



# 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

<b>±3.8 MSF</b> ACROSS 5 BUILDINGS	<b>4.0 MILES</b> TO NJ TURNPIKE	<b>52,204</b> WORKERS WITHIN 15 MINUTES	<b>35 MILES</b> TO PHILADELPHIA
<b>20 MILLION</b> PEOPLE WITHIN 150 MILES	<b>8%</b> PROJECTED LABOR GROWTH	<b>2.8 MILES</b> TO I-295	<b>14,894</b> REGIONAL JOB SEEKERS



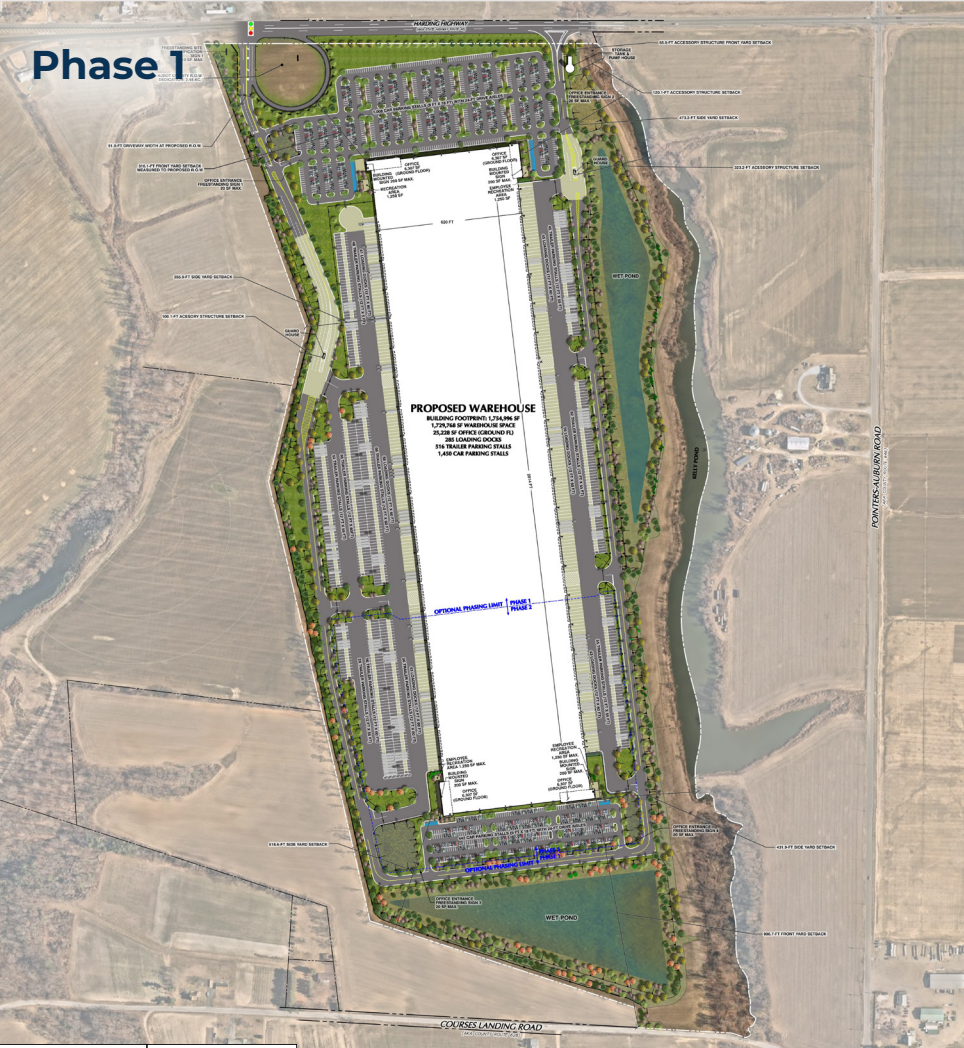
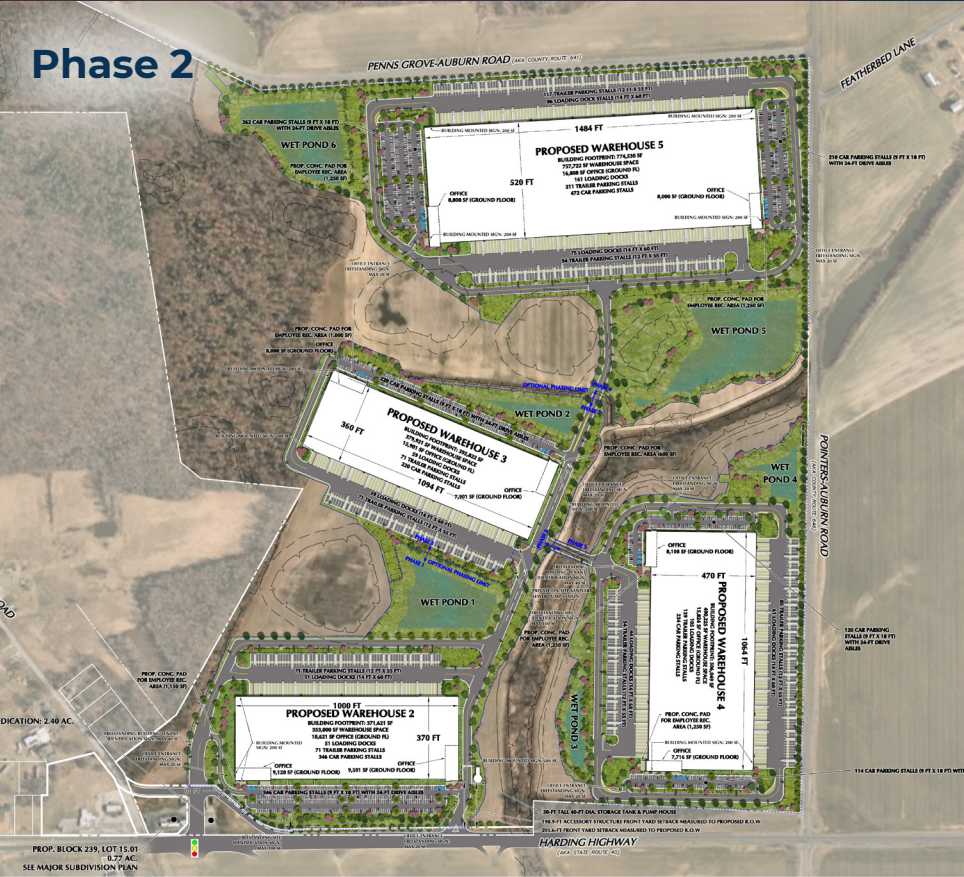
±3.8 MSF

