



WATERFORD

LOGISTICS CENTER

C. William Haines Blvd, Waterford, NJ

955,514 SF

**CLASS A, BULK-DISTRIBUTION DEVELOPMENT SITE
TWO, BEST-IN-CLASS BUILDINGS AVAILABLE FOR SALE OR LEASE**

APPROVED SITE PLAN | FLEXIBLE ZONING | MULTIPLE USES PERMITTED, INCLUDING WAREHOUSING & COLD STORAGE
BUILDING HEIGHTS FROM 50'---110'

MARC PETRELLA

+1 732 261 6317
marc.petrella@kbcadvisors.com

SEAN KELLY

+1 856 630 5806
seankelly@kbcadvisors.com

MICHAEL KIMMEL

+1 410 241 1815
michael.kimmel@kbcadvisors.com

KYLE SCHMIDT

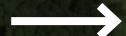
+1 860 205 5954
kyle.schmidt@cushwake.com



ACCESS MAP

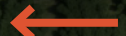
INGRESS

VIA CW HAINES BLVD

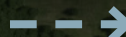


EGRESS

VIA CW HAINES BLVD



EMERGENCY ACCESS



Building 1
267,389 SF

Building 2
688,125 SF

CW HAINES BLVD

CW HAINES BLVD

CW HAINES BLVD



APPROVED SITE PLAN



955,514 TOTAL SF



59.1 ACRES



PERMITTED USES:

Warehousing, cold storage, shipping/receiving, fabrication/assembly, fulfillment, self-storage, flex space, research facilities

MARC PETRELLA

+1 732 261 6317

marc.petrella@kbcadvisors.com

SEAN KELLY

+1 856 630 5806

seankelly@kbcadvisors.com

MICHAEL KIMMEL

+1 410 241 1815

michael.kimmel@kbcadvisors.com

KYLE SCHMIDT

+1 860 205 5954

kyle.schmidt@cushwake.com



PROPERTY SPECIFICATIONS: BUILDING 1

267,389 SF
AVAILABLE

40' CLEAR
CEILING HEIGHT
(higher for freezer/cooler uses)

