



COMING SOON

351,827 SF (DIVISIBLE) | BUILD TO SUIT
State-of-the art, 50' clear refrigerated facility
595 Mantua Boulevard | Sewell, New Jersey

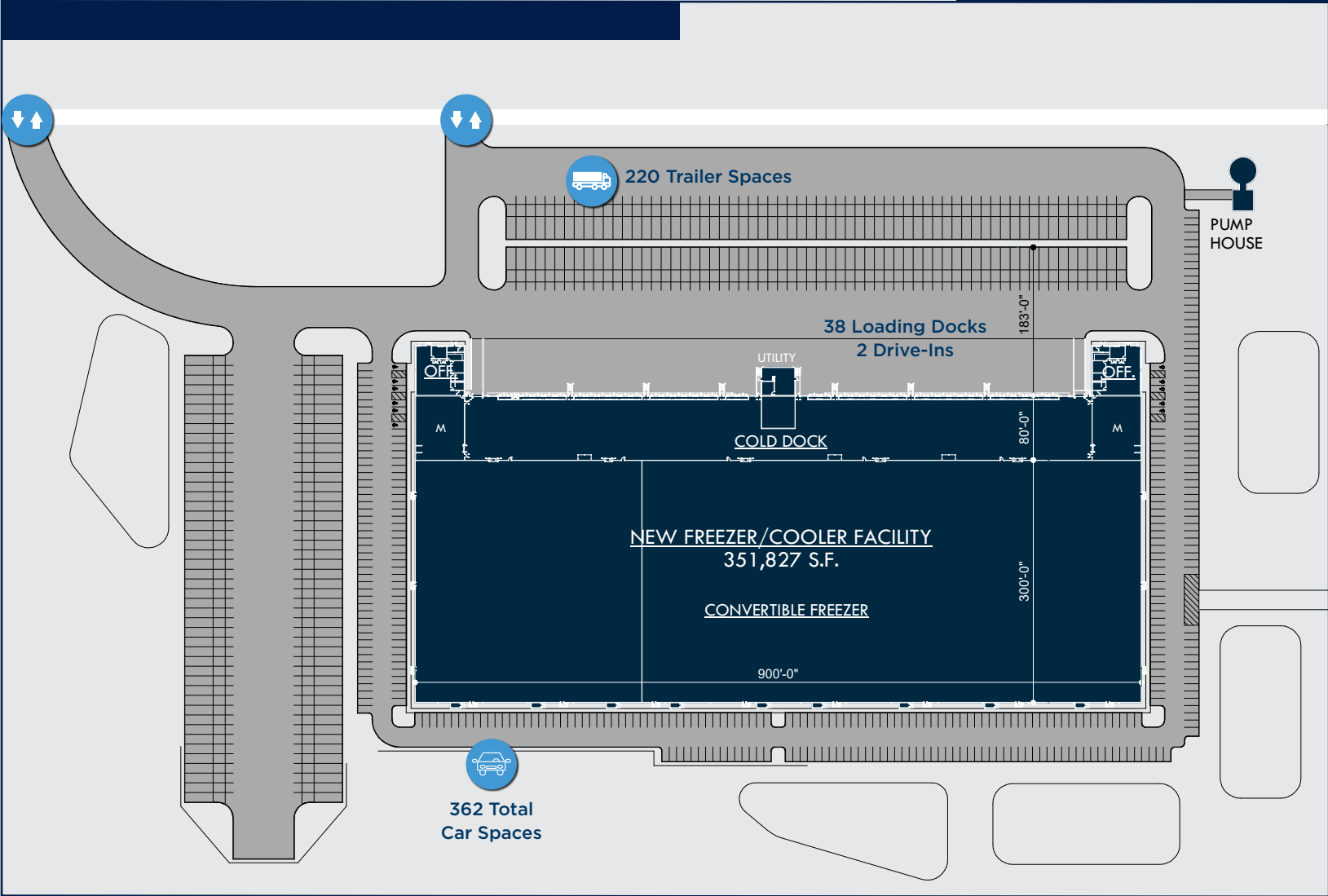


BUILDING SPECIFICATIONS

Available SF	351,827 SF Build to Suit
Office	To Suit
Loading	38 Loading Docks 2 Drive-In Doors
Parking	362 Car Spaces 220 Trailer Spaces
Clear Height	50' Freezer Warehouse
Building Dimensions	380'd x 900'w Cold Dock: 80'd Convertible Freezer: 300'd
Column Spacing	Refrigerated Warehouse: 50'd x 56'w Cold Dock: 80'd x 56'w
Lighting	LED High Bay with Motion Sensors
Truck Court	183' truck court, with trailer storage opposite from loading
Sprinkler	Tyco K-34 Quell System
Building Floor Slab	Shrink compensating slab with insulated underfloor and glycol underfloor heat
Refrigeration System	Rooftop zone systems providing convertible room temperatures (-10°F to +35°F with 35°F Cold Dock) Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement
Roof	60 mil TPO over EPS



SITE PLAN



LOCATION HIGHLIGHTS



Route 55

1.8 Miles

Route 322

4.7 Miles

I-295

6 Miles

NJ Turnpike Exit 2

9 Miles

Walt Whitman Bridge

13 Miles

Philadelphia Airport

21 Miles

PhilaPort

21 Miles

DISTRIBUTION CAPABILITY



Downtown Philadelphia
16 Miles

NYC
102 Miles

Baltimore
98 Miles

Boston
313 Miles

Cleveland
363 Miles

Columbus
417 Miles

Charlotte
443 Miles

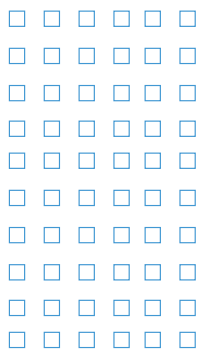
Indianapolis
585 Miles

Atlanta
660 Miles

Nashville
681 Miles

LOCAL AERIAL





TRANSFORMING COLD STORAGE DEVELOPMENT

CONTACTS

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