



552,585 SF Available
Immediately Available
30-year tax PILOT

LogistiCenter[®] at Woolwich

The Epicenter of Southern New Jersey

280 Locke Avenue | Woolwich Twp, NJ 08085



CBRE

Dermody.com

Building Specifications

280 Locke Avenue | Woolwich Twp, NJ



Utilities

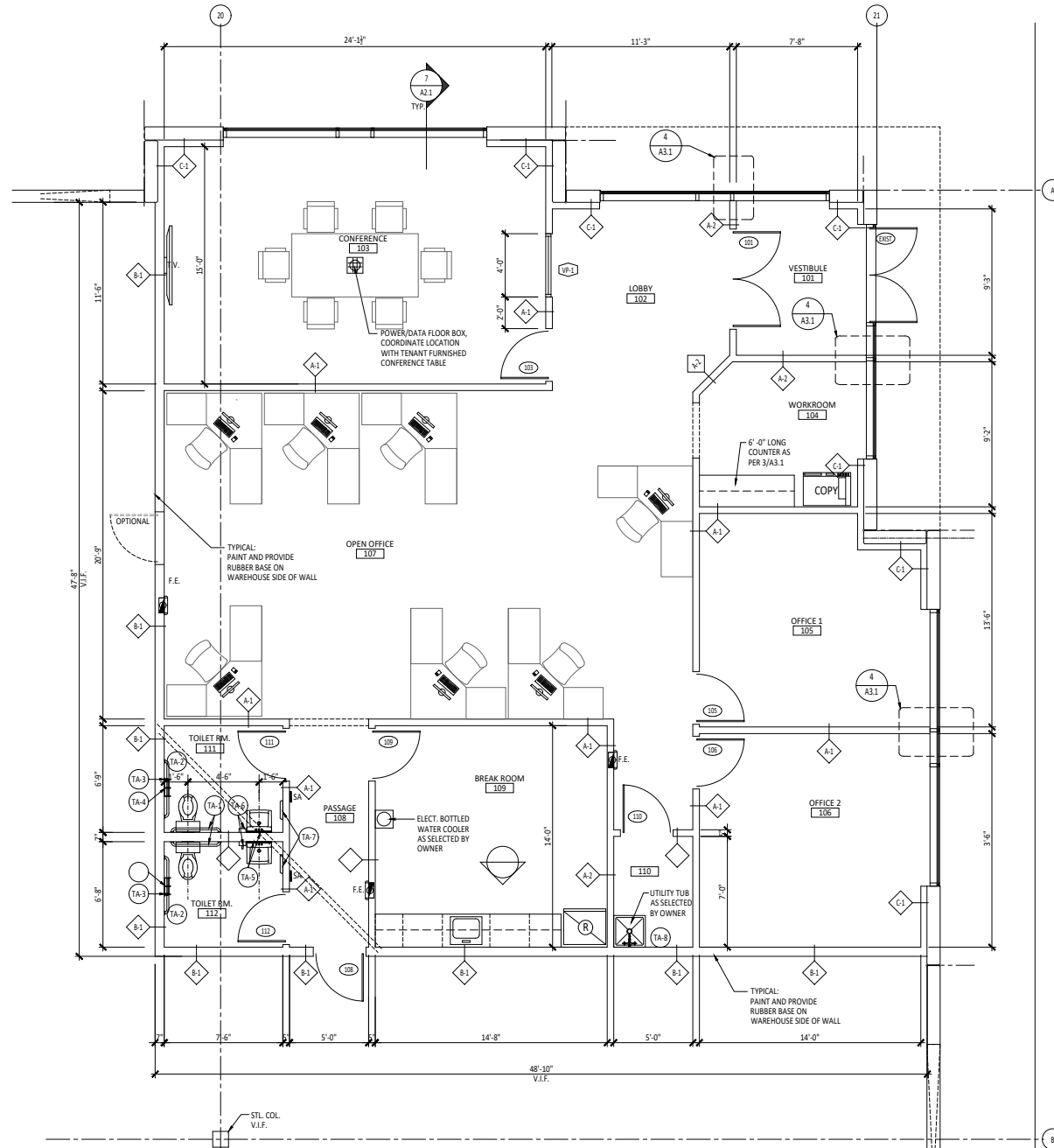
Electric	Atlantic City Elec.
Gas	South Jersey Gas
Water	Aqua NJ
Sewer	Gloucester Co. Utility Authority
Telecom	Verizon

280 Locke Avenue

Dimensions	1054' x 525'
Available SF	552,585 SF
Office Area	2,340 SF
Clear Height	40'
Column Spacing	54' x 50' 6"
Loading Bay	54' x 60'
Dock-High Doors	110
Grade-Level Doors	4
Power	3,000 amp
Car Parking	275 (expandable to 385)
Trailer Parking	190 (expandable to 250)
Fire Protection	ESFR, K-22 sprinkler heads
Floors	8" Unreinforced Concrete Slab
HVAC	Gas-fired HVAC units
Roof	Fully adhered EPDM roof
Lighting	LED 30 FC at 36" AFF on 25' whips

Office Plan

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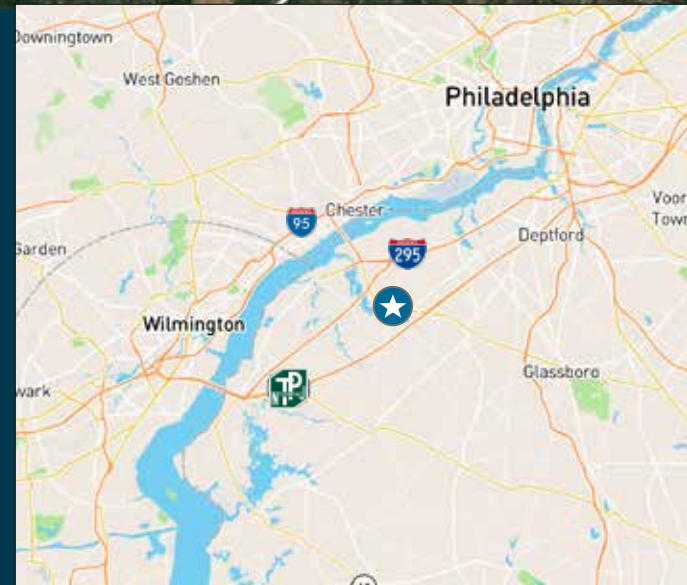
Woolwich Twp, NJ





Location Highlights

The property is conveniently located just under two miles to the west of Exit 2 of the New Jersey Turnpike and just under two miles to the east of Exit 11 of I-295. This direct highway access allows for the ability to reach 33% of the US population in a day's drive and 3 million people within a 40 minute drive time due to close proximity to Philadelphia, PA and Wilmington, DE. Surrounding national companies include Amazon, Exxon, Target, Lineage Logistics and XPO Logistics among many others.





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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 LogistiCenter® Brand

LogistiCenter® 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 LogistiCenter® 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 CBRE Group, Inc.

CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, is the world's largest commercial real estate services and investment firm (based on 2022 revenue). The company has approximately 115,000 employees (excluding Turner & Townsend employees) serving clients in more than 100 countries. CBRE serves a diverse range of clients with an integrated suite of services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services. Please visit our website at www.cbre.com.

CBRE

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