



CORE5 KELLY LOGISTICS PARK AT CARNEYS POINT

Route 40, Carneys Point, New Jersey 08069

±3.8 MSF Available for Lease



LEASING AGENTS



DEVELOPERS

PROPERTY SPECIFICATIONS

±3.8 MSF
ACROSS 5 BUILDINGS

4.0 MILES
TO NJ TURNPIKE

52,204
WORKERS WITHIN 15 MINUTES

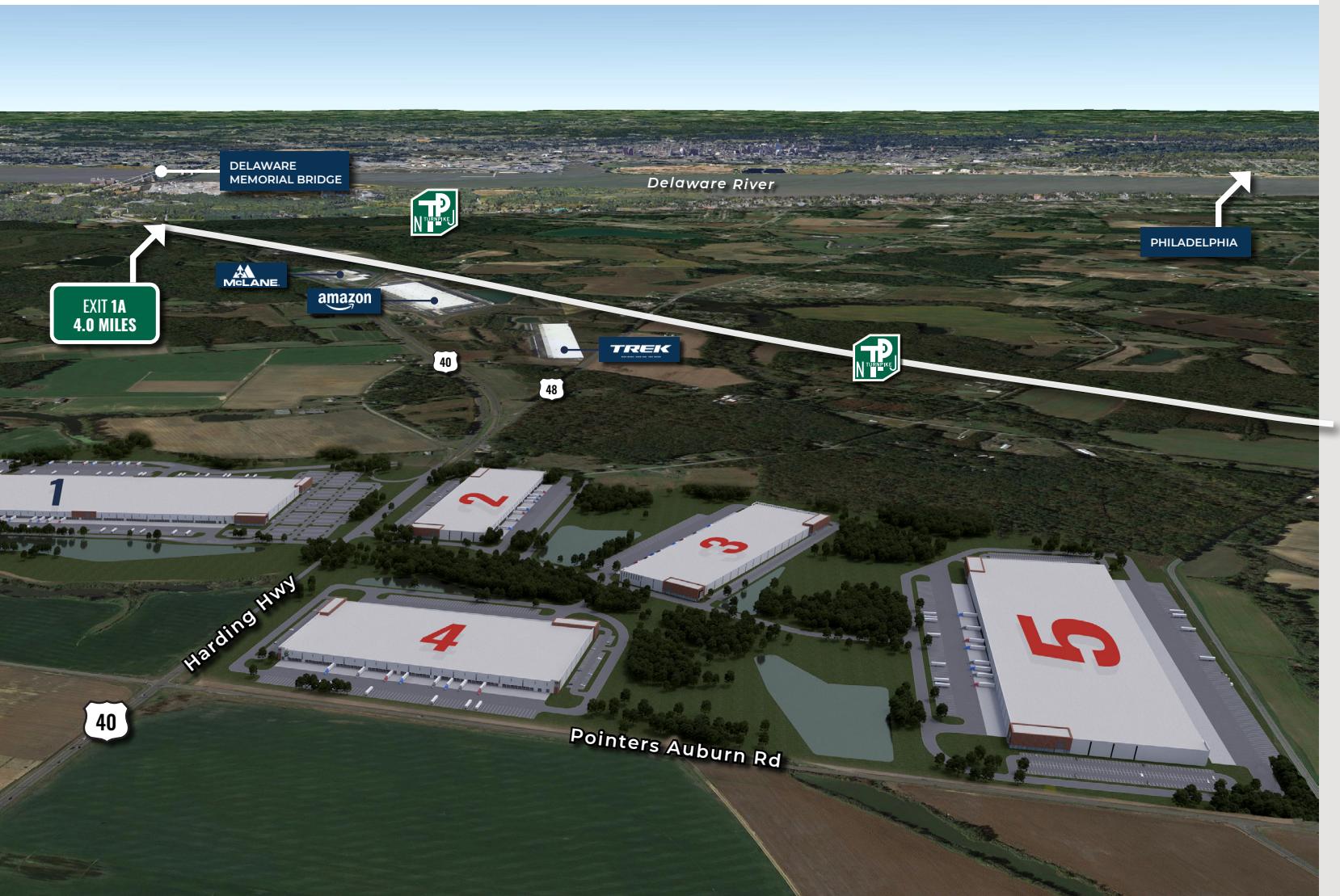
35 MILES
TO PHILADELPHIA

20 MILLION
PEOPLE WITHIN 150 MILES

8%
PROJECTED LABOR GROWTH

2.8 MILES
TO I-295

14,894
REGIONAL JOB SEEKERS



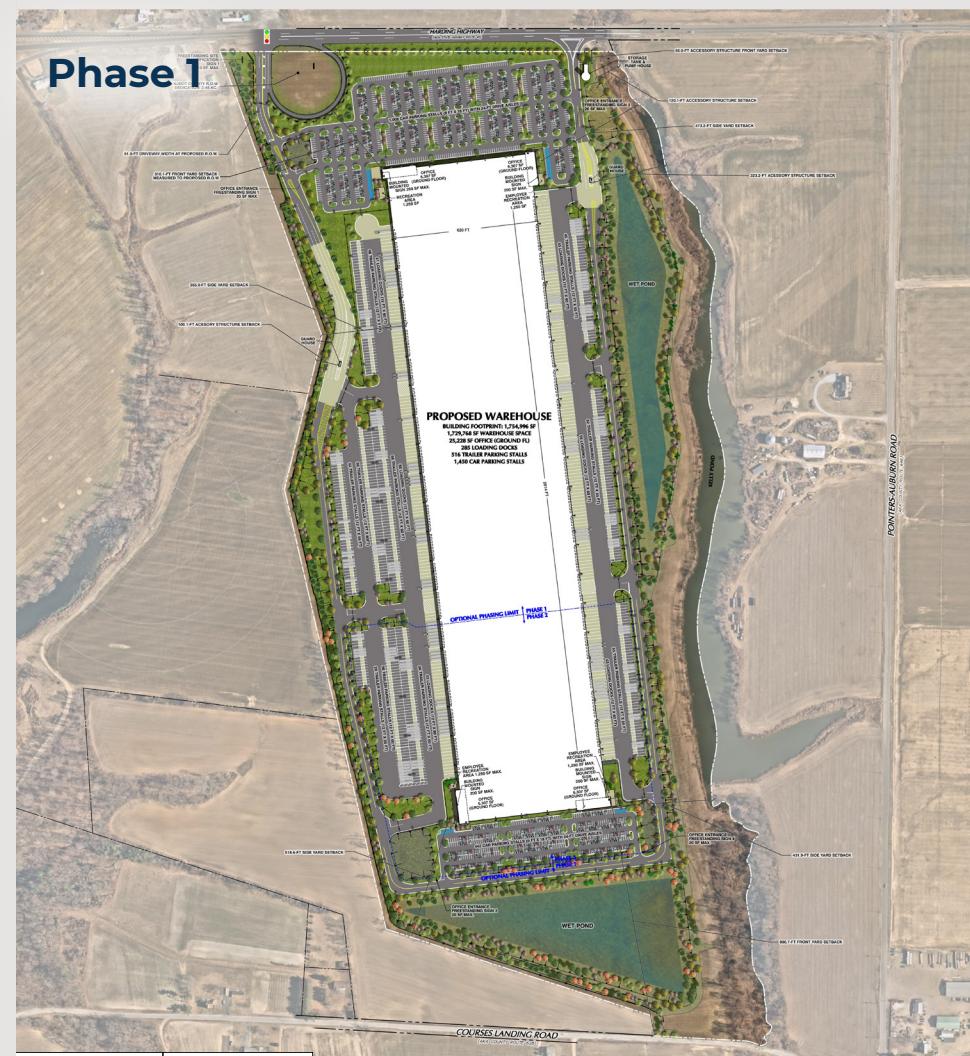
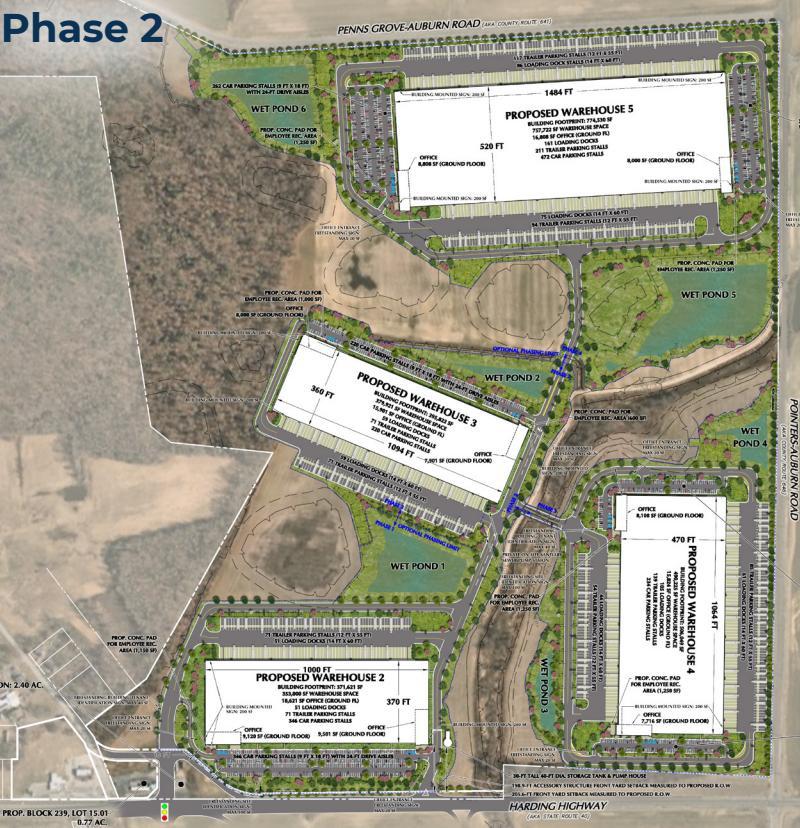
±3.8 MSF

