

2772 KUSER ROAD



2772 KUSER RD
HAMILTON TOWNSHIP, NJ 08691

220,777 SF Available

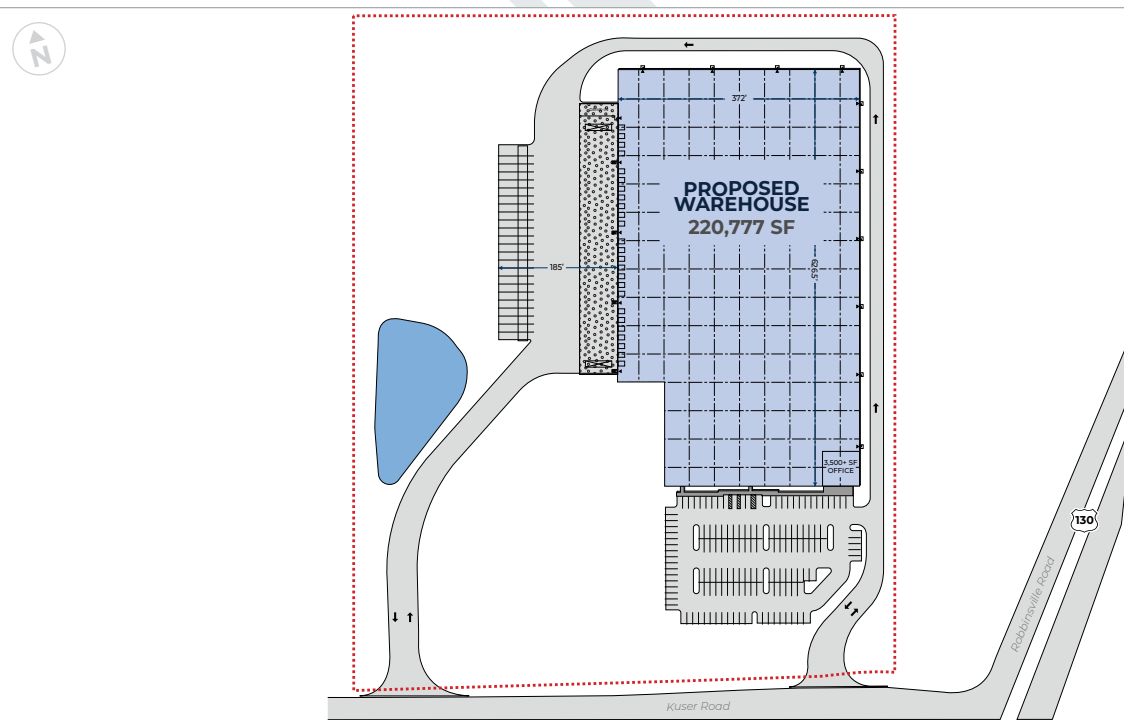
Speculative Development

2772 Kuser Road, a fully approved 35.69-acre site located just 1.5 miles from Exit 7A, offers unmatched access to the New Jersey Turnpike and the entire Northeast Corridor within one of the most coveted logistics hubs along I-95. Tenants benefit from Central New Jersey's robust blue-collar workforce and immediate access to the nation's densest consumer base. This advantage is reinforced by exceptional logistics infrastructure, including interstates, parcel hubs, ports, and intermodal terminals.

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PROPERTY OVERVIEW



220,777 SF
on 36 acres



Up to 5,000 SF
make-ready office



3,000 amps;
3 phase; 277/480V



36' clear
height



148 – auto
parking
spaces



24 – trailer
parking
spaces



60-mil white
TPO roof



ESFR
sprinkler
system



26 – 9' x 10'
dock doors



2 – 14' x 16'
drive-in ramp
doors



52'W x 52'D
typical column
spacing;
60'D staging bay



LED
lighting

Development



BEN ROSEN

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MICHAEL BERGERSEN

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Leasing



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AREA INFORMATION



DRIVE
TIMES

Highway 130
300 ft.

Interstate 195
0.4 mi.

Interstate 95
2.5 mi.

Interstate 295
5.1 mi.

Port of Philadelphia
37.2 mi.

Port of Newark
47.4 mi.

