

ROUTE 38

1800

LUMBERTON, NJ

219,123 SF
AVAILABLE FOR LEASE
NEW CONSTRUCTION
OCCUPANCY READY



www.dalfen.com

PROPERTY

SPECIFICATIONS

219,123 SF AVAILABLE FOR LEASE NEW CONSTRUCTION

TOTAL BUILDING SIZE	219,123 SF
TOTAL AVAILABLE	219,123 SF
LAND AREA	62.1 acres
BUILDING DIMENSIONS	330' x 665'
OFFICE SPACE	±3,100
CEILING HEIGHT	40' clear
COLUMN SPACING	54' x 45' with 60' speed bays
LOADING DOCKS	36 doors equipped with 35k lb. mechanical levelers, bumpers, seals, z guards, swing lights and 27amp convenience outlets
DRIVE-IN DOORS	Two 12' x 14' doors on grade with electric openers
LOADING COURT DEPTH	130' feet with 60' concrete apron
CAR PARKING	115 spaces
REMOTE RESTROOMS	Two sets (M/F)
SPRINKLERS	ESFR
LIGHTING	LED light fixtures with motion sensors – 20 FC's (avg.) @ 36" AFF (open array)
HEATING	Gas-fired roof top units
WALLS	Insulated concrete panels
POWER	2,000 amp service

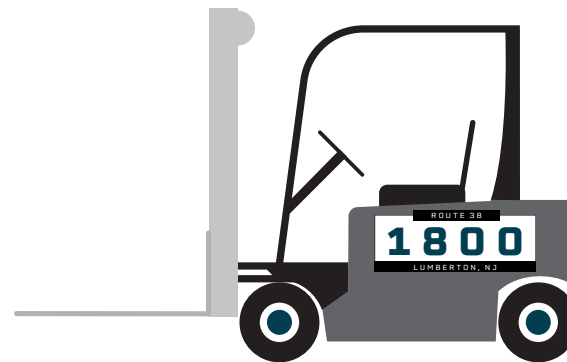
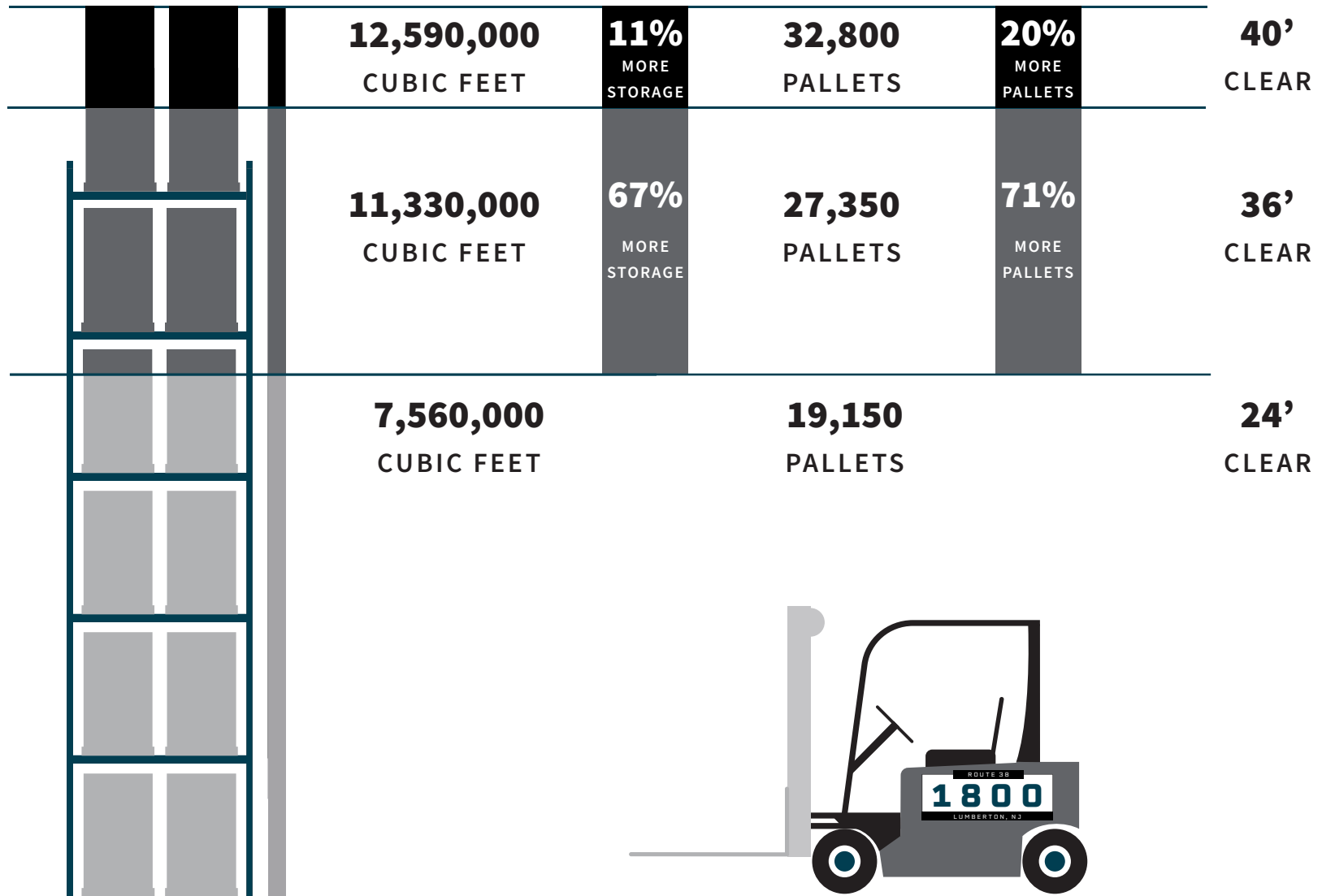
SITE
PLAN

