




TAC-PAL LOGISTICS CENTER
ROUTE 73, PALMYRA, NEW JERSEY

TAC-PAL LOGISTICS CENTER

457,000 SF Available | Divisible to $\pm 228,000$ SF Warehouse | Distribution

**AVISON
YOUNG**

 **CUSHMAN &
WAKEFIELD**


SANSONE
group

CROW HOLDINGS

ABOUT THE CENTER



**+/- 457,000 square foot industrial infill development available for lease.
Divisible to +/- 228,000 square feet.**

Tac-Pal's superior accessibility to both the Philadelphia and New York metropolitan areas, as well as its high-income demographics, make it highly desirable. Since 2017, more than 90% of new industrial space delivered within Burlington County has been either pre-leased or leased within three months of being constructed.

Developed by The Sansone Group, Inc., the proposed master-planned industrial site will consist of one building of 702,450 SF with modern design and build-to-suit opportunities.

The Tac-Pal Logistic Center is expected to deliver in the first quarter of 2023, with tenant occupancy expected by June 2023.

The newly developed logistics center will provide superior access to all major cities, ports and modes of transportation across the Northeast. Located immediately off Interstate 295 and Exit 5 of the New Jersey Turnpike, the site is central to Philadelphia (7.5 miles), New York City (68 miles), Baltimore (112 miles), and Washington, D.C. (145 miles).

SPECIFICATIONS

457,000 SF Available | Divisible to ±228,000 SF
Warehouse | Distribution

| | |
|-------------------------|--|
| BUILDING SIZE | 702,450 SF |
| BUILDING DIMENSIONS | 630'x 1115' |
| CEILING HEIGHT | 40' |
| COLUMN SPACING | 56'x 51 |
| SPEED BAYS | 60' Speed Bays |
| LOADING DOCKS | 107 |
| LOADING DOOR | 9'x 10' |
| LEVELERS | 7'x 8' 40,000 lb Mechanical Levelers |
| LEVEL DOORS | 4 Grade Level Doors with 12' x 14' Opening |
| TRUCK COURT DEPTH | 135' Minimum |
| OFF-DOCK TRAILER STALLS | 255 |
| CAR STALLS | 438 Car Stalls |
| POWER SYSTEM | 4000 Amps 480 Volts 3-Phase Capacity |
| SPRINKLER SYSTEM | ESFR System |
| FIXTURES | LED High Bay Fixtures with 30 FC |