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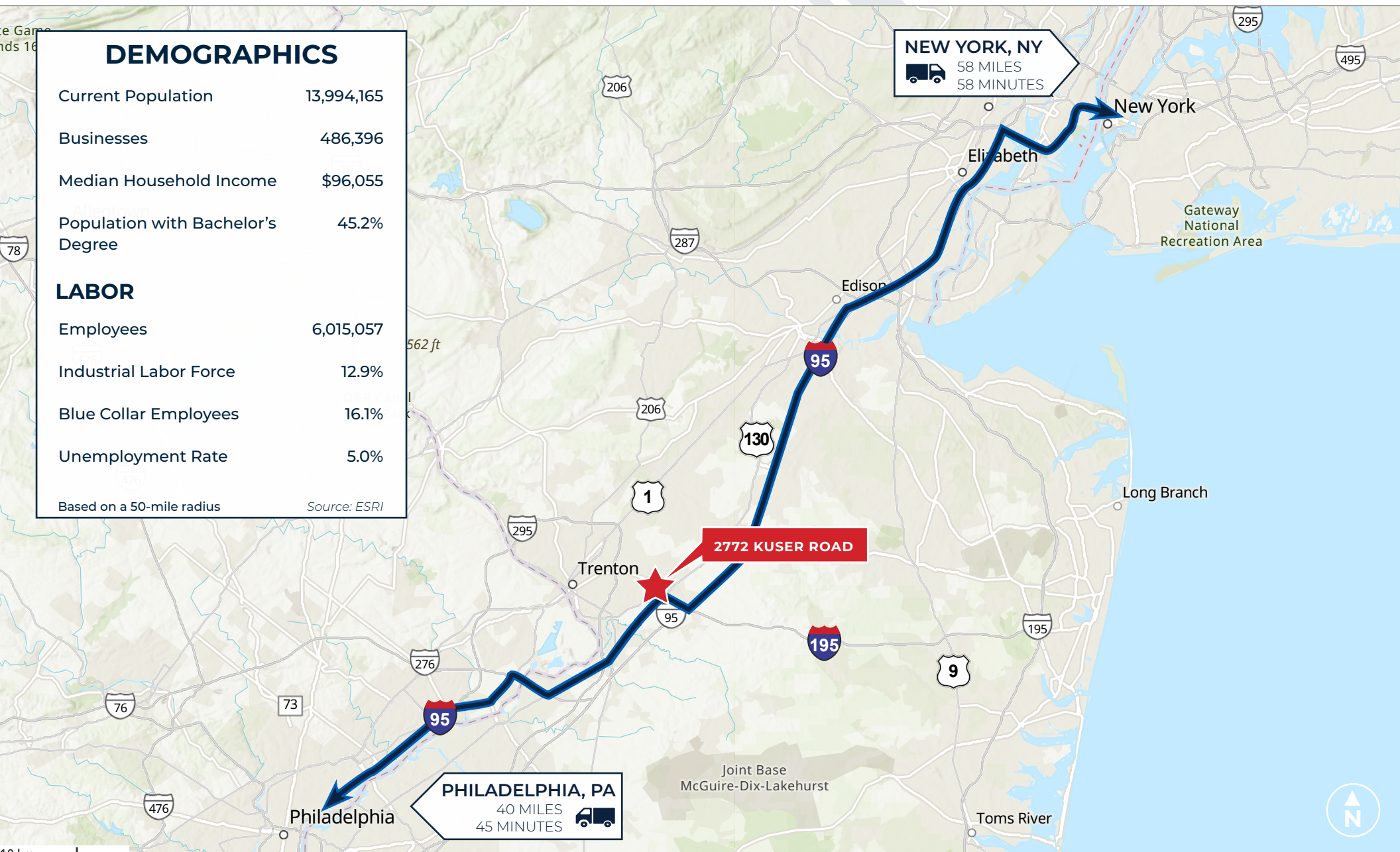
AREA INFORMATION

DEMOGRAPHICS

Current Population	13,994,165
Businesses	486,396
Median Household Income	\$96,055
Population with Bachelor's Degree	45.2%
LABOR	
Employees	6,015,057
Industrial Labor Force	12.9%
Blue Collar Employees	16.1%
Unemployment Rate	5.0%