OFFICE
TO SUIT

52
LOADING DOCKS

64
TRAILER SPACES

176 SPACES
CAR PARKING

300' X 890'
DIMENSIONS

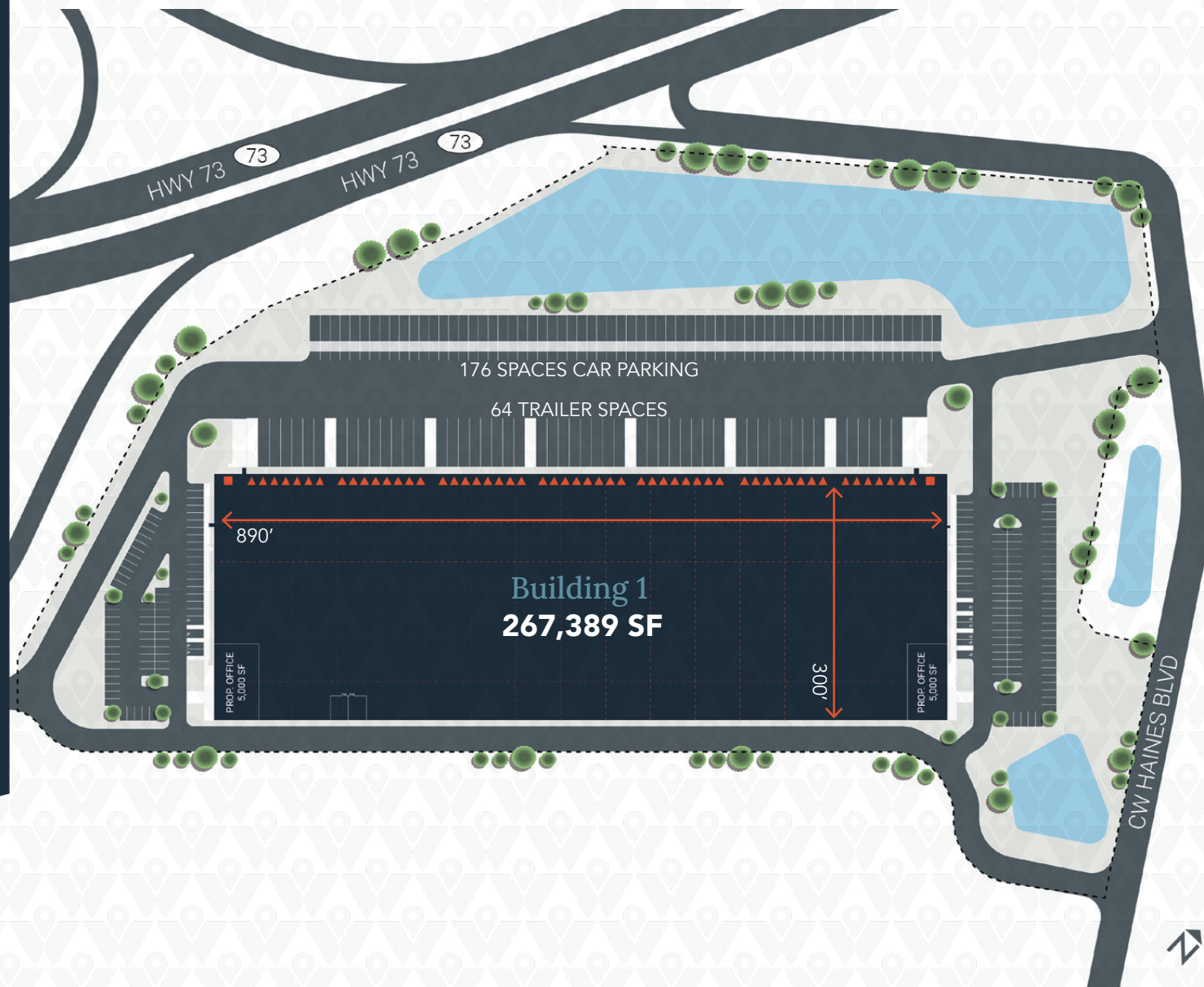
1500
AMPS

48' X 54'
COLUMN SPACING

60'
SPEED BAYS

FLEXIBLE
ZONED

APPROVED
SITE PLAN



MARC PETRELLA
+1 732 261 6317
marc.petrella@kbcadvisors.com

MICHAEL KIMMEL
+1 410 241 1815
michael.kimmel@kbcadvisors.com

SEAN KELLY
+1 856 630 5806
seankelly@kbcadvisors.com

KYLE SCHMIDT
+1 860 205 5954
kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

PROPERTY SPECIFICATIONS: BUILDING 2

688,125 SF
AVAILABLE

40' CLEAR
CEILING HEIGHT
(higher for freezer/cooler uses)