5 Buildings

2 Phases

Core5 Kelly Logistics Park at Carneys Point is a premier ±3.8 million-square-foot master-planned park located in the Northeast/Mid-Atlantic area in a federal Opportunity Zone.

The property's state-of-the-art design includes full circulation at all buildings, market-leading loading and auto/trailer parking components, 40' clear heights, ESFR sprinkler, and LED lighting.



VARIOUS SIZES TO ACCOMMODATE MULTIPLE BUSINESS TYPES

BUILDING 1



Building Area	1,754,996 SF
Loading Docks	285
Drive-In Doors	4
Trailer Parking	516
Car Parking	1,450

BUILDING 2



Building Area	371,621 SF
Loading Docks	51
Drive-In Doors	2
Trailer Parking	71
Car Parking	346

BUILDING 3

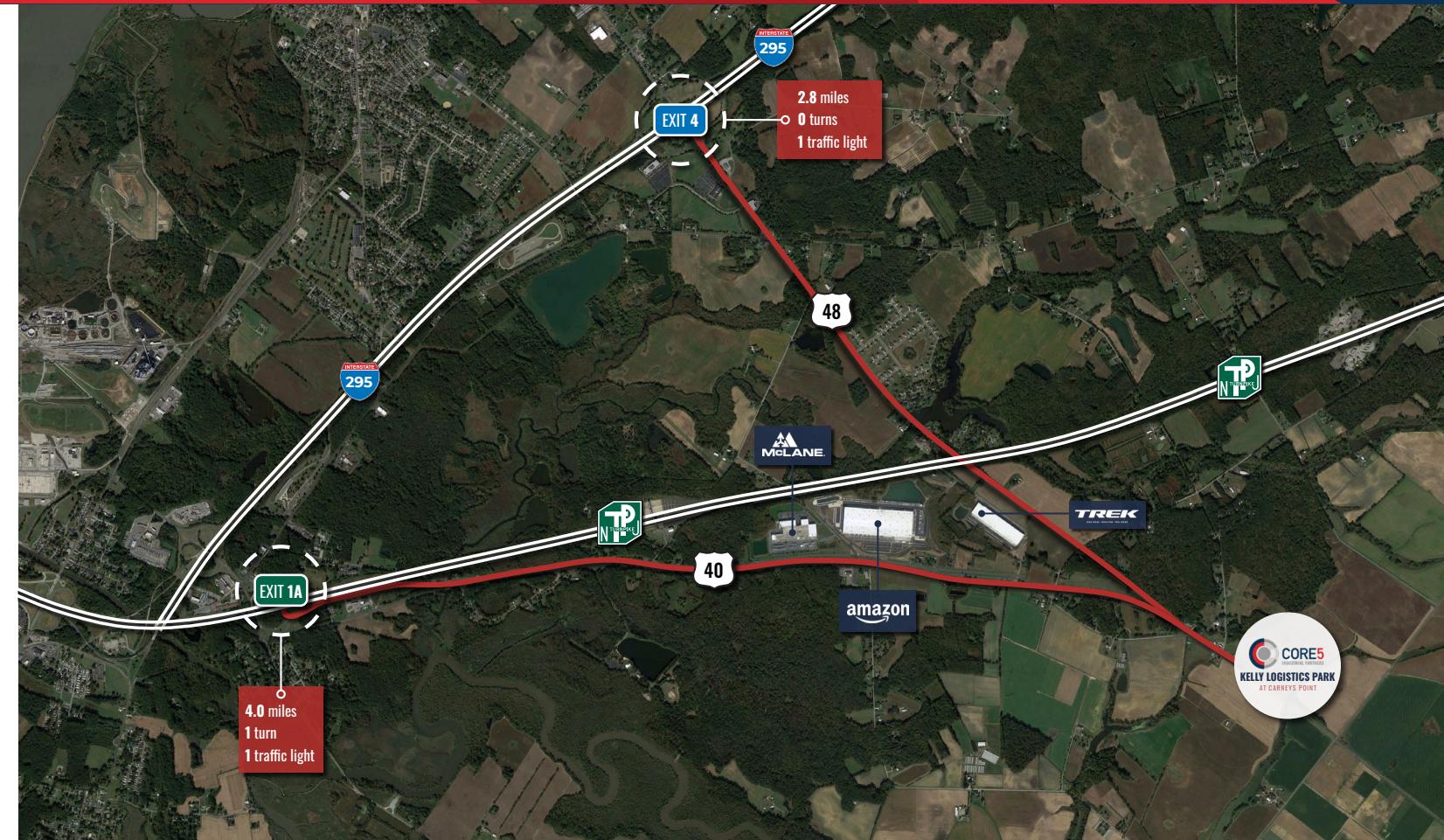


Building Area	395,822 SF
Loading Docks	59
Drive-In Doors	2
Trailer Parking	71
Car Parking	220

BUILDING 4



Building Area	506,049 SF
Loading Docks	105
Drive-In Doors	4
Trailer Parking	139
Car Parking	234



DIRECT ACCESS TO MAJOR HIGHWAYS



2.8 MILES
to Interstate 295 -
Exit 4



4.0 MILES
to the New Jersey
Turnpike - Exit 1a

Building Area	774,530 SF
Loading Docks	161
Drive-In Doors	4
Trailer Parking	211
Car Parking	476

