200 BIRCH CREEK RD

BRIDGEPORT, NJ

346,188 SF • AVAILABLE FOR LEASE



John Gartland
Executive Managing Director
+1 856 403 9535
john.gartland@cushwake.com

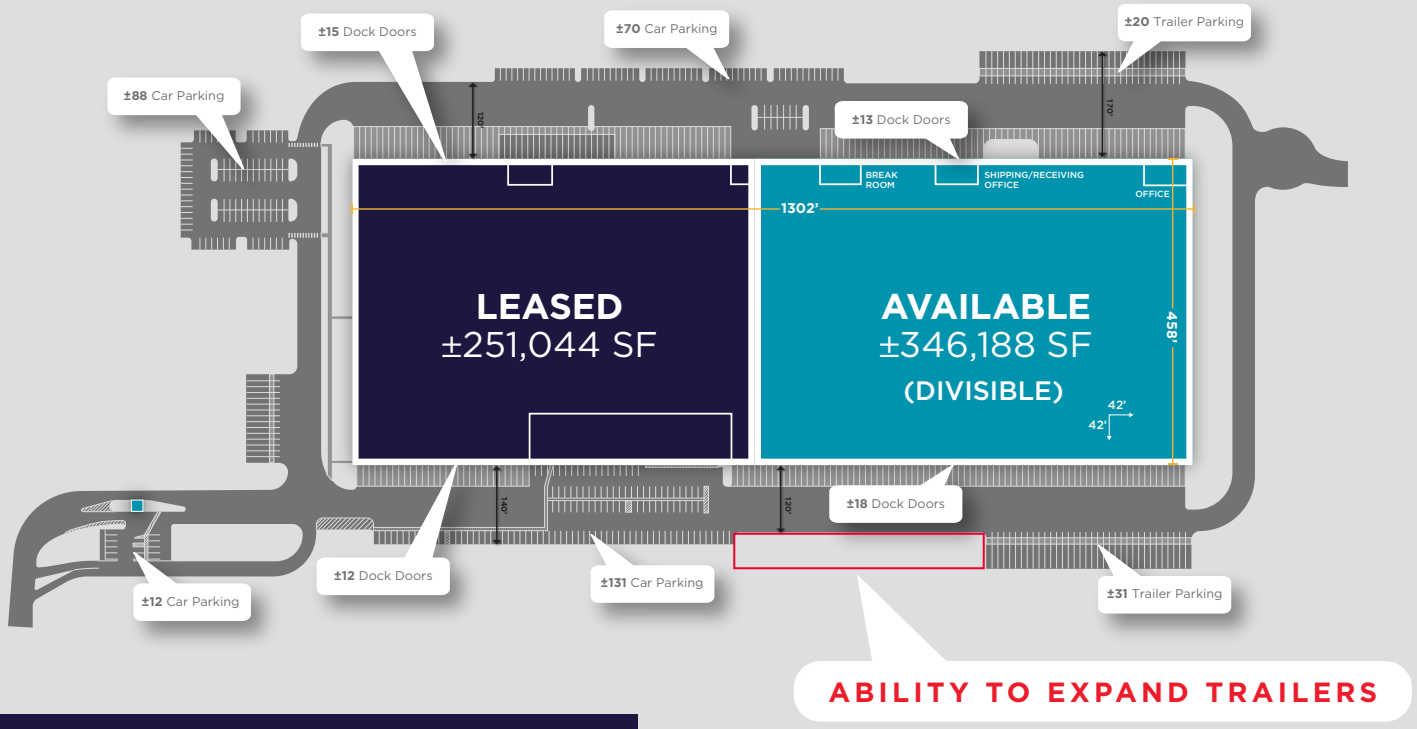
Sean Duncan
Senior Associate
+1 610 484 4793
sean.duncan@cushwake.com

Principal

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AVAILABLE SPECS



SITE PLAN

Building Specifications

Total Available SF	346,188 SF (Divisible)	**Truck Court**	120' - 170'
Total Building SF	597,232 SF	**Dock Doors**	31
Main Office SF	3,000 SF	**Drive-In Doors**	1
Site Acreage	77.78	**Car Parking**	99 Spaces
Building Dimensions	1,320' x 458'	**Trailer Storage**	51
Clear Height	25' Clear	**Power**	2,000 Amps
Floor Slab	6"	**Roof**	Fully Adhered EPDM
Loading	Cross-dock	**Lighting**	LED
Column Spacing	42' x 42'	**Fire Protection**	ESFR

EXPANDABLE PARKING

LOCATION OVERVIEW



PA

DE

NJ

PHILADELPHIA

Port of Philadelphia (Philaport)

CSX Rail Yard Philadephia

PHL International Airport

Commodore Barry Bridge

WILMINGTON

76

476

676

95

295

130

495

EXIT 10

EXIT 2

322

ROAD ACCESS

ROUTE 130	1.5 MILES
EXIT 10 ON 295	2 MILES
EXIT 2 ON NJ TURNPIKE	8 MILES

LOGISTICAL AMENITIES

PHL INTERNATIONAL	14 MILES
PORT OF PHILADELPHIA	29 MILES
CSX INTERMODAL	23 MILES

DIRECT ACCESS TO INTERSTATE 295 AND THE NEW JERSEY TURNPIKE

- Strategically located directly off exit 10 of Interstate 295
- 100 miles from New York City
- In the heart of the country's richest consumer demographic

CUSHMAN & WAKEFIELD

LOCAL ACCESS



NEIGHBORING TENANTS

amazon

US. FOODS

Taylor FARMS

GREEN CHEF

americold

RASTELLI FOODS GROUP

THE HOME DEPOT

ups