OFFICE
TO SUIT

129
LOADING DOCKS

151
TRAILER SPACES

394 SPACES
CAR PARKING

520' X 1330'
DIMENSIONS

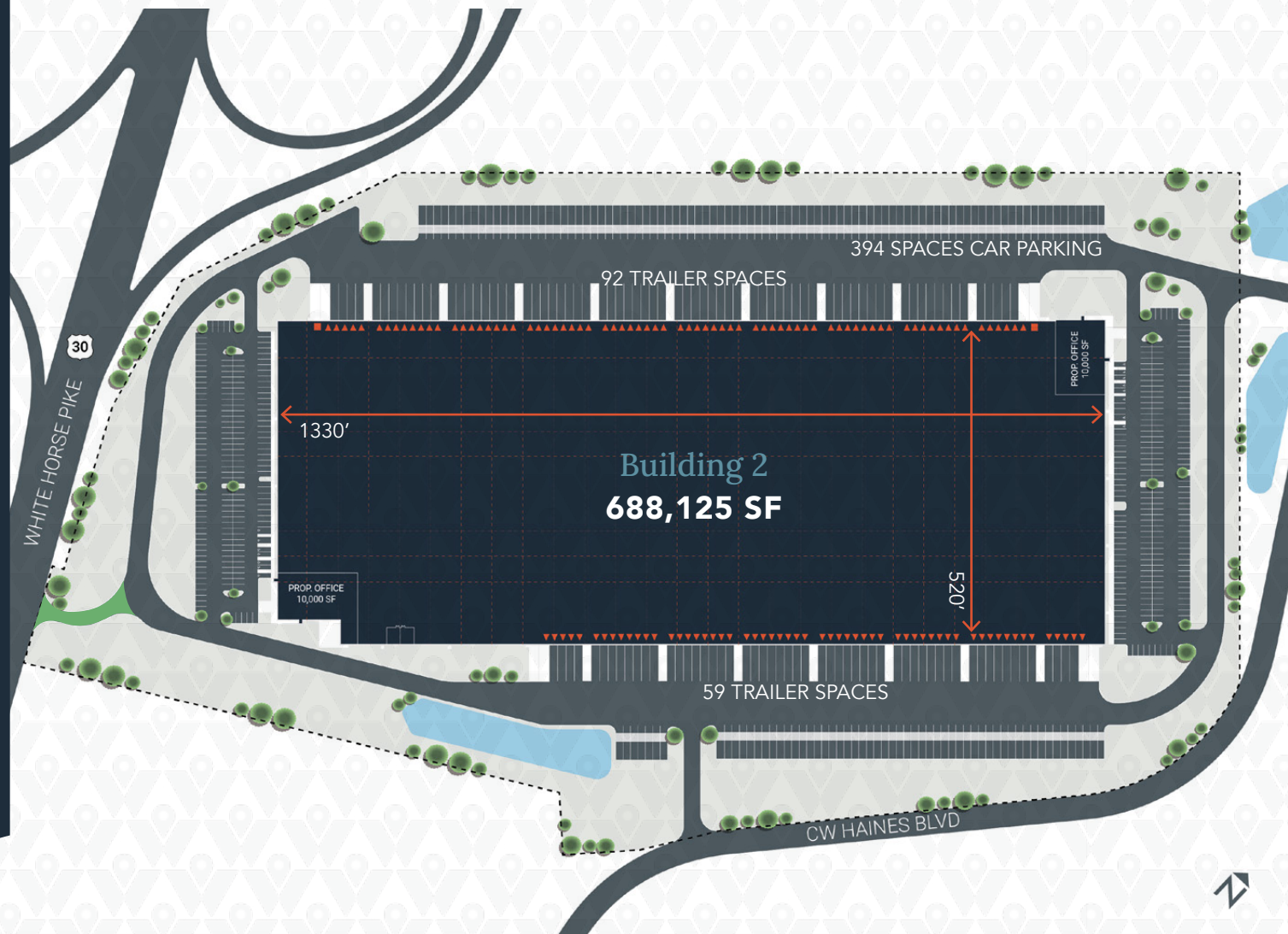
3000
AMPS

50' X 54'
COLUMN SPACING

60'
SPEED BAYS

FLEXIBLE
ZONED

APPROVED
SITE PLAN



MARC PETRELLA
+1 732 261 6317
marc.petrella@kbcadvisors.com

MICHAEL KIMMEL
+1 410 241 1815
michael.kimmel@kbcadvisors.com

SEAN KELLY
+1 856 630 5806
seankelly@kbcadvisors.com