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 ACCOMODATE 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

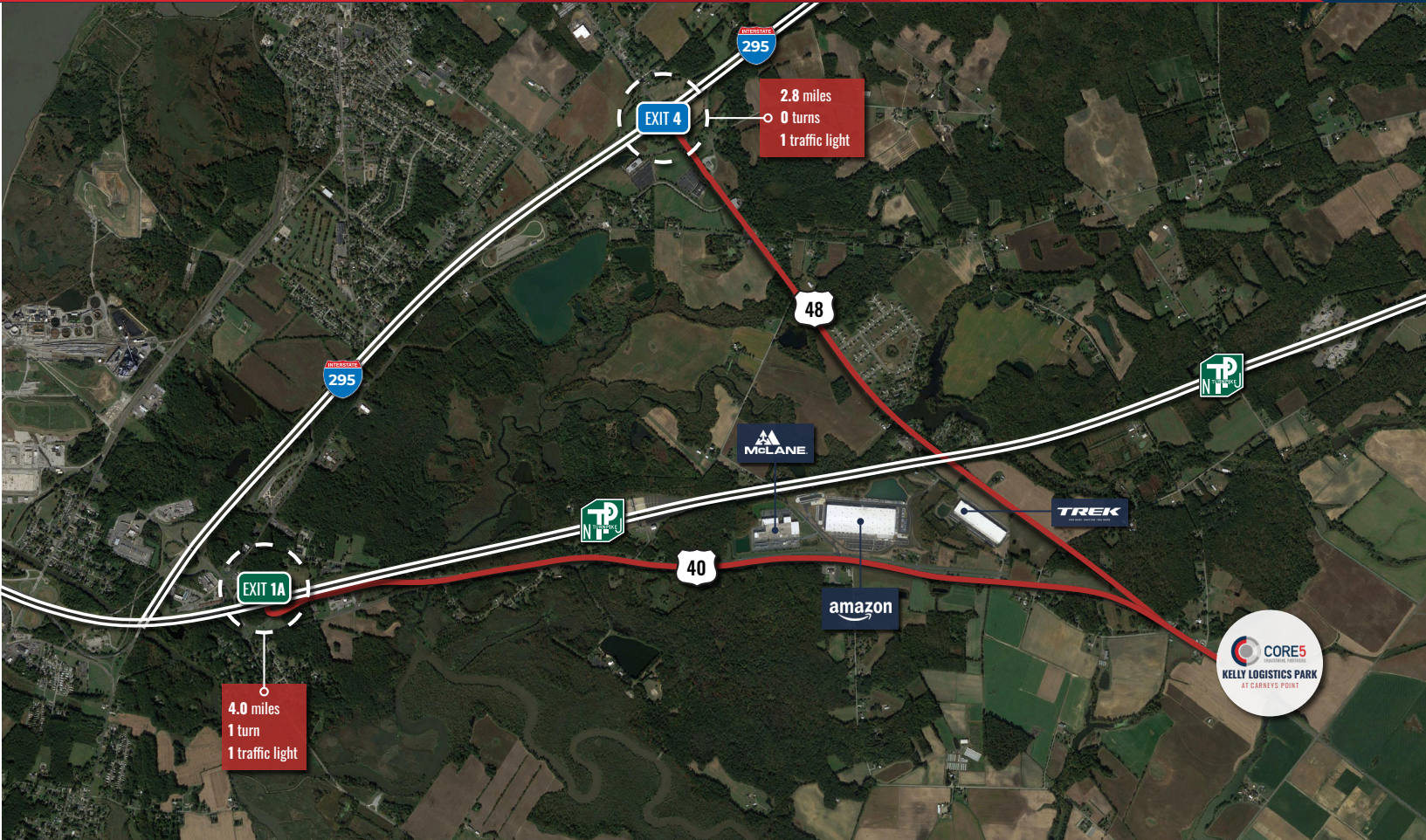


Building Area	506,049 SF
Loading Docks	105
Drive-In Doors	4
Trailer Parking	139
Car Parking	234

BUILDING 5



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



DIRECT ACCESS TO  
MAJOR HIGHWAYS



2.8 MILES  
to Interstate 295 -  
Exit 4



4.0 MILES  
to the New Jersey  
Turnpike - Exit 1a



# ACCESS TO MAJOR DESTINATIONS AND POPULATION HUBS



## DISTANCE TO MAJOR DESITINATIONS



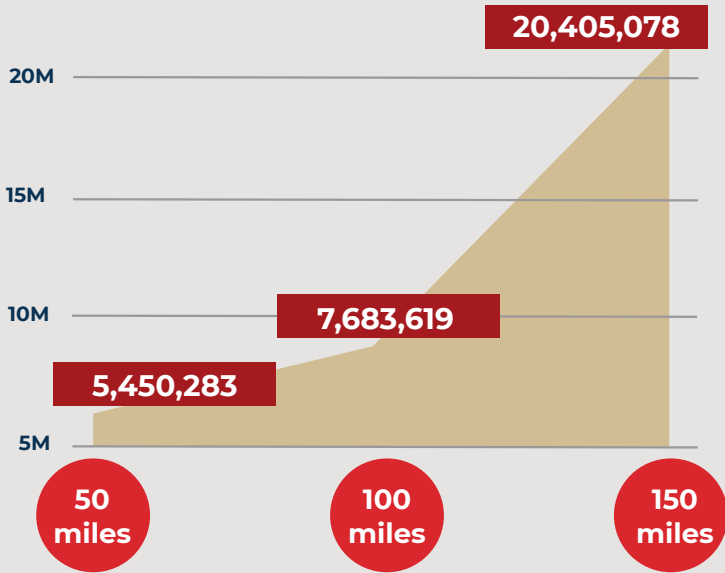
**112 MILES**  
to the Port Newark/  
Elizabeth