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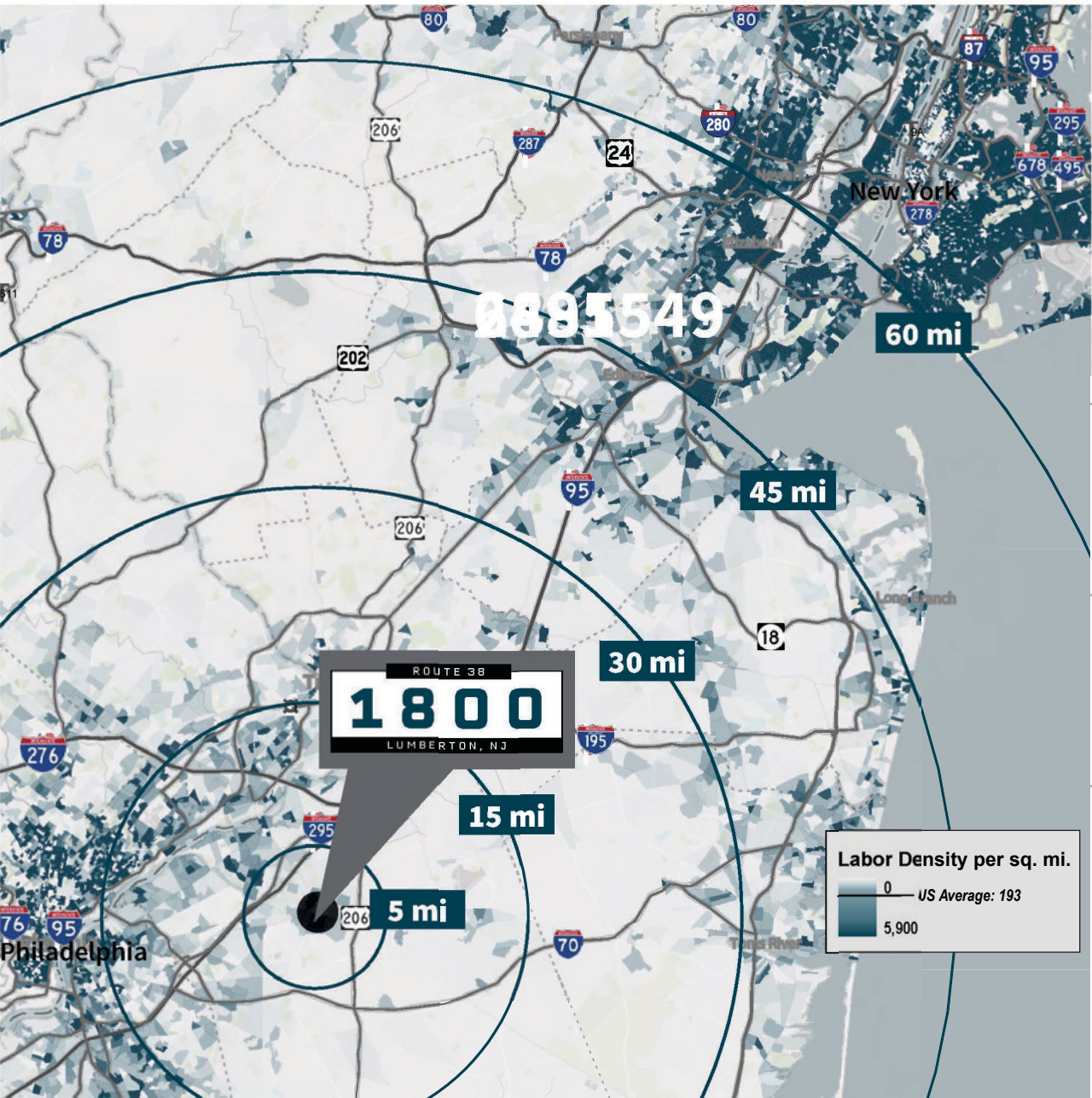
HIGH CAPACITY
CUBE STORAGE