PROPERTY ADVANTAGES



Largest infill development in Southern NJ



Phase One: 457,000 sf available for lease



Located in an Federal Opportunity Zone



Proximate to Major East Coast Ports



0.5 miles to PA and Tacony-Palmyra Bridge



Proximate to all Major Thoroughfares



Proximate to Major East Coast Airports



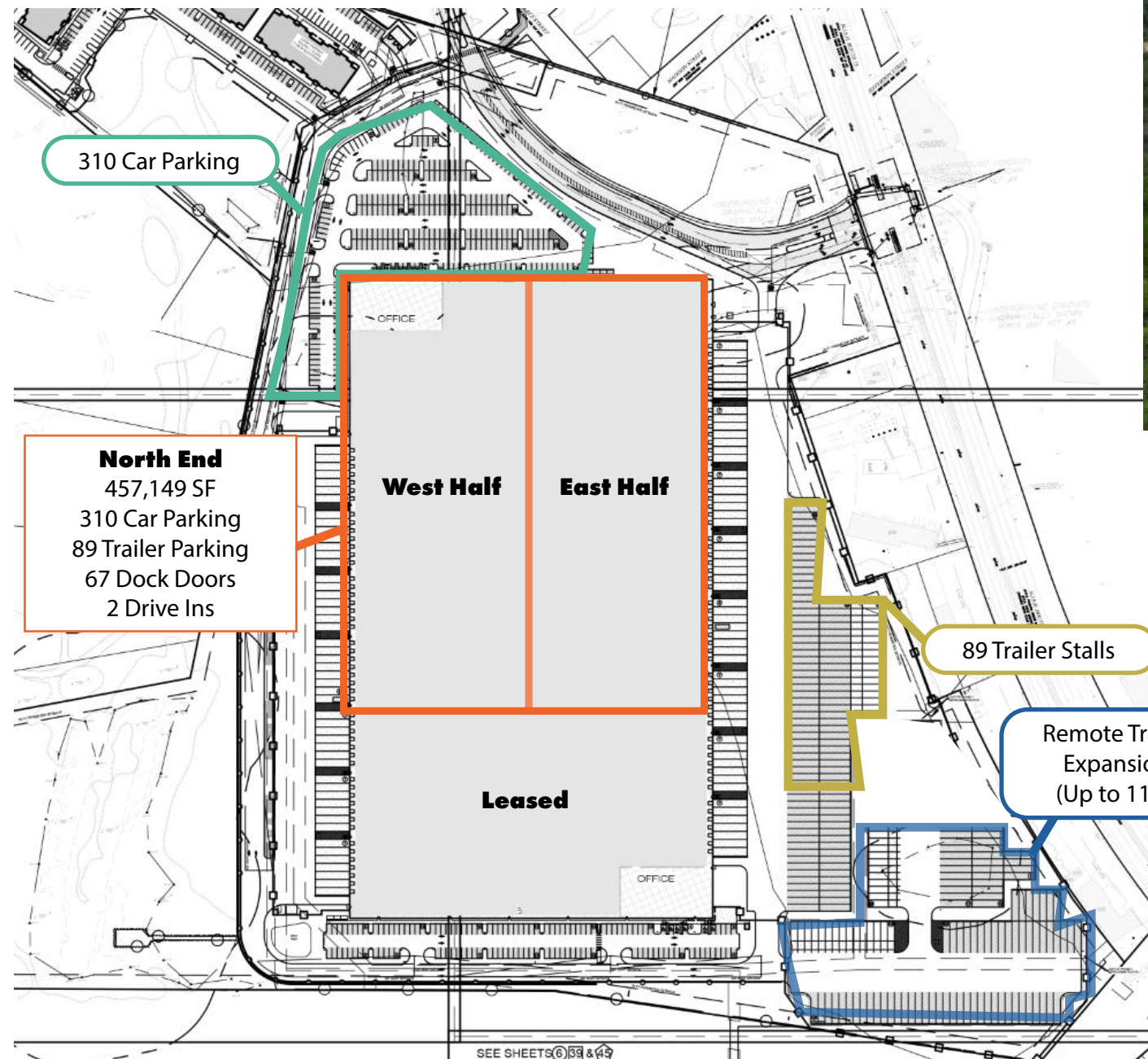
Site Advantages for Access to Labor

- Sizable and concentrated target demographic labor pool consisting of over 86,000 individuals within a 35-minute drive time.
- Higher blue-collar underemployment and unemployment rate will better absorb new employment demands.
- 10% lower median household income with 33.8% of people earning less than \$35,000 may indicate greater applicant appeal to a warehouse wage offering
- Favorable labor supply/demand in excess of 32,000 people within the target warehouse worker demographic pool reside within five miles.
- 30 Year PILOT with Taxes at \$1.42/sf for the first 10 Years. For more in depth information: [contact us for full breakdown](#)