Based on a 50-mile radius

Source: ESRI



Development



HILLWOOD
A PEROT COMPANY™

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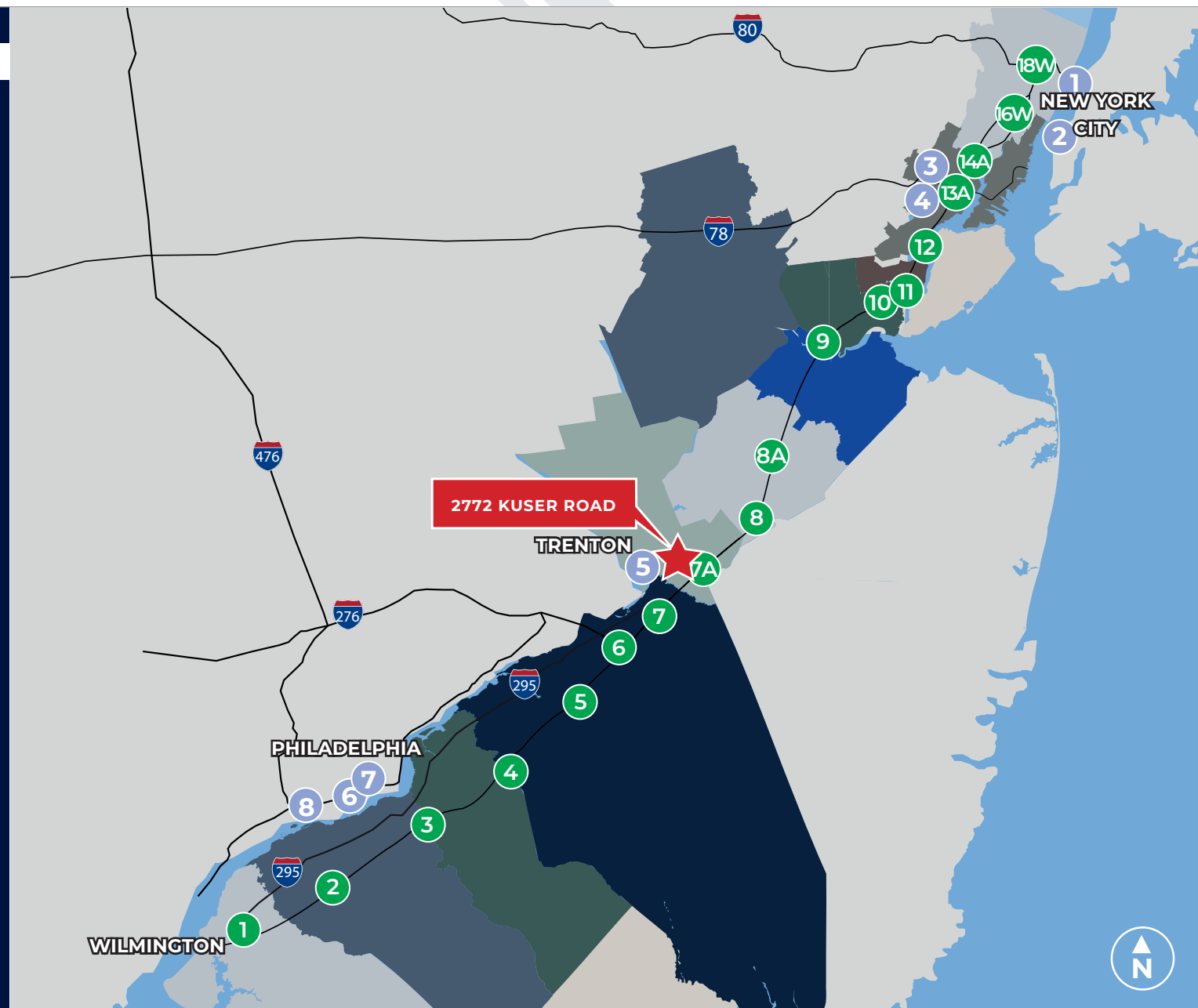
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DRIVE TIMES

KEY DISTANCES

- 1 George Washington Bridge
🚚 68 mi.
- 2 New York City
🚚 58 mi.
- 3 Port of Newark / Elizabeth
🚢 47 mi.
- 4 Newark Int'l Airport
✈️ 46 mi.
- 5 Trenton, NJ
🚚 9 mi.
- 6 Philadelphia, PA
🚚 40 mi.
- 7 Port of Philadelphia
🚢 37 mi.
- 8 Philadelphia Int'l Airport
✈️ 49 mi.

