

ROUTE 130

5 2 0 6

MANSFIELD, NJ

**314,820 TOTAL SF
AVAILABLE FOR LEASE**

NEW CONSTRUCTION



PROPERTY

SPECIFICATIONS

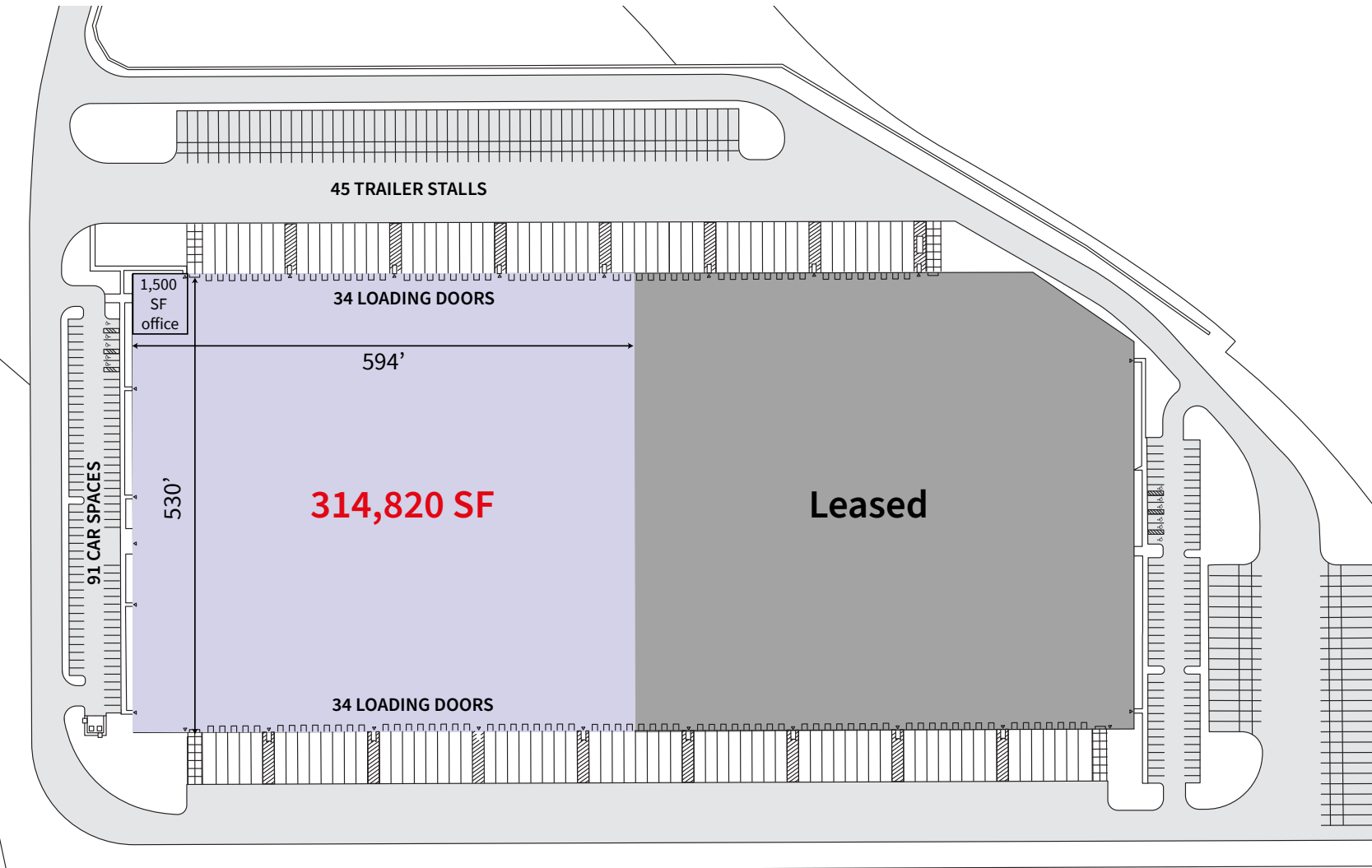


314,820 TOTAL SF AVAILABLE FOR LEASE NEW CONSTRUCTION

TOTAL BUILDING SIZE	610,183 SF
TOTAL AVAILABLE	314,820 SF
LAND AREA	+/-47 acres
BUILDING DIMENSIONS	594' x 530'
OFFICE SPACE	1,500 SF
CEILING HEIGHT	40' clear
COLUMN SPACING	52'W x 54' D (standard) with 60' speed bays
LOADING DOCKS	68 doors
DRIVE-INS	2 drive-ins
TRUCK COURT DEPTH	130'
TRAILER PARKING	45 spaces
CAR PARKING	91 spaces
SPRINKLERS	ESFR
WAREHOUSE LIGHTING	LED
WALLS	Tilt-up concrete
DELIVERY	Construction newly completed - Available immediately