Incentive Programs

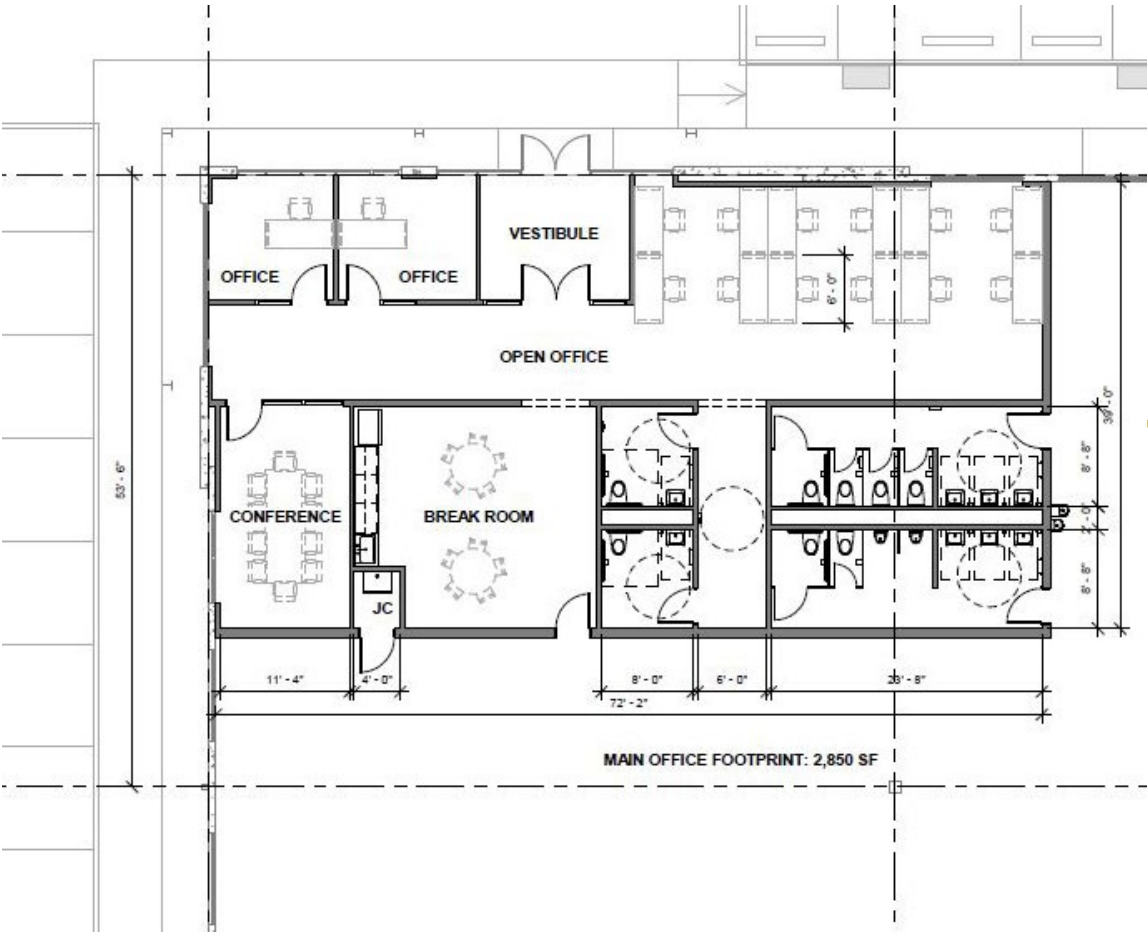
- NJ Forward: "New and Improved" - The Emerge Program
- NJ Aspire: Proposed as replacement to and ERG (Economic Redevelopment and Growth) program; Gap-based financing - \$100M Annually

