

GATEWAY

FLEX CENTER

PEDRICKTOWN, NEW JERSEY

UNDER CONSTRUCTION
DELIVERING JANUARY 2027



107,000 SF
INDUSTRIAL DEVELOPMENT SITE

FOR LEASE



In-fill location within a premier business park

Cold Storage permitted by right

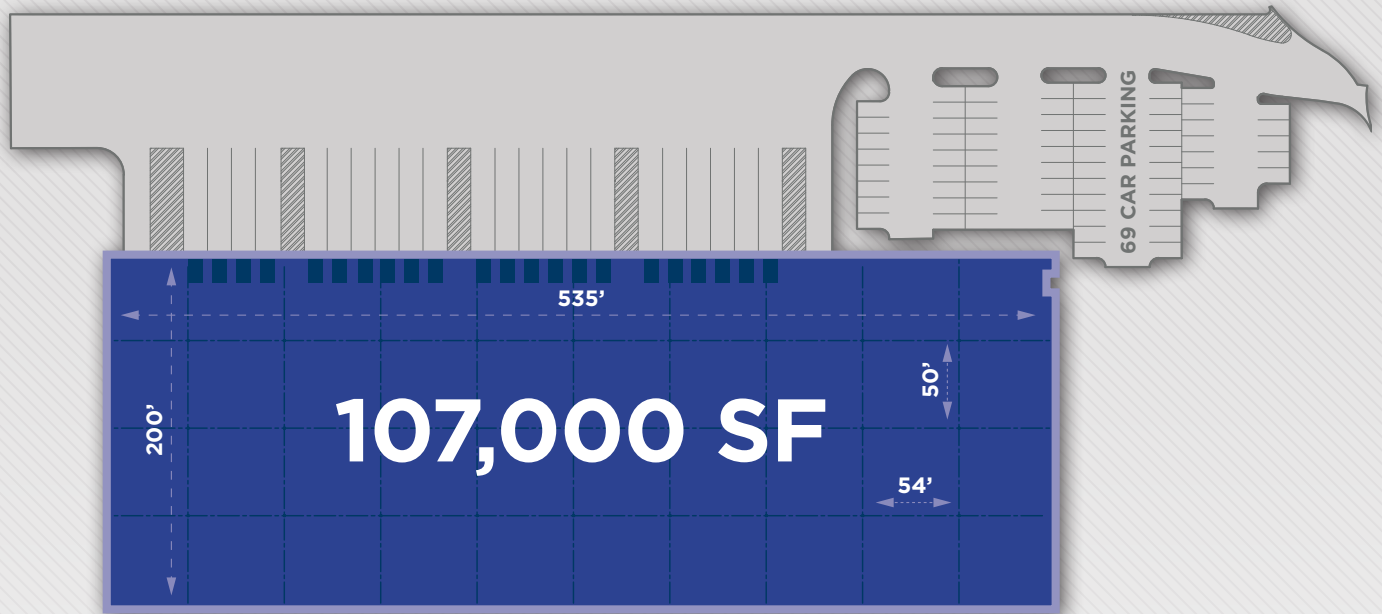
Directly adjacent to Exit 7 of **Rt. 295** and in close proximity to the **New Jersey Turnpike, Delaware Memorial Bridge, and Commodore Barry Bridge**

PILOT tax abatement approvals in place

JOHN GARTLAND
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BUILDING SPECS

SF AVAILABLE	107,000 SF
BUILDING DIMENSIONS	200' x 535'
LOT SIZE	8.27 acres
TRUCK COURT DEPTH	135'
CAR PARKING	69 Car Parking Spaces
DOCK DOORS	22 Docks
DRIVE-IN	2 Drive-ins
CLEAR HEIGHT	40'
COLUMN SPACING	50' x 54'
SPRINKLER SYSTEM	ESFR

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FLEX CENTER

9 JENKINS LANE
PEDRICKTOWN, NJ

LABOR STATISTICS WITHIN 30-MIN DRIVETIME



1,114,242
Population
within a
30-min drivetime



98,000+
In the
blue collar
demographic



30,000+
Existing
warehouse
workers



\$89,769
Median
household
income



10%
Warehouse
occupations over
the US average



FAVORABLE
Education levels
for warehouse
employment

GATEWAY

FLEX CENTER



DELAWARE

PENNSYLVANIA



Commodore
Barry
Bridge



EXIT 11

EXIT 10

EXIT 2



EXIT 7



Delaware
Memorial
Bridge

EXIT 1



NEW JERSEY

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J.G. Petrucci Company, Inc. is a privately held development firm specializing in design/build construction with offices in Asbury, New Jersey, and Bethlehem, Pennsylvania. The company has over 35 years of experience in designing, developing, re-development, and acquiring commercial, industrial, educational, multifamily, and healthcare properties throughout the Northeastern United States.

J.G. Petrucci Company has delivered over 800 design/build projects for local, regional, and national leaders in various industries. In addition, the firm owns and operates over 5 million square feet of commercial, industrial, and retail properties, 2,000 luxury apartment homes, and has extensive land holdings to offer its clients throughout New Jersey and Pennsylvania. For more information on J.G. Petrucci Company, Inc., visit www.jgpetrucci.com.

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