

FOR LEASE

A Development By:



# GATEWAY

Flex Center

PEDRICKTOWN, NJ

**107,000 SF**  
INDUSTRIAL  
DEVELOPMENT SITE

- **In-fill location** within a premier business park
- **Directly adjacent to** Exit 7 of Rt. 295 and in close proximity to the **New Jersey Turnpike, Delaware Memorial Bridge, and Commodore Barry Bridge**
- **PILOT** tax abatement approvals in place



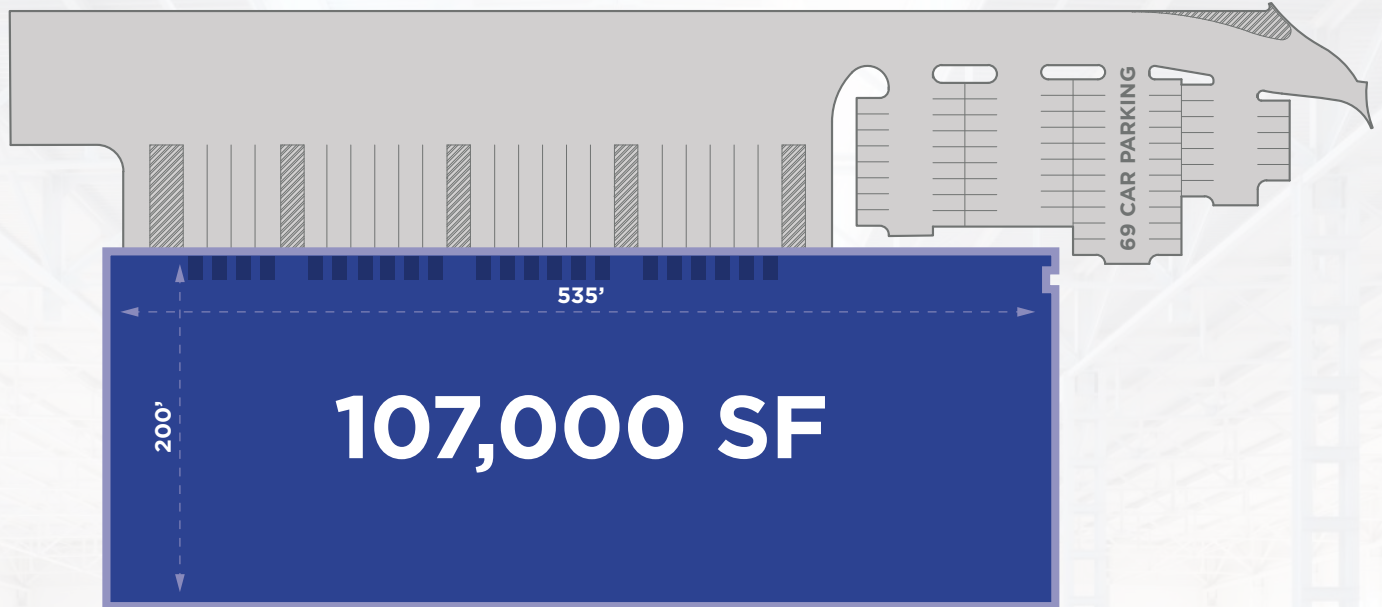
**John Gartland**  
Managing Director  
856 324 8287  
john.gartland@cushwake.com

**Jonas L. Skovdal**  
Director  
610 772 2005  
jonas.skovdal@cushwake.com

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<b>PROPERTY SPECIFICATIONS</b>	<b>SF AVAILABLE</b>	107,000 SF
	<b>BUILDING DIMENSIONS</b>	200' x 535'
	<b>LOT SIZE</b>	8.27 acres
	<b>TRUCK COURT DEPTH</b>	135'
	<b>CAR PARKING</b>	69 Car Parking Spaces
	<b>DOCK DOORS</b>	22 Docks
	<b>DRIVE-IN</b>	2 Drive-ins
	<b>CLEAR HEIGHT</b>	32'
	<b>COLUMN SPACING</b>	TBD, will not be less than 50' x 50'
	<b>SPRINKLER SYSTEM</b>	ESFR