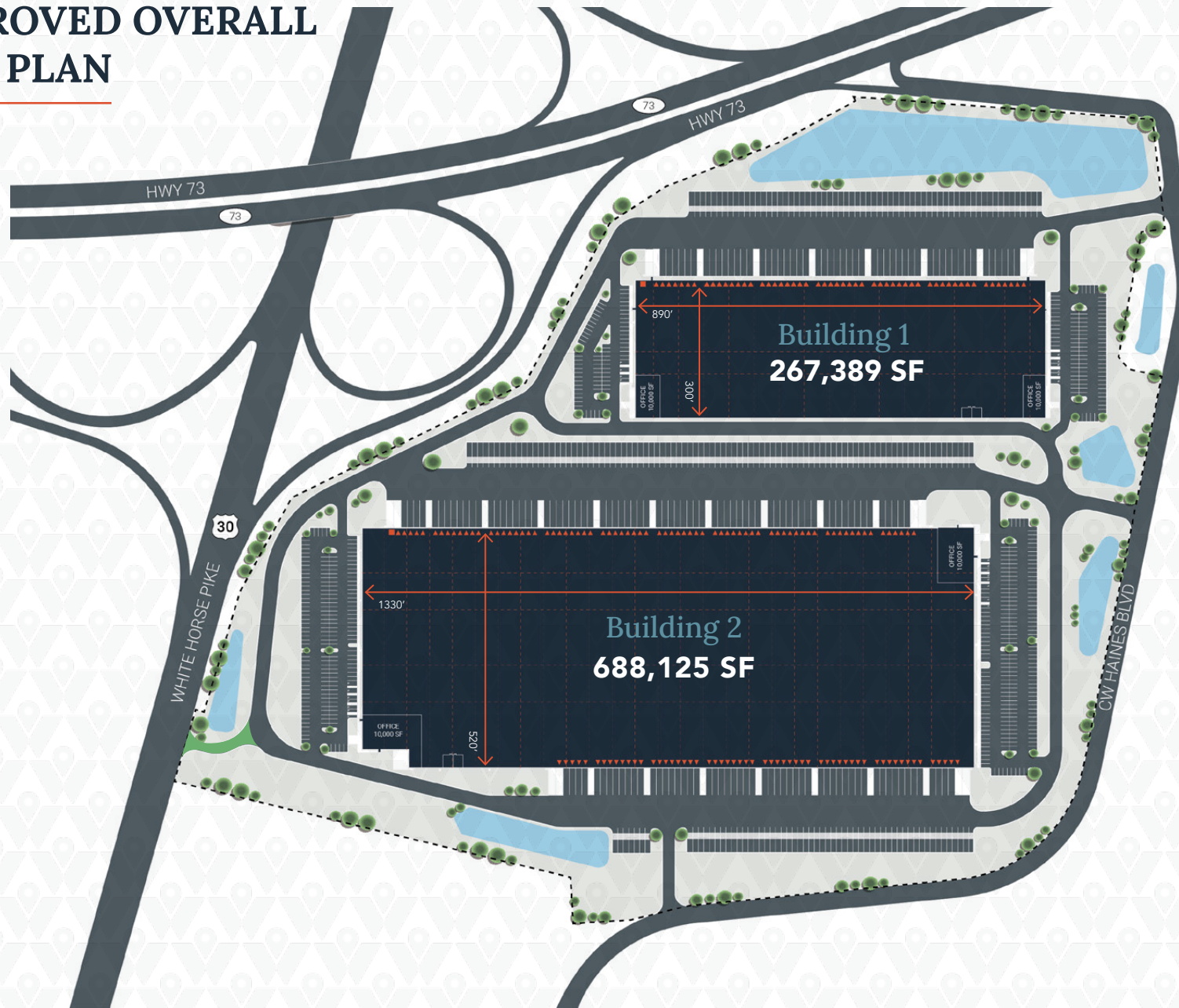
KYLE SCHMIDT
+1 860 205 5954
kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

APPROVED OVERALL SITE PLAN



MARC PETRELLA
+1 732 261 6317
marc.petrella@kbcadvisors.com

SEAN KELLY
+1 856 630 5806
seankelly@kbcadvisors.com

MICHAEL KIMMEL
+1 410 241 1815
michael.kimmel@kbcadvisors.com

KYLE SCHMIDT
+1 860 205 5954
kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