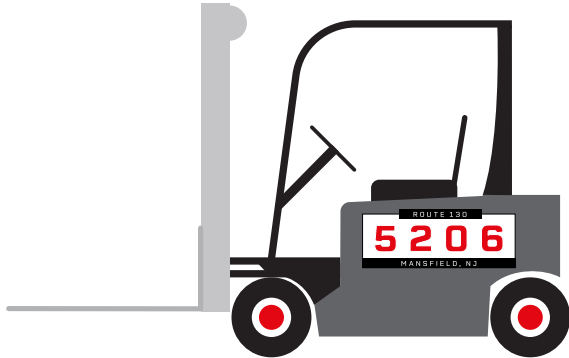
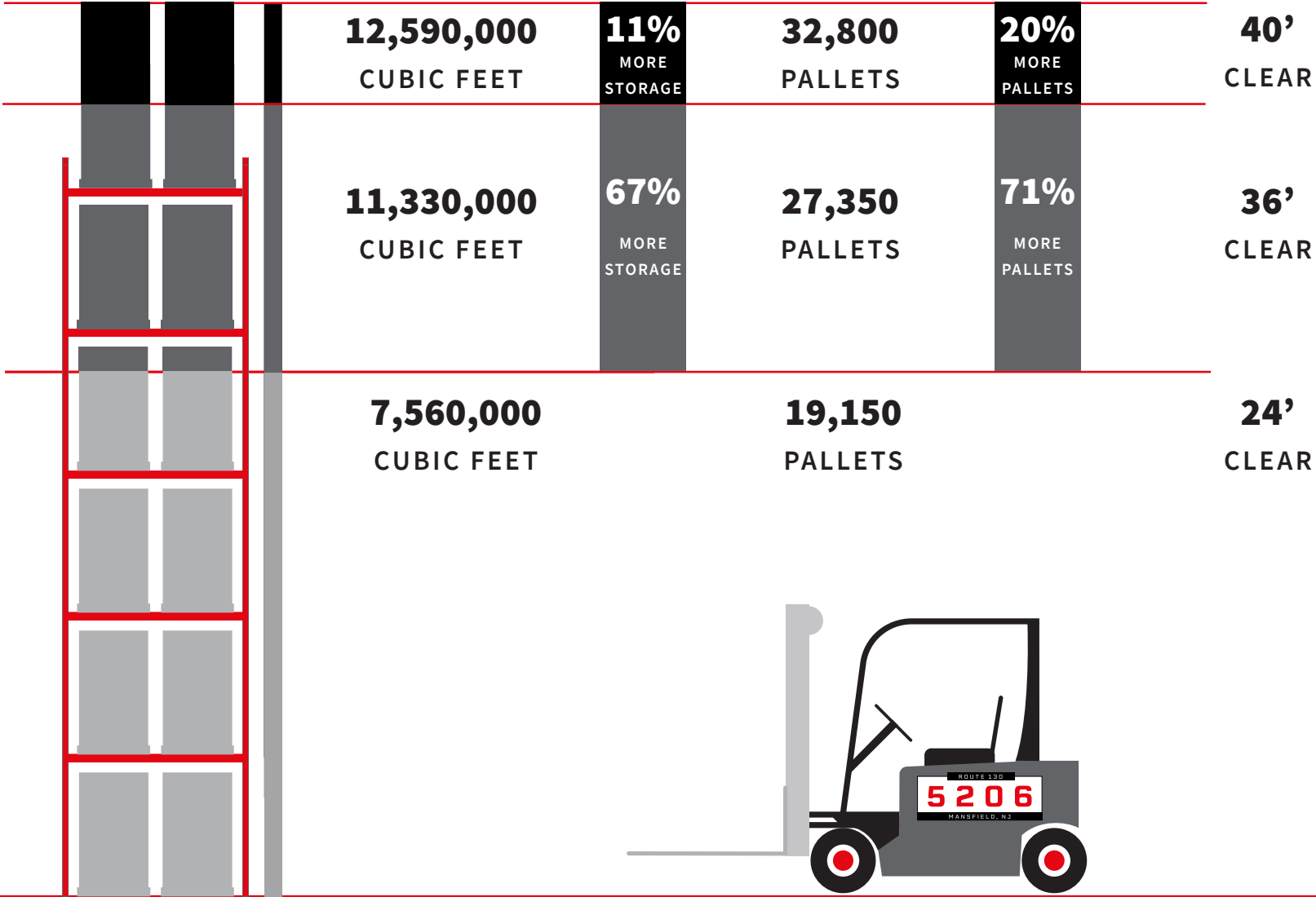
SITE
PLAN