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STRONG LABOR
AVAILABILITY

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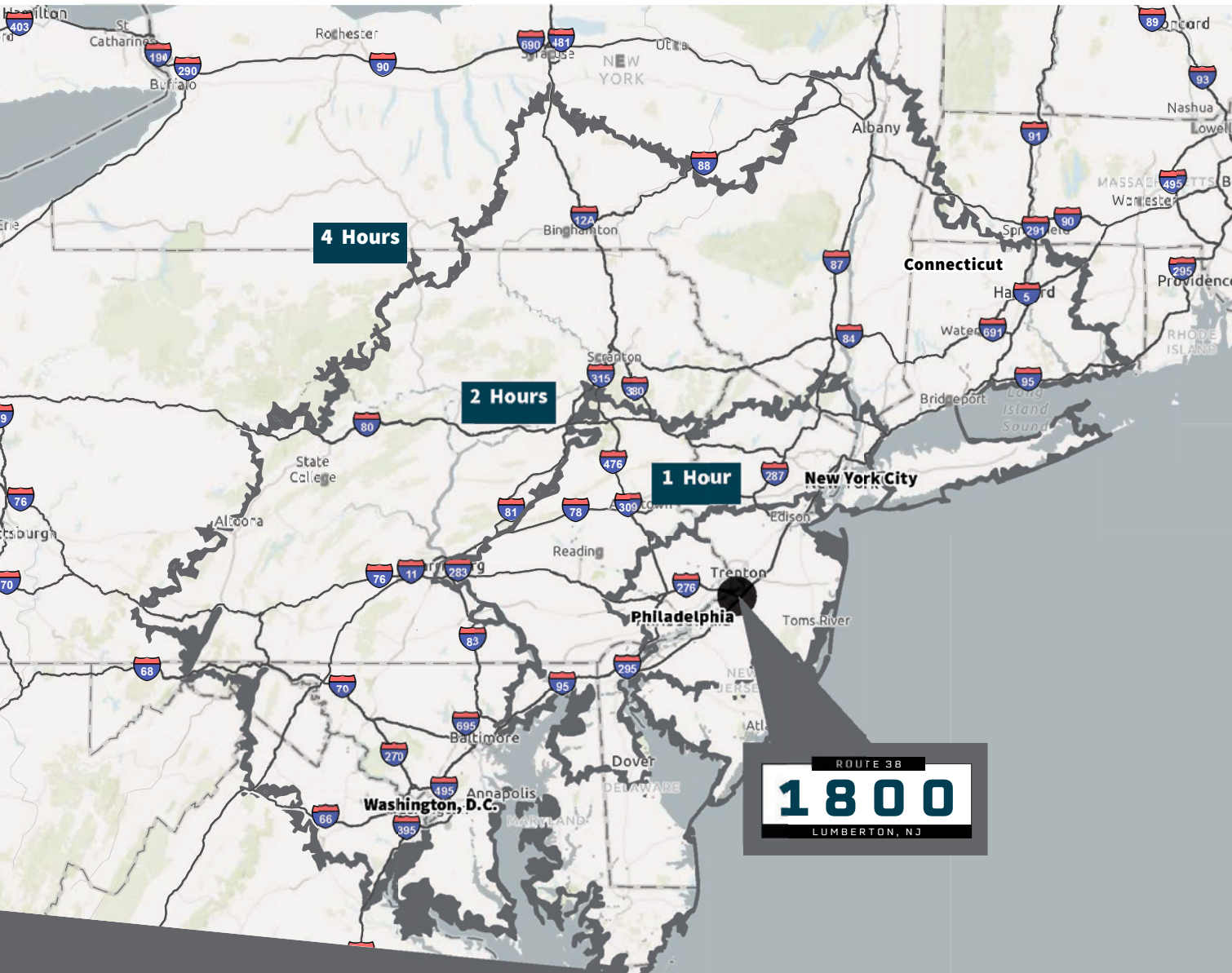