WAREHOUSE SITE PLAN

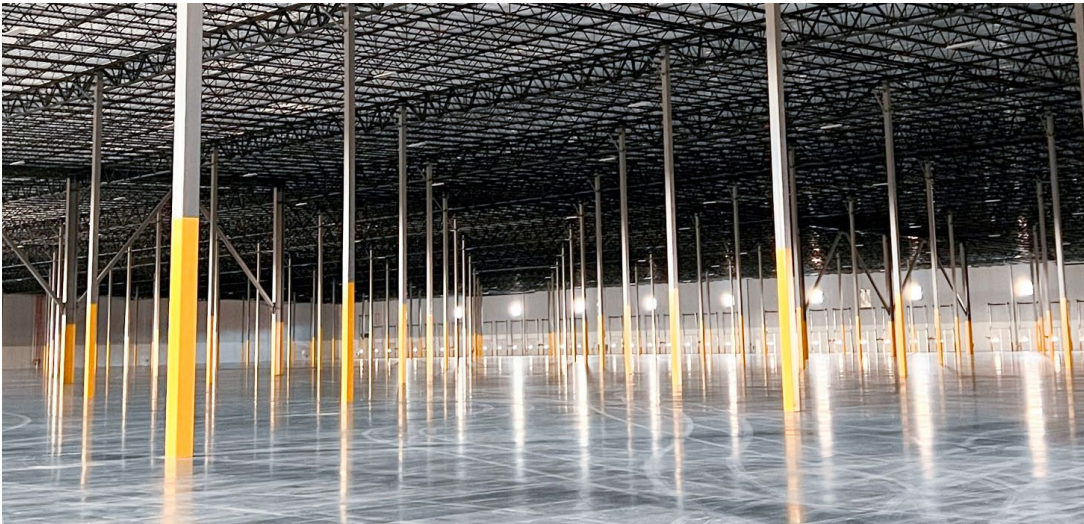
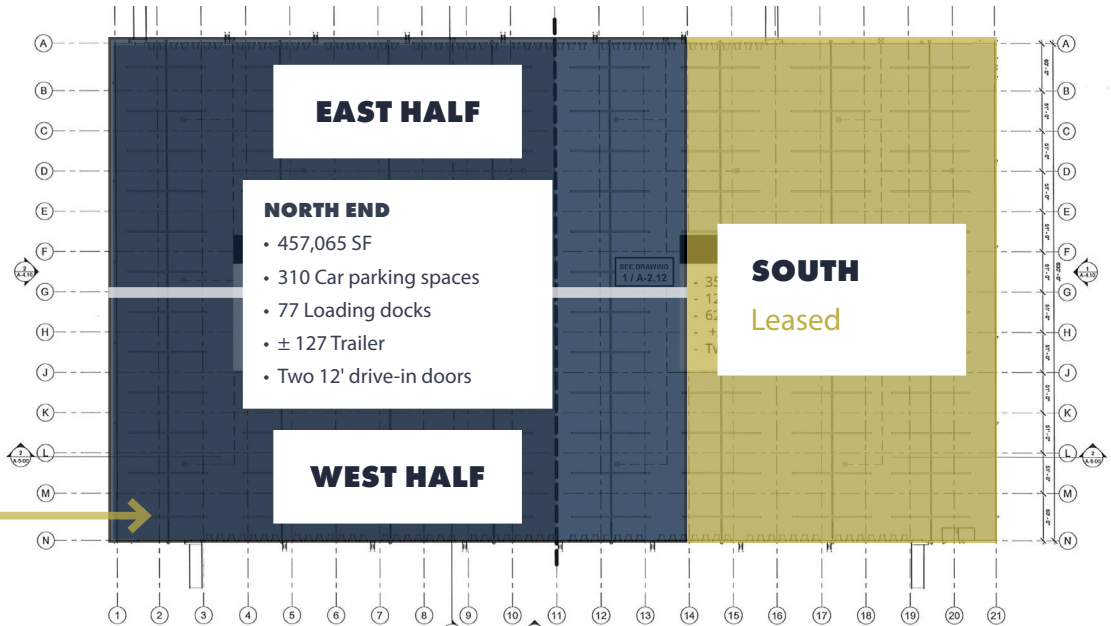


BUILDING PLANS AND ACCESS