ALTERNATIVE SITE PLAN OPTION A

COLD STORAGE 50' CLEAR



MARC PETRELLA
+1 732 261 6317
marc.petrella@kbcadvisors.com

SEAN KELLY
+1 856 630 5806
seankelly@kbcadvisors.com

MICHAEL KIMMEL
+1 410 241 1815
michael.kimmel@kbcadvisors.com

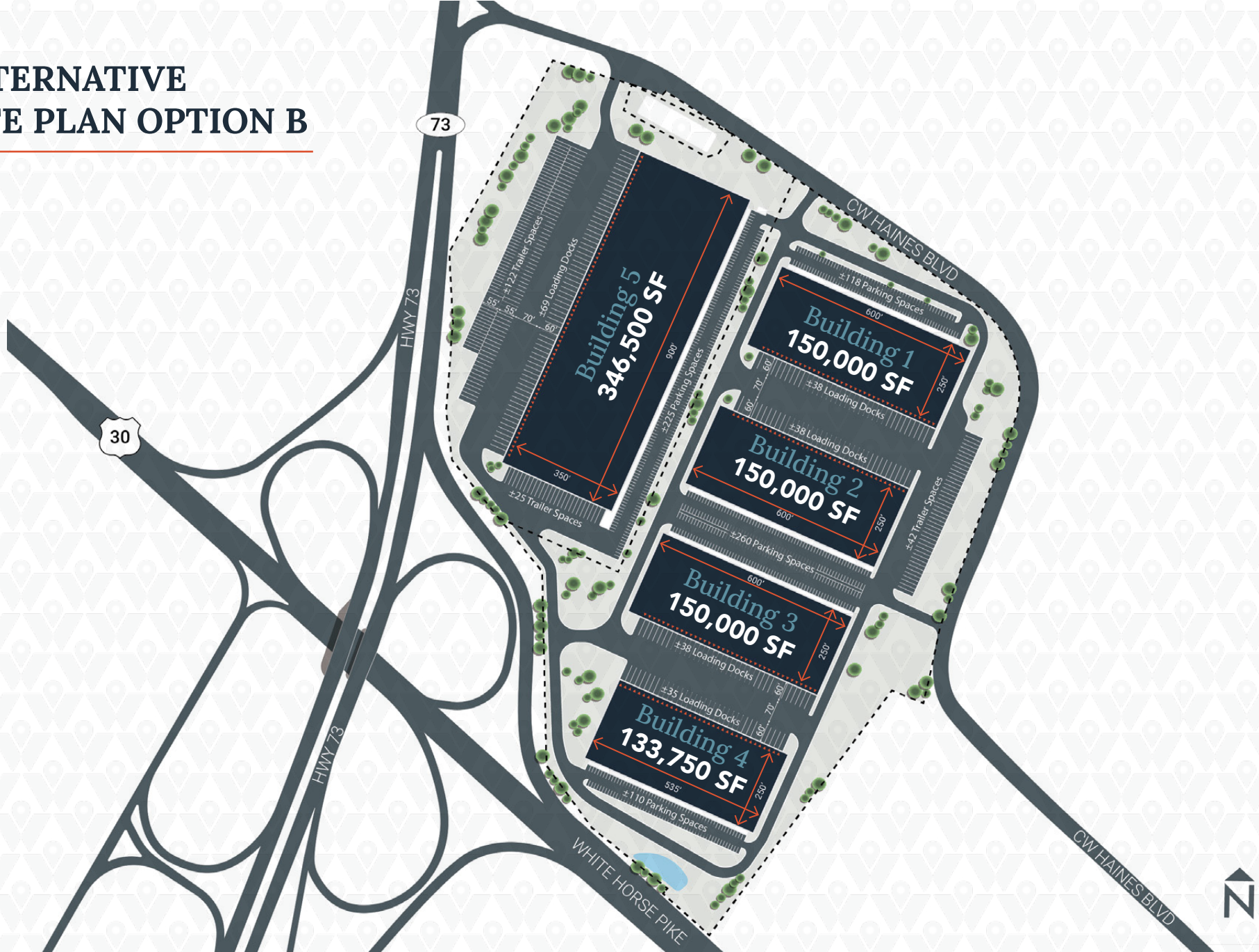
KYLE SCHMIDT
+1 860 205 5954
kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