	TRANSPORTATION/ WAREHOUSE LABOR*	TOTAL LABOR FORCE**
5 MILES	2,788	28,815
15 MILES	46,918	444,836
30 MILES	254,996	2,514,132
45 MILES	416,730	4,322,679
60 MILES	667,381	6,495,549

*Data Source: Lightcast 2026 **Data Source: ESRI Business Analyst | 5

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**

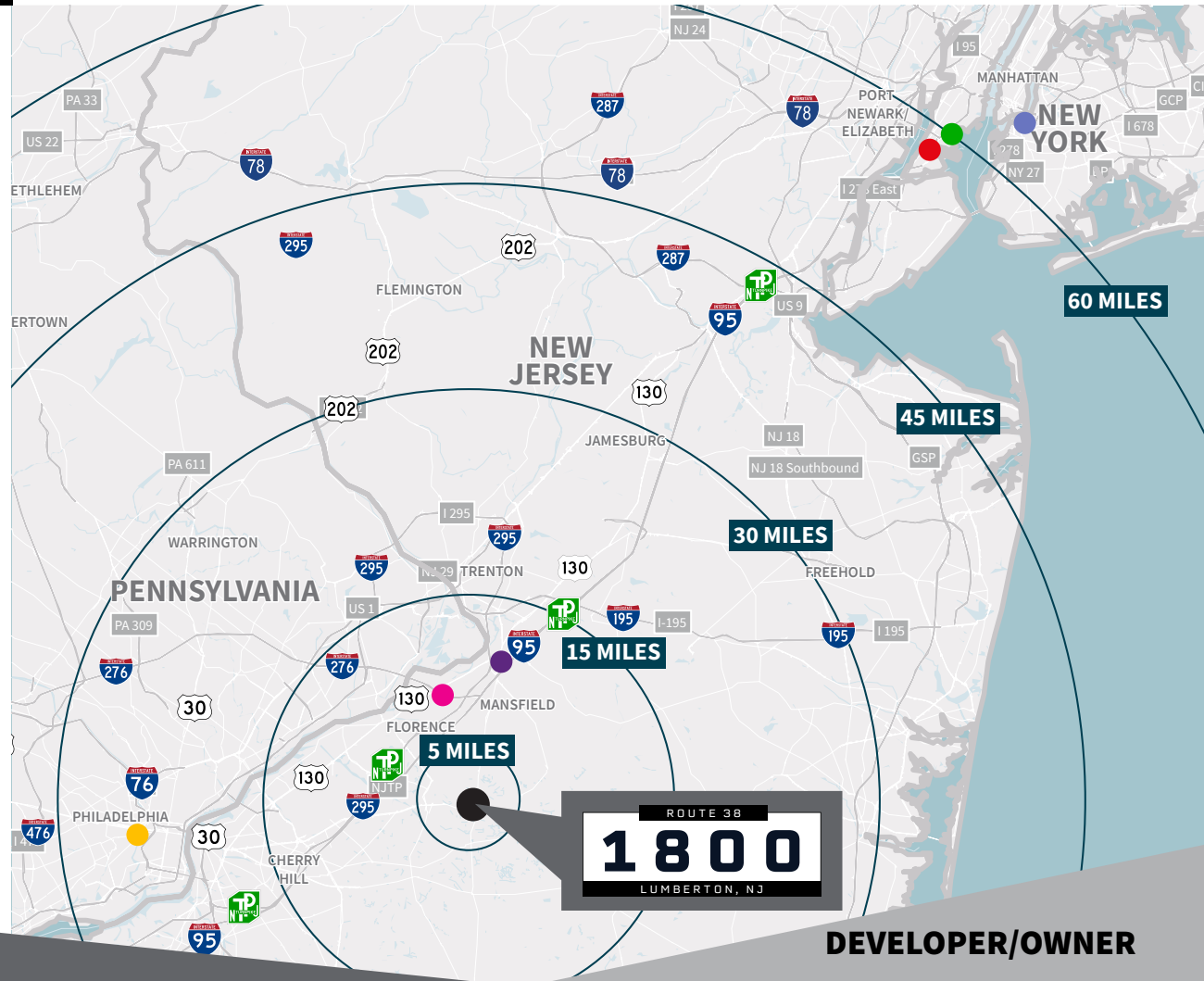
Connecticut

SUPERIOR LOCAL
ACCESSIBILITY

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KEY DISTANCES

- **11.5 Miles**
to I-295 (Exit 56)
- **12.2 Miles**
to NJ Tpke (Exit 7)
- **23.4 Miles**
to Philadelphia
- **61.2 Miles**
to Newark Airport
- **67.2 Miles**
to Port Newark/Elizabeth
- **74.1 Miles**
to New York City



EXCLUSIVE LEASING

DEVELOPER/OWNER



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