ACCESS TO MAJOR DESTINATIONS AND POPULATION HUBS



DISTANCE TO MAJOR DESTINATIONS



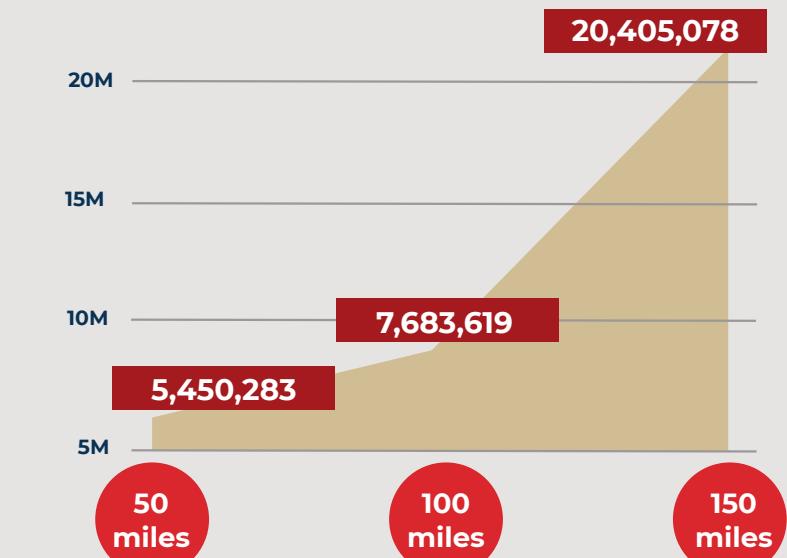
112 MILES
to the Port Newark/Elizabeth



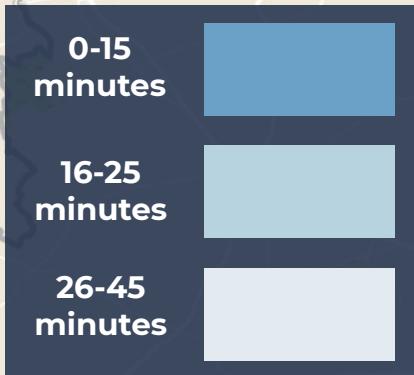
34 MILES
to Philadelphia

Port of Wilmington	11 Miles
Port of Philadelphia	35 Miles
Baltimore	76 Miles
Newark Airport	110 miles
Washington D.C.	113 Miles
New York	135 miles
Boston	332 Miles