ALTERNATIVE SITE PLAN OPTION B



MARC PETRELLA

+1 732 261 6317

marc.petrella@kbcadvisors.com

SEAN KELLY

+1 856 630 5806

seankelly@kbcadvisors.com

MICHAEL KIMMEL

+1 410 241 1815

michael.kimmel@kbcadvisors.com

KYLE SCHMIDT

+1 860 205 5954

kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

IMMEDIATE ACCESS



MARC PETRELLA

+1 732 261 6317
marc.petrella@kbcadvisors.com

SEAN KELLY

+1 856 630 5806
seankelly@kbcadvisors.com

MICHAEL KIMMEL

+1 410 241 1815
michael.kimmel@kbcadvisors.com

KYLE SCHMIDT

+1 860 205 5954
kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

IMMEDIATE WORKFORCE

4 HOURS

3 HOURS

2 HOURS

60 MIN



C. William Haines Blvd.,
Waterford, NJ

POPULATION REACH

30 Min | **993,238**

60 Min | **5,279,723**

2 Hour | **19,880,769**

3 Hour | **37,628,564**

4 Hour | **46,526,150**

45-MINUTE DRIVE TIME LABOR



WAREHOUSE WORKERS:

20,522 WORKER COUNT

\$19.44 AVERAGE HOURLY EARNINGS



FORKLIFT DRIVERS

1,628 WORKER COUNT

\$19.28 AVERAGE HOURLY EARNINGS

MARC PETRELLA

+1 732 261 6317

marc.petrella@kbcadvisors.com

SEAN KELLY

+1 856 630 5806

seankelly@kbcadvisors.com

MICHAEL KIMMEL

+1 410 241 1815

michael.kimmel@kbcadvisors.com

KYLE SCHMIDT

+1 860 205 5954

kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

**CUSHMAN &
WAKEFIELD**

PREMIER REGIONAL CONNECTIVITY



C. William Haines Blvd.,
Waterford, NJ

- CSX Intermodal Philadelphia | **20.7 Miles**
- Philaport | **21.7 Miles**
- Philadelphia, PA | **24.1 Miles**
- Philadelphia Int'l Airport | **24.1 Miles**
- Trenton, NJ | **40.1 Miles**
- Port of Wilmington | **46.1 Miles**
- Wilmington, DE | **47.2 Miles**
- NS Intermodal Morrisville | **47.6 Miles**
- Newark Liberty Int'l Airport | **81.2 Miles**
- NS Intermodal Bethlehem | **83.8 Miles**
- Port Newark/Elizabeth | **86.2 Miles**
- New York, NY | **93.2 Miles**
- John F. Kennedy Int'l Airport | **106 Miles**
- LaGuardia Int'l Airport | **111 Miles**
- Baltimore, MD | **110 Miles**
- Port of Baltimore | **112 Miles**
- BWI Int'l Airport | **123 Miles**
- Washington D.C. | **151 Miles**
- Dulles Int'l Airport | **171 Miles**
- Boston, MA | **306 Miles**

MARC PETRELLA
+1 732 261 6317
marc.petrella@kbcadvisors.com

SEAN KELLY
+1 856 630 5806
seankelly@kbcadvisors.com

MICHAEL KIMMEL
+1 410 241 1815
michael.kimmel@kbcadvisors.com

KYLE SCHMIDT
+1 860 205 5954
kyle.schmidt@cushwake.com

ACTIVE
- ACQUISITIONS -

KBCADVISORS

CUSHMAN & WAKEFIELD

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

KBCADVISORS.COM