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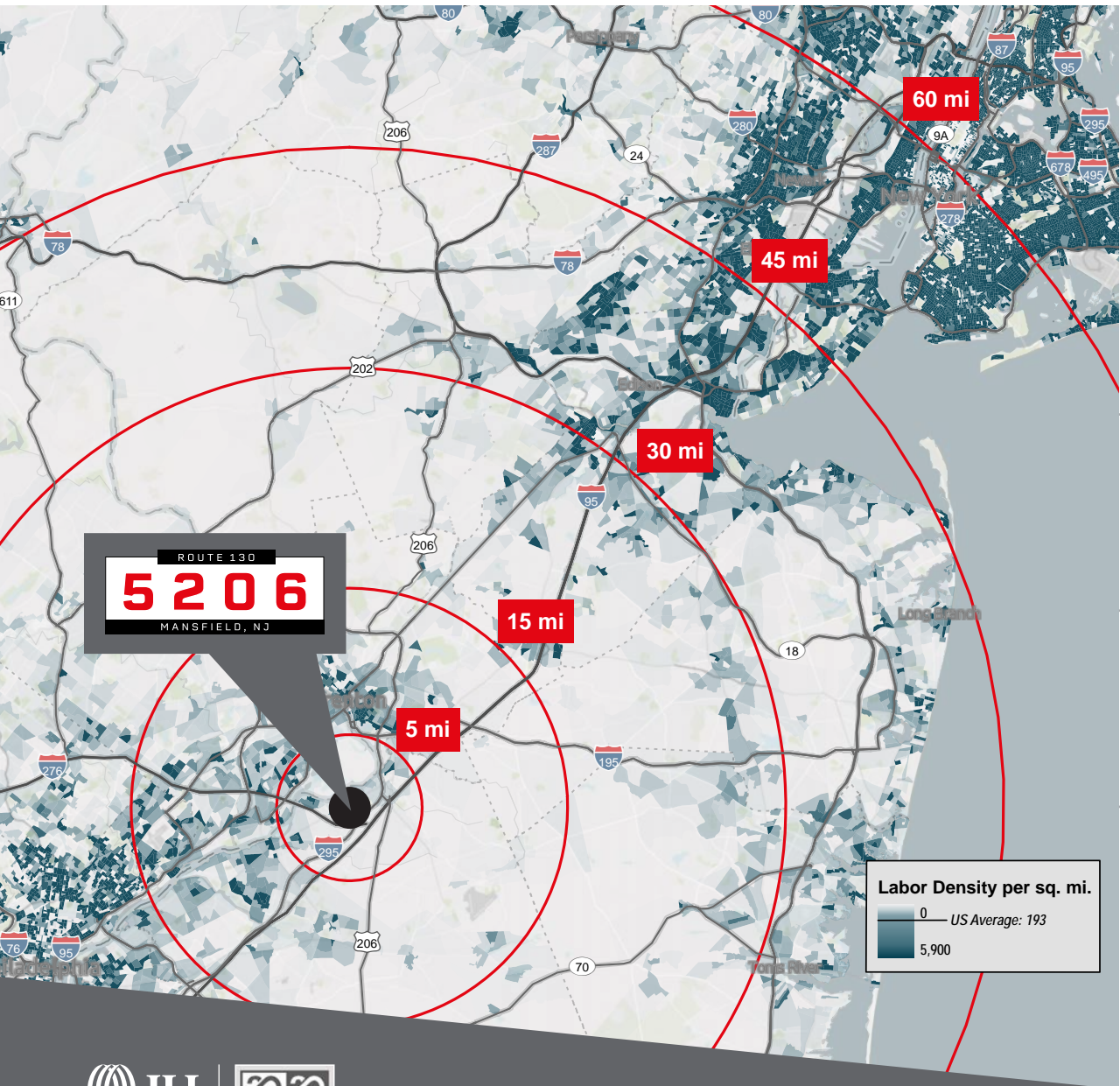
HIGH CAPACITY
CUBE STORAGE