**34 MILES**  
to Philadelphia

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

## PROXIMITY TO PEOPLE





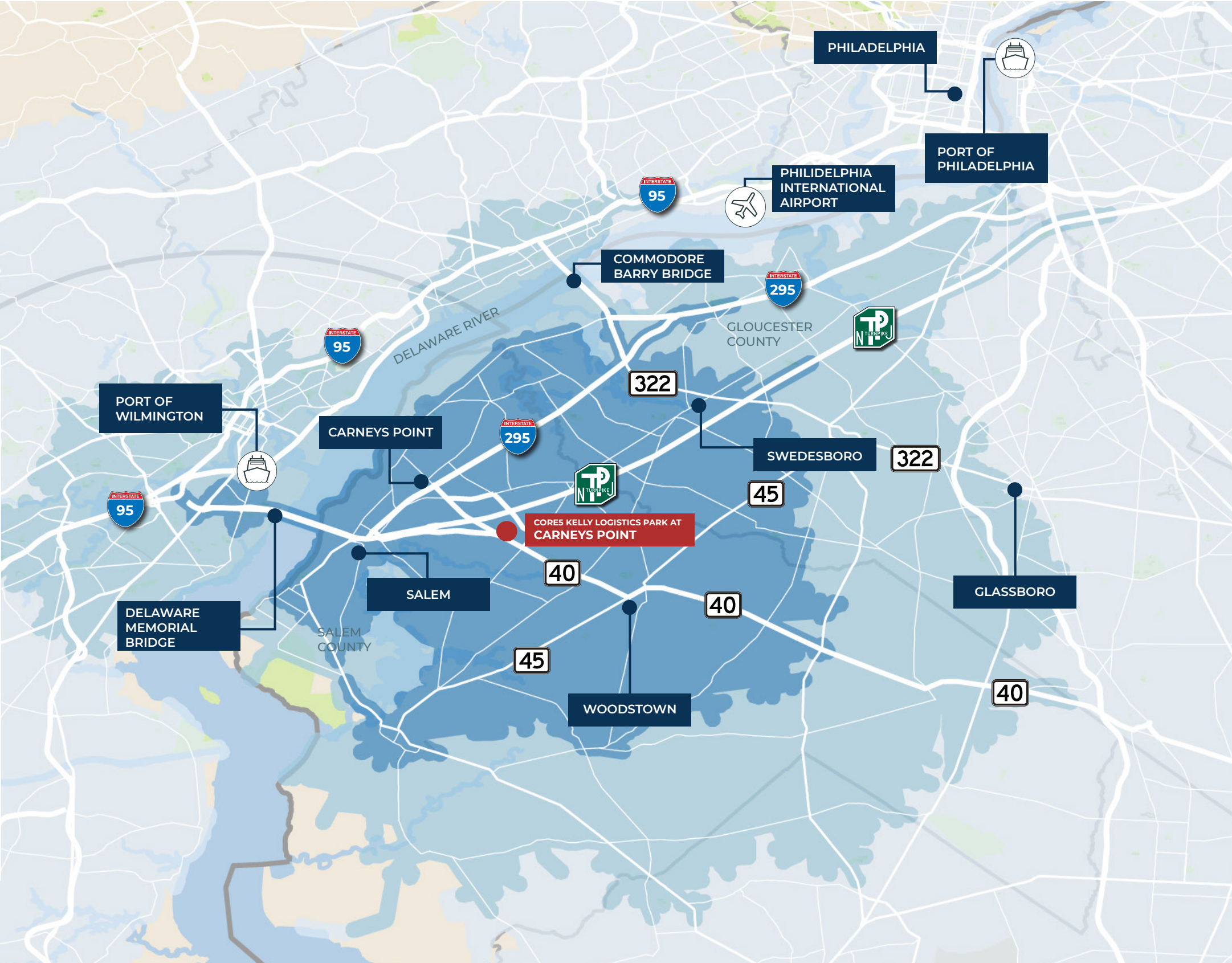
# SURPLUS OF WAREHOUSE LABOR WITHIN A 45 MINUTE COMMUTE TIME



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

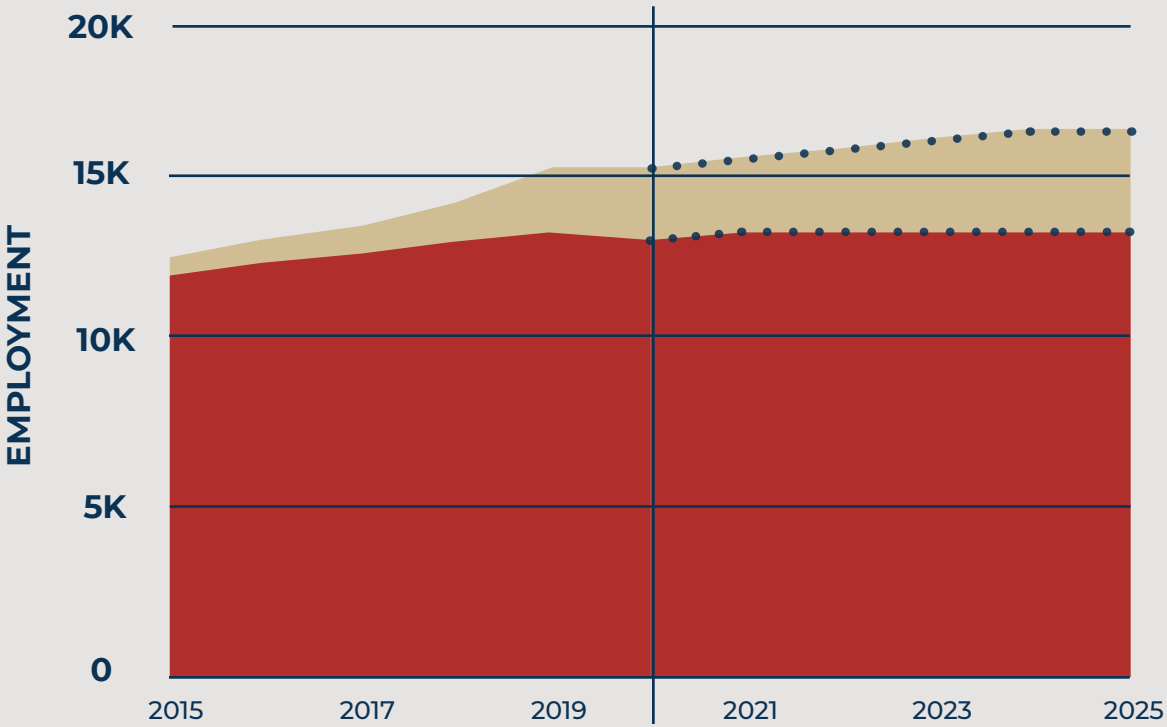
# FUTURE LABOR SUPPLY GROWTH REMAINS HIGHER THAN THE NATIONAL AVERAGE

## REGIONAL VS. NATIONAL AVERAGE EMPLOYMENT

8% Projected Growth  
(2020 - 2025)

National Average\*

Immediate Area



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

Source: EMSI, 2021





# KELLY LOGISTICS PARK

## AT CARNEYS POINT



### Doug Armbruster

Senior Vice President and  
Managing Director

O 859.287.3707  
C 513.235.3933

[darmbruster@c5ip.com](mailto:darmbruster@c5ip.com)



### Marc Petrella

C 732.261.6317

[marc.petrella@kbcadvisors.com](mailto:marc.petrella@kbcadvisors.com)

### Brian Hilger

C 610.209.2765

[brian.hilger@kbcadvisors.com](mailto:brian.hilger@kbcadvisors.com)



### Daniel Badenhausen

C 908.472.3869

[dan.badenhausen@lee-associates.com](mailto:dan.badenhausen@lee-associates.com)

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