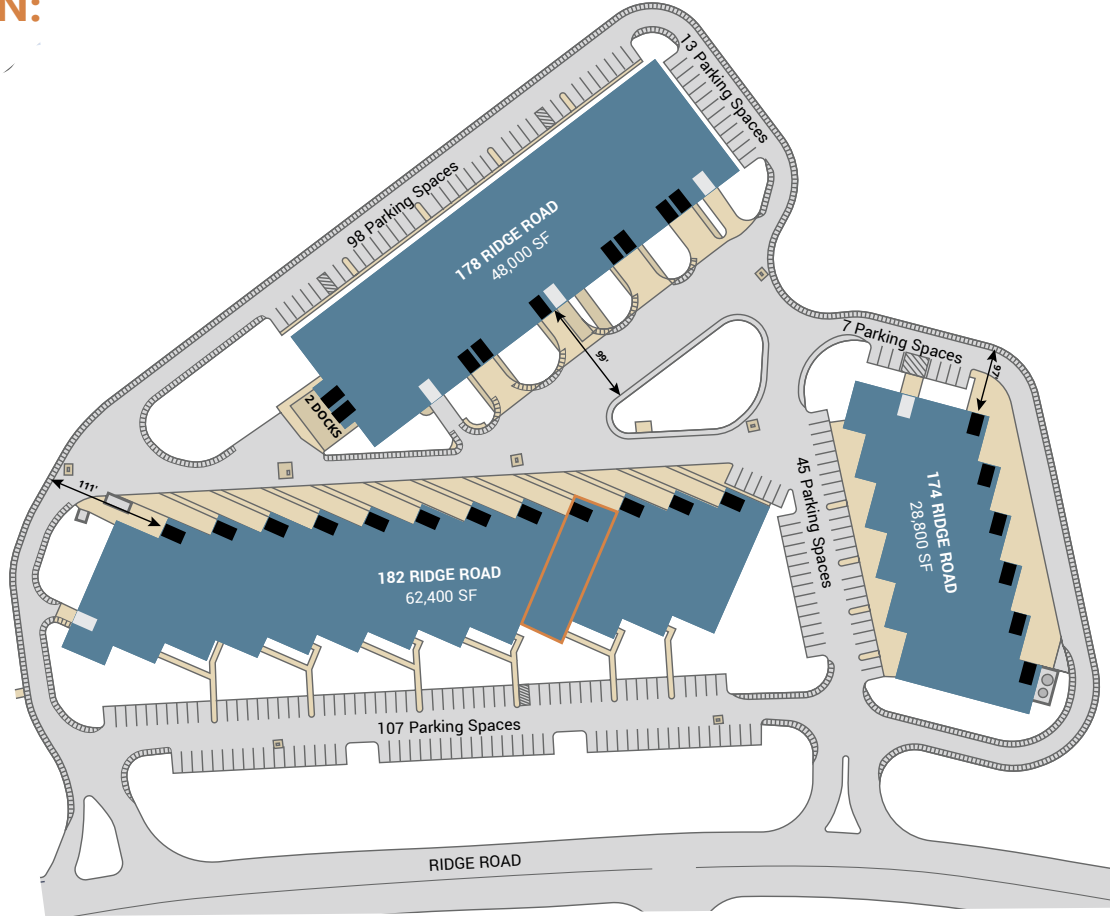
182 RIDGE ROAD – SUITE I

RENTABLE BUILDING AREA	62,000 SF
YEAR BUILT	1989
AVAILABLE SPACE	4,800 SF
OFFICE SF	+/- 1,324 SF
WAREHOUSE SF	3,476 SF
CLEAR HEIGHT	22'
COLUMN SPACING	40' x 40'
LOADING DOCK DOORS	1
FIRE PROTECTION	WET SYSTEM
TRUCK COURT DEPTH	111'

LOCATION:

ROUTE 130	1.6 mi.
NJ TURNPIKE EXIT 8A	3.8 mi.
NJ TURNPIKE EXIT 8	10.4 mi.
I-295 EXIT 57	25 mi.
PORT OF NEWARK / ELIZABETH	39 mi.
NEW YORK CITY	46 mi.
PHILADELPHIA	56 mi.

SITE PLAN:



FLOOR PLAN:



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