



429,200 SF Available
Warehouse/
Distribution Facility



NEWMARK

LogistiCenterSM at Lumberton

1775 Route 38 | Lumberton Township, NJ

nmrk.com

Dermody.com

Building Specifications

1775 Route 38 | Lumberton Township, NJ

Property Specs

- 429,200 Square Feet Available - LEED Certified
- 370' x 1160'
- Signalized Intersection at Route 38 & Always Drive
- Warehouse/Distribution Facility
- 36' Clear Height
- 58 9' x 10' Dock Doors
- 56 Trailer Stalls
- 172 Future Stalls Approved
- 130' Loading Court
- 54' x 51'8" Column Spacing
- Tiltwall Construction
- LED Lighting
- Office Built-to-Suit
- Q2 2024 Delivery



N.J.S.H. ROUTE 38
(A.K.A. SOUTH PEMBERTON ROAD)
(VARIABLE ROW WIDTH PER TAX MAP)

	Distances	Drive Times
Philadelphia	32 miles	37 mins
Philaport	20 miles	33 mins
PHL Airport	32.5 miles	39 mins
Port Newark Elizabeth	68 miles	1 hr 10 mins
NYC	79 miles	1 hr 50 mins
Washington DC	157 miles	3 hrs

Location

The location in New Jersey is ideal for distribution to over one third of the US population within one day.

In the past five years, numerous companies have chosen Burlington County for new distribution facilities, including: Walmart, Amazon, Misfits Markets, Mitsubishi Logistics, Trane, Eaton Corp, Veritiv, Grainger and Sunbasket, making it a proven location to reach consumers on the I-95 corridor.



1775 Route 38
Lumberton, NJ



Highway Access



1775 Route 38
Lumberton, NJ

	Distances
NJ TPK Exit 5	5.5 miles
I-295 Exit 47	6.7 miles
I-295 Exit 40	7.5 miles
NJ TPK Exit 7	12.5 miles

Property Overview

Utility Providers

Electric: PSEG – <https://nj.pseg.com>

Natural Gas: PSEG – <https://nj.pseg.com>

Water: NJ American Water Co. – <https://www.amwater.com/njaw>

Sewer: Mt. Holly Municipal Utilities Authority – <https://www.mhmua.com>

LEED CERTIFIED 429,200 SF CLASS A WAREHOUSE



Building Dimensions: 370' x 1160'	Dock Doors: (58) 9' x 10' Fully Equipped
Drive-In Doors: (2) 14' x 16'	Clear Height: 36'
Office Area: 2,450 SF with possible additional 2,450 SF	Fire Protection System: ESFR K-22 Sprinkler Heads
Column Spacing: 54' x 51'8"	Loading Bay: 54' x 60'
Parking: 198 Car Stalls; 56 Trailer Stalls (Expandable to 228 Trailer Stalls)	Lighting: 30 FC Motion-Activated LED Fixtures
Year Built: Construction Commencing 2023 Delivery Estimate: Q2 2024	Structure Exterior: Insulated Tiltwall Panels
Site Area: 39.75 Acres	HVAC Systems: Gas-Fired Unit Heaters (Rack Units)
Zoning: GB -General Business	Electric: 3,000 Amps at 480 Volts
Floors: 7" Concrete Slab	Roof: 60 Mil White EPDM over Metal Deck



**1775 Route 38
Lumberton, NJ**

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Newmark

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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