

# 200

## BIRCH CREEK RD

BRIDGEPORT, NJ

346,188 SF • AVAILABLE FOR LEASE



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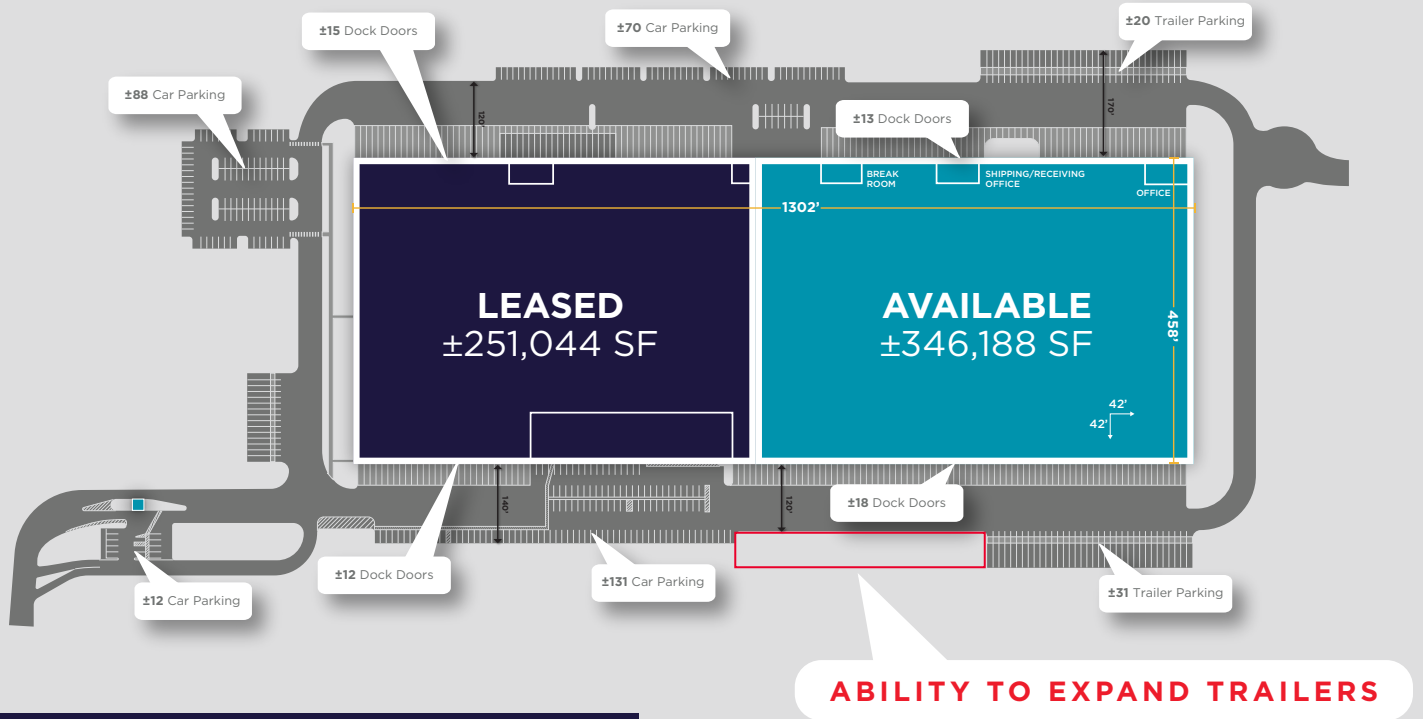
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## AVAILABLE SPECS



## SITE PLAN

### Building Specifications

<b>Total Available SF</b>	346,188 SF	<b>Truck Court</b>	120' - 170'
<b>Total Building SF</b>	597,232 SF	<b>Dock Doors</b>	31
<b>Main Office SF</b>	3,000 SF	<b>Drive-In Doors</b>	1
<b>Site Acreage</b>	77.78	<b>Car Parking</b>	99 Spaces
<b>Building Dimensions</b>	1,320' x 458'	<b>Trailer Storage</b>	51
<b>Clear Height</b>	25' Clear	<b>Power</b>	2,000 Amps
<b>Floor Slab</b>	6"	<b>Roof</b>	Fully Adhered EPDM
<b>Loading</b>	Cross-dock	<b>Lighting</b>	LED
<b>Column Spacing</b>	42' x 42'	<b>Fire Protection</b>	ESFR



EXPANDABLE PARKING



## LOCATION OVERVIEW



**200**  
**BIRCH CREEK RD**



### ROAD ACCESS

ROUTE 130	1.5 MILES
EXIT 10 ON 295	2 MILES
EXIT 2 ON NJ TURNPIKE	8 MILES

### LOGISTICAL AMENITIES

PHL INTERNATIONAL	14 MILES
PORT OF PHILADELPHIA	29 MILES
CSX INTERMODAL	23 MILES



**DIRECT ACCESS  
TO INTERSTATE  
295 AND THE NEW  
JERSEY TURNPIKE**

- ▶ Strategically located directly off exit 10 of Interstate 295
- ▶ 100 miles from New York City
- ▶ In the heart of the country's richest consumer demographic



## LOCAL ACCESS



## NEIGHBORING TENANTS

amazon

US.  
FOODS

Taylor  
FARMS

GREEN  
CHEF

americold

RASTELLI  
FOODS GROUP

THE  
HOME  
DEPOT

ups

CUSHMAN &  
WAKEFIELD