PROXIMITY TO PEOPLE



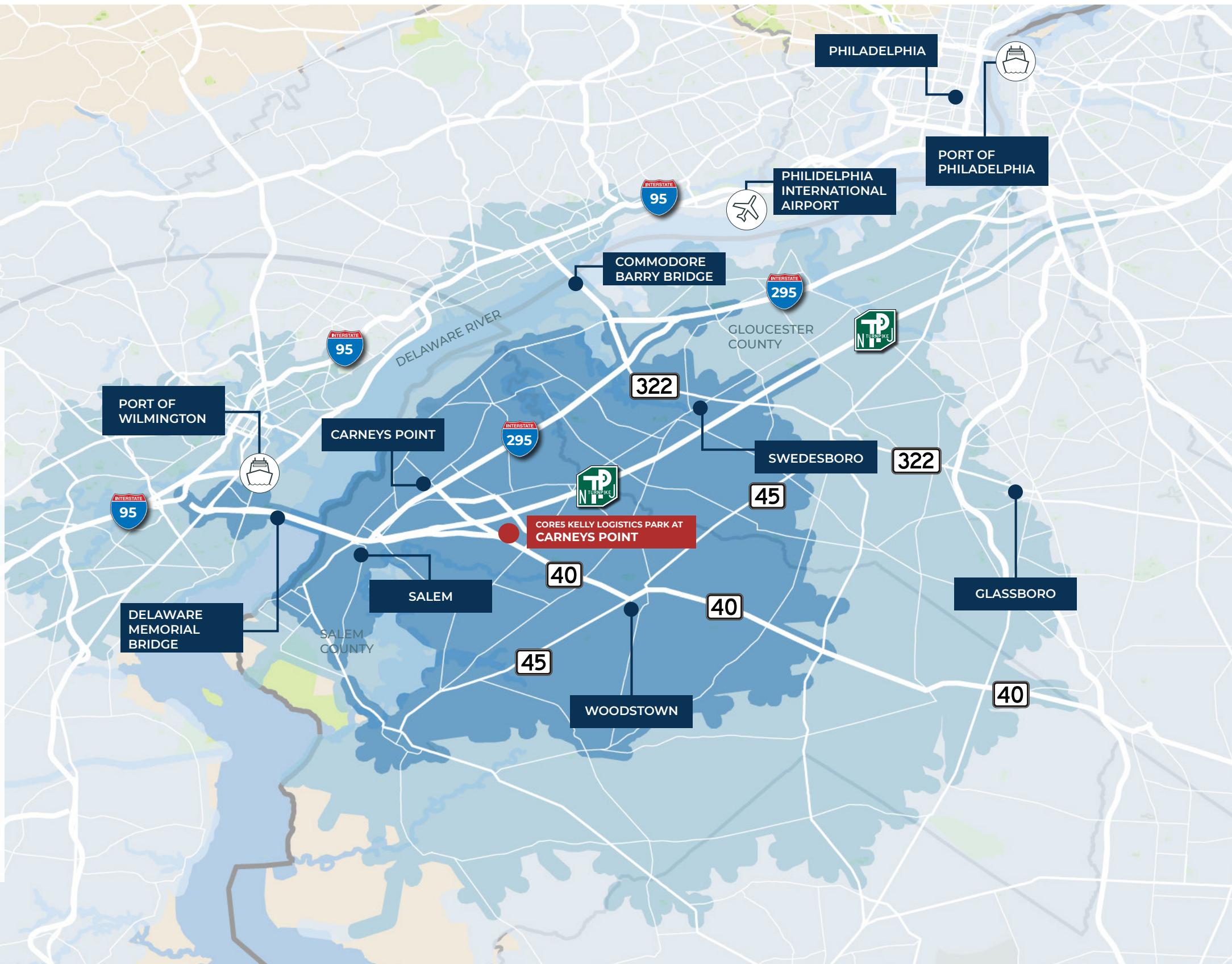
SURPLUS OF WAREHOUSE LABOR WITHIN A 45 MINUTE COMMUTE TIME



DRIVE TIME			
	0-15 minutes	16-25 minutes	26-45 minutes
Total Labor Population	52,204	610,376	1,633,116
2021 Labor Force Employed	30,953	357,448	981,244
Labor Force Participation Rate	63.90%	59.50%	64.90%
Transportation/Warehouse workers	1,866	21,377	48,772

OCCUPATIONS: Industrial Truck and Tractor Operators, Laborers and Freight, Stock, and Material Movers, Hand, Packers and Packagers, Hand, Stockers and Order Fillers, Material Moving Workers, All Other

Source: EMSI, 2021



DEEP SUPPLY OF EXISTING REGIONAL TALENT

COMPARISON TO NATIONAL AVERAGES



The national average for an area this size is 12,899* employees, while there are 14,894 within 45 min.



The national median salary for this occupations is \$30,685, while the average is \$30,085 within 45min.

*National average values are derived by taking the national value for your occupations and scaling it down to account for the difference in overall workforce size between the nation and your area. In other words, the values represent the national average adjusted for region size.