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STRONG LABOR
AVAILABILITY

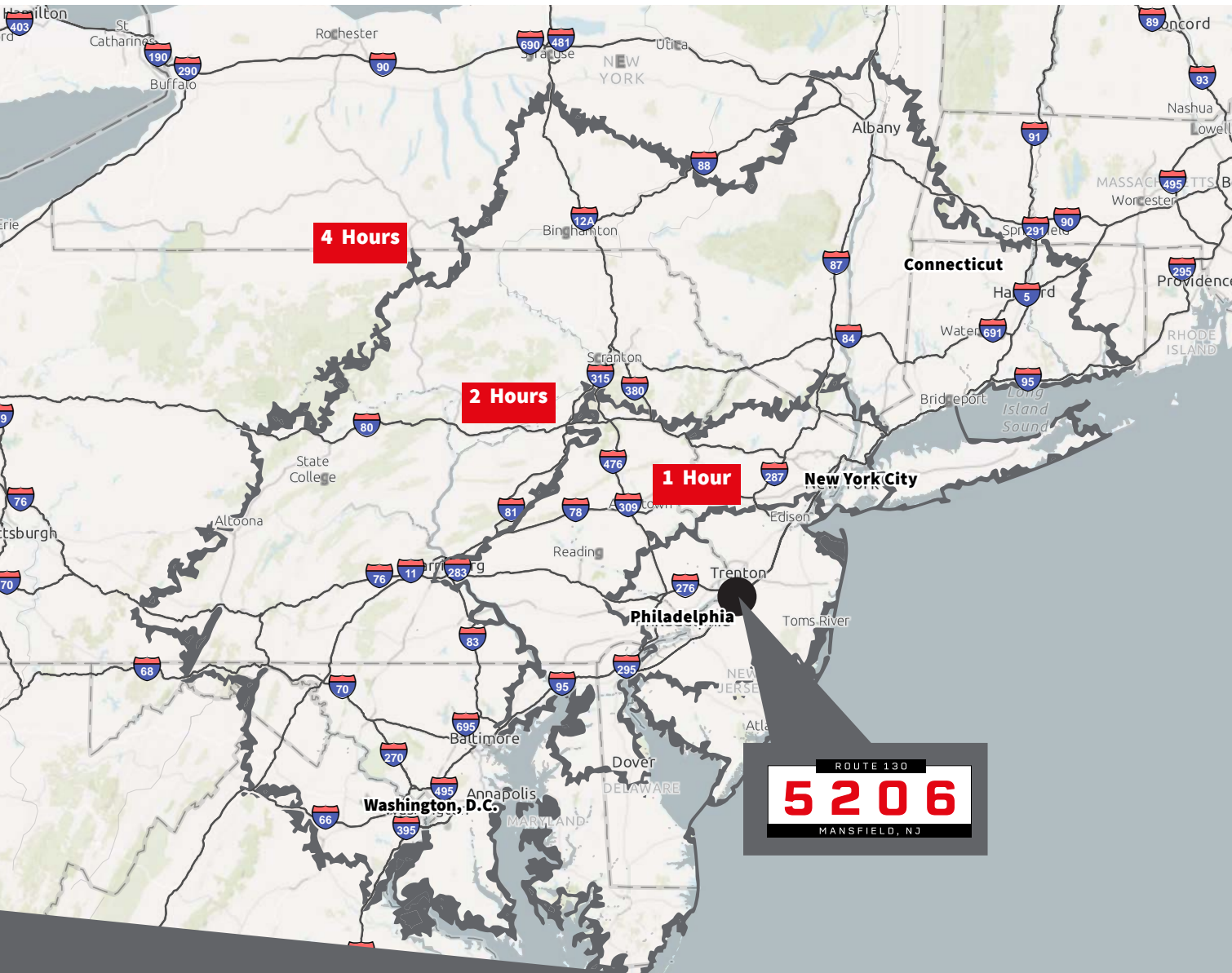
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	TRANSPORTATION/ WAREHOUSE LABOR	TOTAL LABOR FORCE
5 MILES	2,284	41,074
15 MILES	31,756	594,767
30 MILES	130,669	2,618,106
45 MILES	233,590	4,603,174
60 MILES	473,990	8,625,267

VAST
CONSUMER REACH

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4-HOUR
DELIVERY RANGE TO
ALL MAJOR POPULATION
CENTERS IN THE
NORTHEAST U.S.