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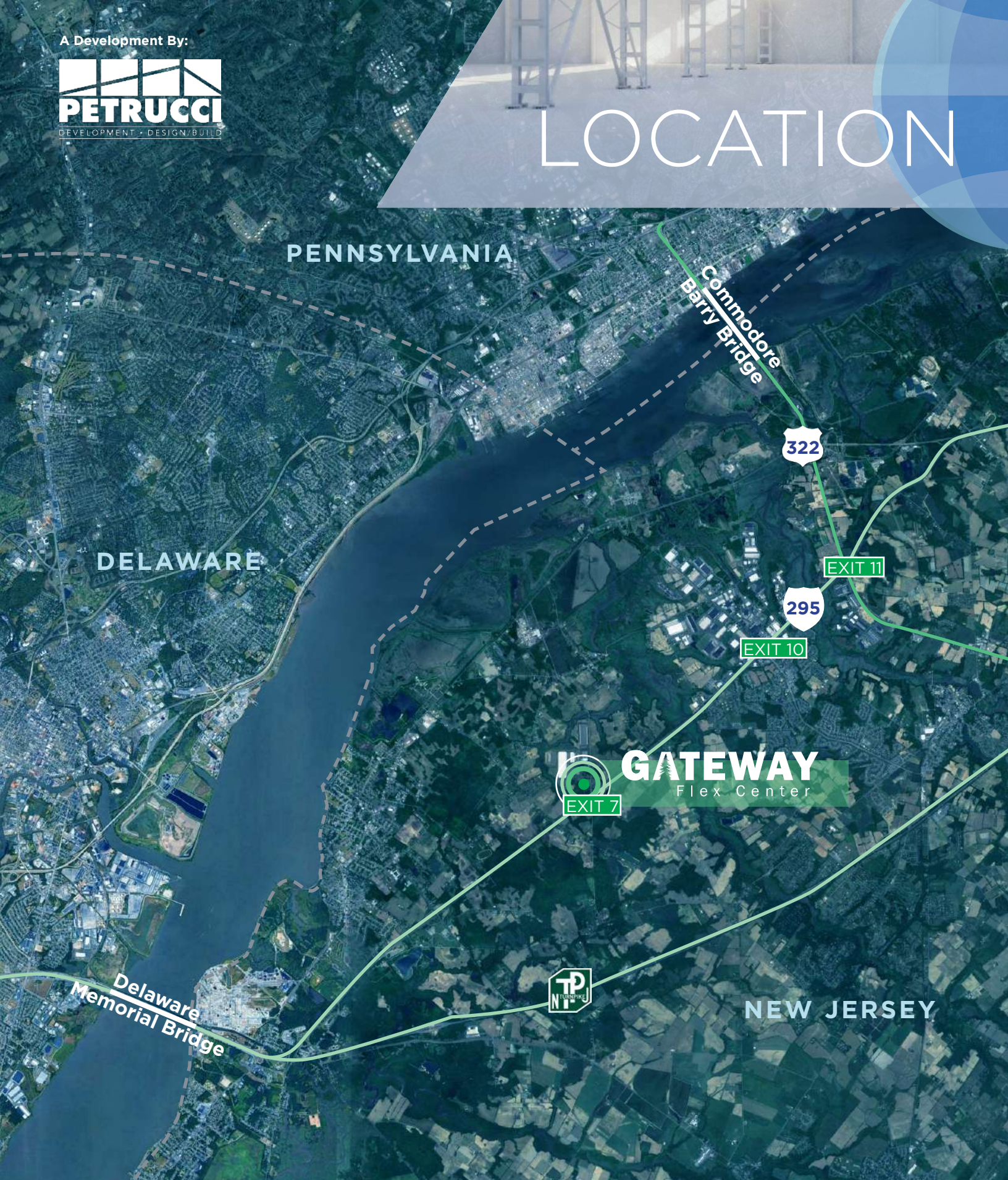




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# LOCATION



PENNSYLVANIA

DELAWARE

Commodore  
Barry Bridge

322

EXIT 11

295

EXIT 10

**GATEWAY**  
Flex Center

EXIT 7



NEW JERSEY

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