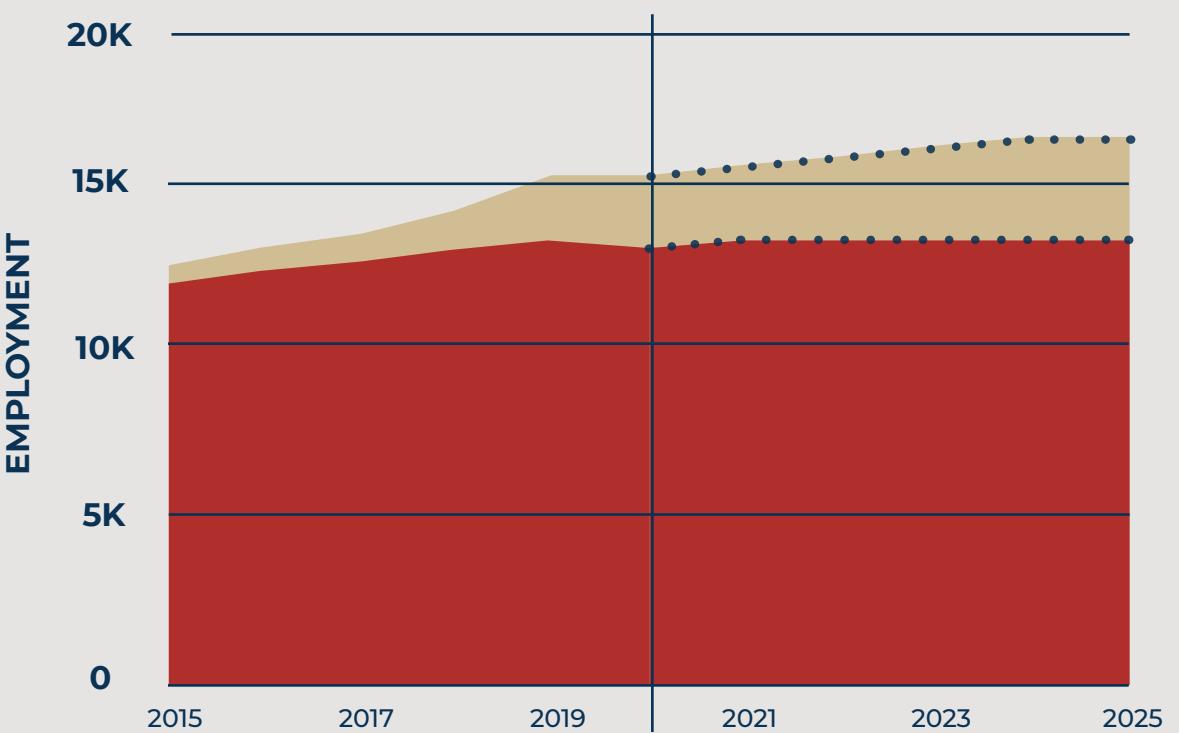
Source: EMSI, 2021

FUTURE LABOR SUPPLY GROWTH REMAINS HIGHER THAN THE NATIONAL AVERAGE

REGIONAL VS. NATIONAL AVERAGE EMPLOYMENT

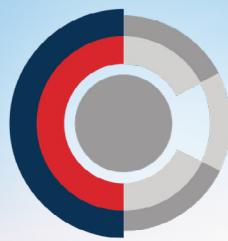
Projected Growth (2020 - 2025)

National Average*
Immediate Area



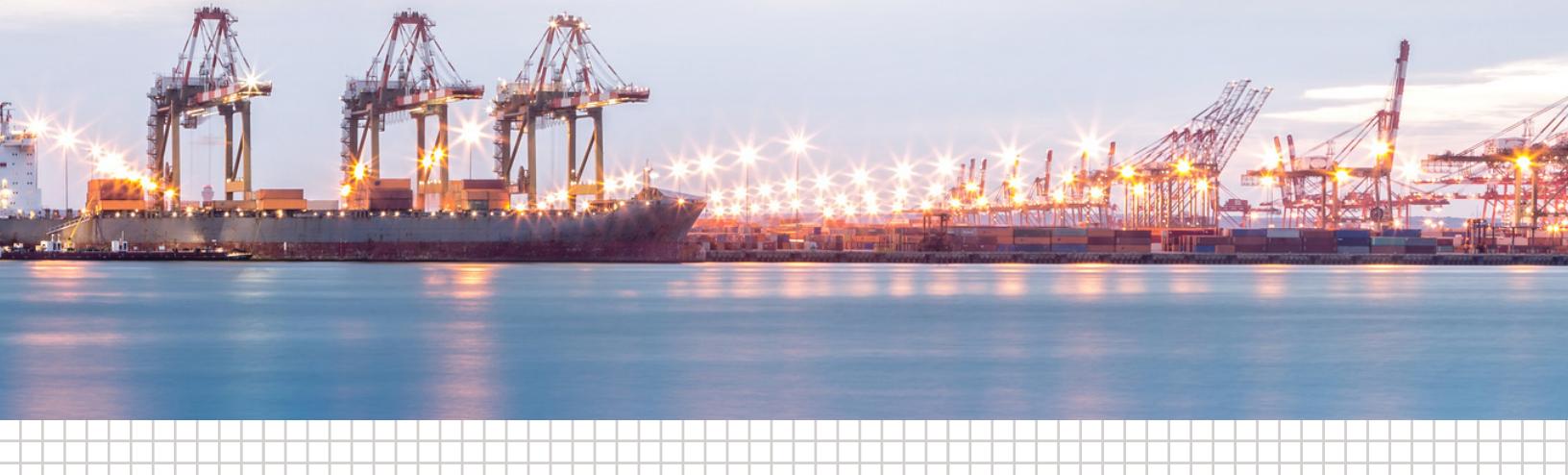
OCCUPATIONS: Industrial Truck and Tractor Operators, Laborers and Freight, Stock, and Material Movers, Hand, Packers and Packers, Hand, Stockers and Order Fillers, Material Moving Workers,

Source: EMSI, 2021



CORE5
INDUSTRIAL PARTNERS

KELLY LOGISTICS PARK AT CARNEYS POINT



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