Washington, D.C.

**Philadelphia
Metropolitan Area**

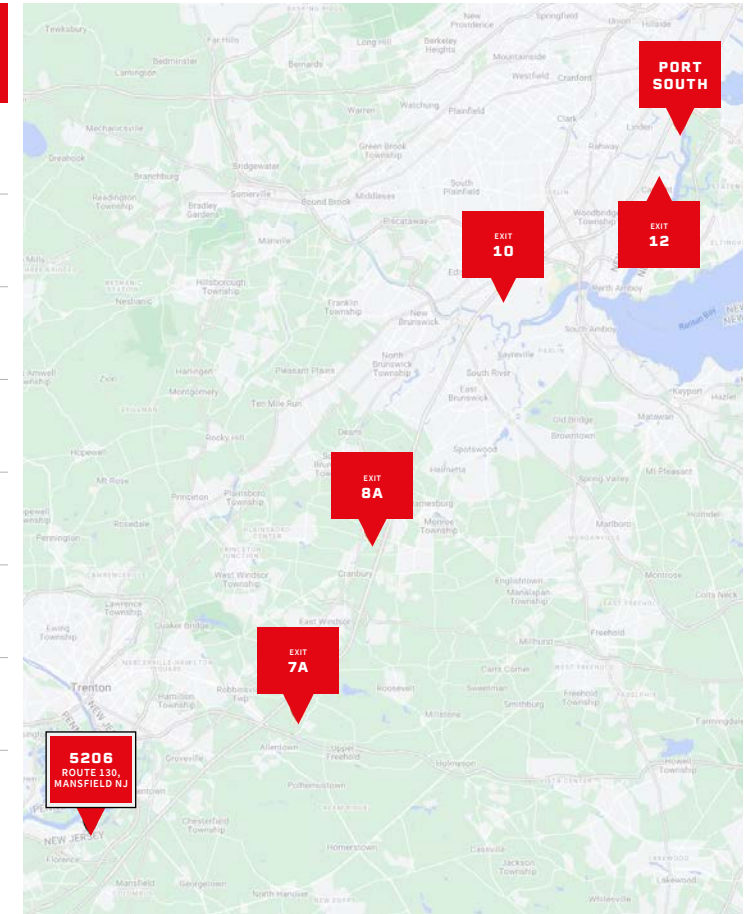
**New York City
Metropolitan Area**

Connecticut

COST SAVINGS

314,820 TOTAL SF AVAILABLE FOR LEASE NEW CONSTRUCTION

	5206 ROUTE 130, MANSFIELD NJ	EXIT 7A	EXIT 8A	EXIT 10	EXIT 12	PORT SOUTH
RENT PSF DIFFERENTIAL (VS. MANSFIELD)	-	\$3.75	\$4.50	\$7.00	\$9.00	\$12.00
ANNUAL RENT DIFFERENTIAL	-	\$2,287,500	\$2,745,000	\$4,270,000	\$5,490,000	\$7,320,000
DRAY DIFFERENTIAL PER CONTAINER (SAVINGS)	-	(\$54)	(\$135)	(\$211)	(\$273)	(\$284)
ANNUAL DRAY DIFFERENTIAL	-	(\$107,968)	(\$269,698)	(\$421,090)	(\$545,624)	(\$568,575)
AVERAGE HOUR PAY RATE DIFFERENTIAL (SAVINGS)	-	(\$0.16)	(\$0.63)	(\$0.38)	(\$0.09)	(\$0.09)
ANNUAL LABOR DIFFERENTIAL	-	(\$49,920)	(\$196,560)	(\$118,560)	(\$28,080)	(28,080)
VARIANCE VS. MANSFIELD	-	\$1,963,919	\$1,789,583	\$3,151,287	\$4,407,587	\$6,222,137
ADDITIONAL COST PSF VS. MANSFIELD	-	\$3.22	\$2.93	\$5.17	\$7.23	\$10.20



* 5206 Route 130, Mansfield, NJ PILOT is 10% of net rent.

* Calculations based on ~ 314,000 SF, 300 employees, 2000 inbound containers annually.

* Drayage estimates are based on a sample property addresses in each submarket. Actual drayage rates are determined by transportation providers and may differ from above, as well as potentially varying based on volume, commitment, wait time at DC, average speed per given lane, etc.