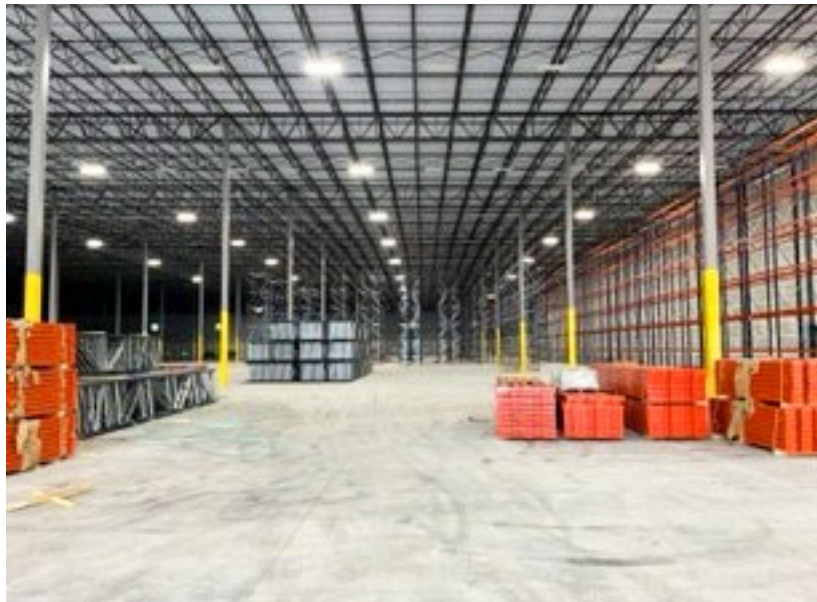
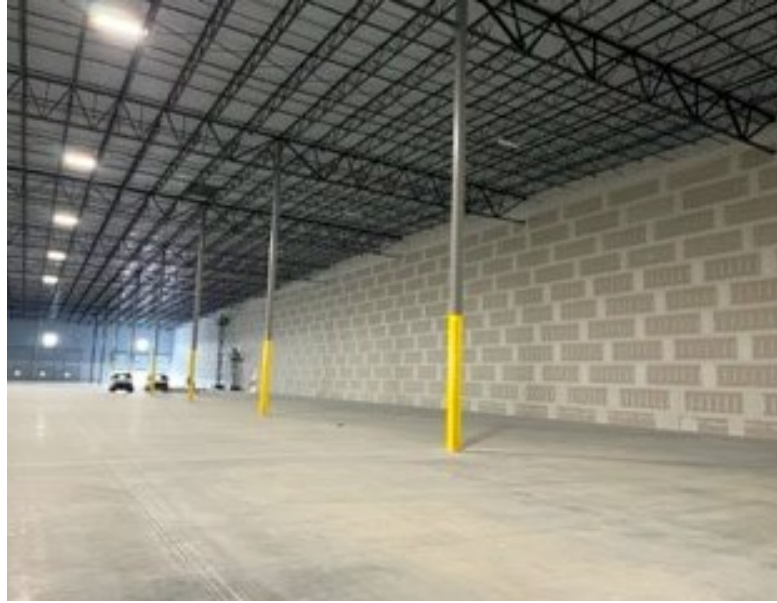
Proposed Office Space Plan