🟢 TURNPIKE EXITS



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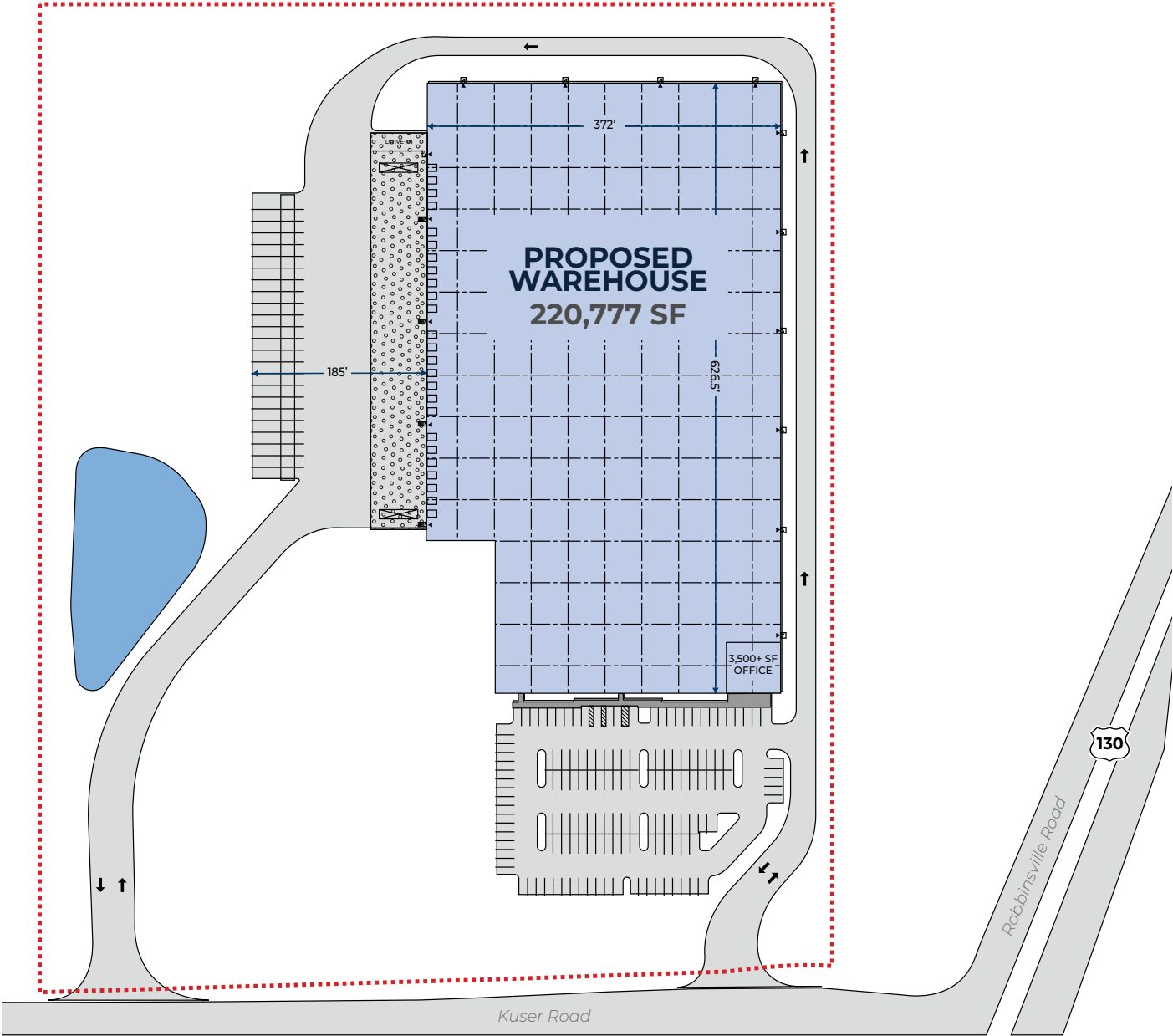
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A DEVELOPMENT OF



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LEASING



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