Floor Plan



INTERIOR BUILDING PHOTOS



**Leased space build out under construction

ACCESSIBLE TO MAJOR HIGHWAYS

1.2

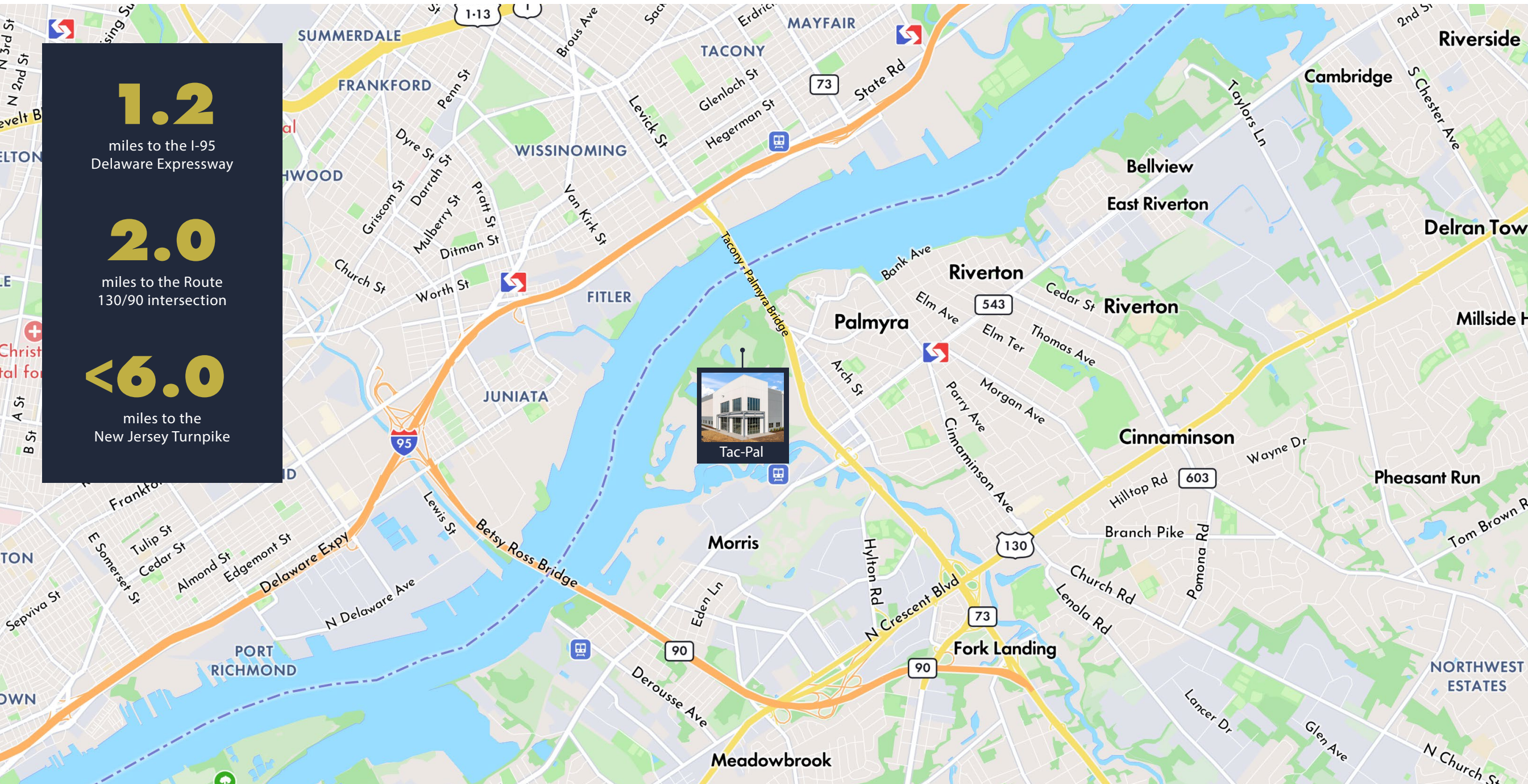
miles to the I-95
Delaware Expressway

2.0

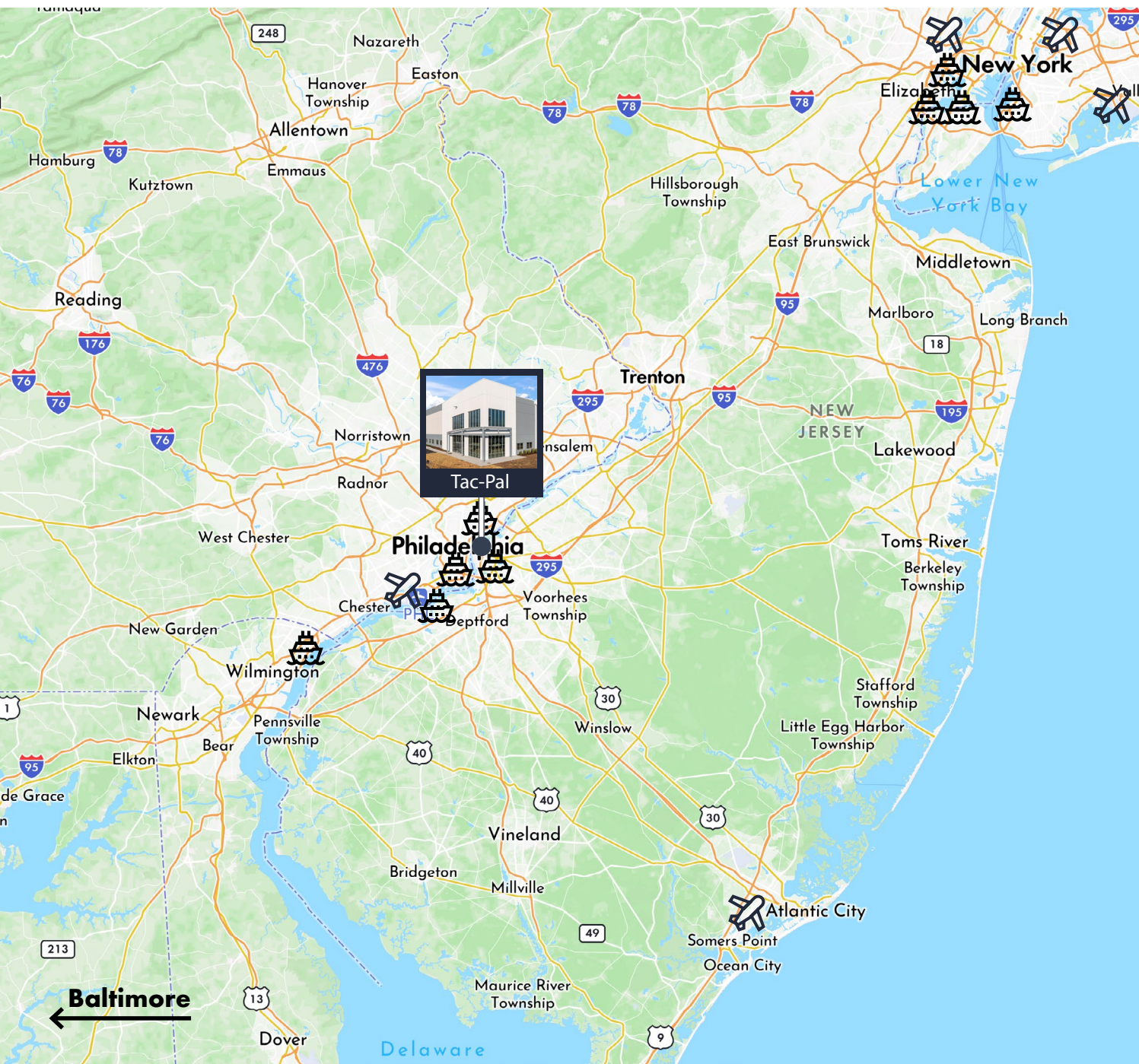
miles to the Route
130/90 intersection

<6.0

miles to the
New Jersey Turnpike



ACCESSIBILITY TO PORTS AND AIRPORTS



CITIES

PHILADELPHIA 7.5 miles

TRENTON 21.0 miles

WILMINGTON 7.5 miles

ALLENTOWN 53.6 miles

STATEN ISLAND 60.0 miles

NEW YORK CITY 68.0 miles

AIRPORTS

PHILADELPHIA | PHL 17.0 miles

ATLANTIC CITY | AIY 55.0 miles

NEWARK | EWR 76.0 miles

NEW YORK | LGA 100.0 miles

NEW YORK | JFK 101.0 miles

PORTS | TERMINALS

PHILAPORT 7.0 miles

TIOGA 5.7 miles

PACKER AVENUE 10.4 miles

GLOUSCESTER 10.8 miles

KINDER MORGAN 13.7 miles

PAULSBORO 15.2 miles

WILMINGTON 41.0 miles

HOWLAND HOOK 75.3 miles

NEWARK 81.0 miles

RED HOOK 81.0 miles

BALTIMORE 113.0 miles

PILOT TAX CREDIT PROGRAM

BREAKDOWN

For the initial 10 year term, rent would have to exceed \$14.20/SF for the annual service charge (PILOT) to become greater than \$1M (\$1.42/SF). For example a \$15/SF NNN rent would yield an annual service charge of \$1.053M (\$1.50/SF). Note that this is all before application of the land tax credit.

1. For the years One (1) through ten (10) from the completion date the annual service charge shall be equal to the greater of:

- Ten percent (10%) of the annual gross revenue ("AGR"); or,
- An annual service charge in the amount of \$1,000,000.

2. For each of the years sixteen (16) through twenty-one (21) from the completion date, the annual service charge shall be equal to the greater of:

- Sixteen percent (16%) of the annual gross revenue; or,
- An annual service charge in the amount of \$1,000,000; or,
- Twenty percent (20%) of the real property taxes that would otherwise due on the value of the land and the improvements but for the existence of the long term tax exemption granted by the borough to the entity;

3. For each of the years twenty-two (22) through twenty-seven (27) from the completion date, the annual service charge shall be equal to the greater of:

- Sixteen percent (16%) of the annual gross revenue; or,
- An annual service charge in the amount of \$1,000,000; or,
- Forty percent (40%) of the real property taxes that would otherwise due on the value of the land and the improvements but for the existence of the long term tax exemption granted by the borough to the entity;

4. For each of the years twenty-eight (28) through twenty-nine (29) from the completion date, the annual service charge shall be equal to the greater of:

- Sixteen percent (16%) of the annual gross revenue; or,
- An annual service charge equal to \$1,000,000; or,
- Sixty percent (60%) of the real property taxes that would otherwise due on the value of the land and the improvements but for the existence of the long term tax exemption granted by the borough to the entity;

5. For year thirty (30) from the completion date, the annual service charge shall be equal to the greater of:

- Sixteen percent (16%) of the annual gross revenue; or,
- An annual service charge equal to \$1,000,000; or,
- Eighty percent (80%) of the real property taxes that would otherwise due on the value of the land and the Improvements but for the existence of the long term tax exemption granted by the borough to the entity;





FOR MORE INFORMATION, PLEASE CONTACT:

Matthew Marshall

+1 610 557 0502

matthew.marshall@avisonyoung.com

Jim Scott

+1 215 932 1157

jim.scott@avisonyoung.com

Jack Owens

+1 610 557 0514

jack.owens@avisonyoung.com

Charles Fern

+1 732 243 3101

chuck.fern@cushwake.com

Stephen Shoemaker

+1 732 452 6166

stephen.shoemaker@cushwake.com

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YOUNG**

**CUSHMAN &
WAKEFIELD**

SANSONE
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