

Alpha 78 Logistics Center

EDGE ROAD, ALPHA, NJ

alpha78.cbre-properties.com

450,000 sq. ft.
AVAILABLE

118 total
DOCK DOORS

3,000 sq. ft.
SPEC OFFICE

4
DRIVE-IN DOORS

36'
CLEAR HEIGHT

230
AUTOMOBILE PARKING

2025 DELIVERY

Features

A 450,000 sq. ft. building area with 3,000 sq. ft. spec office.

Cross-dock configuration with 118 dock doors.

Ample automobile parking with 230 stalls.

Immediate access to Rte 22 and I-78 interchange. (2 Miles)

59 miles to Port of NY/NJ.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



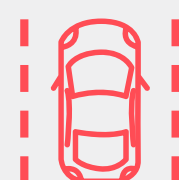
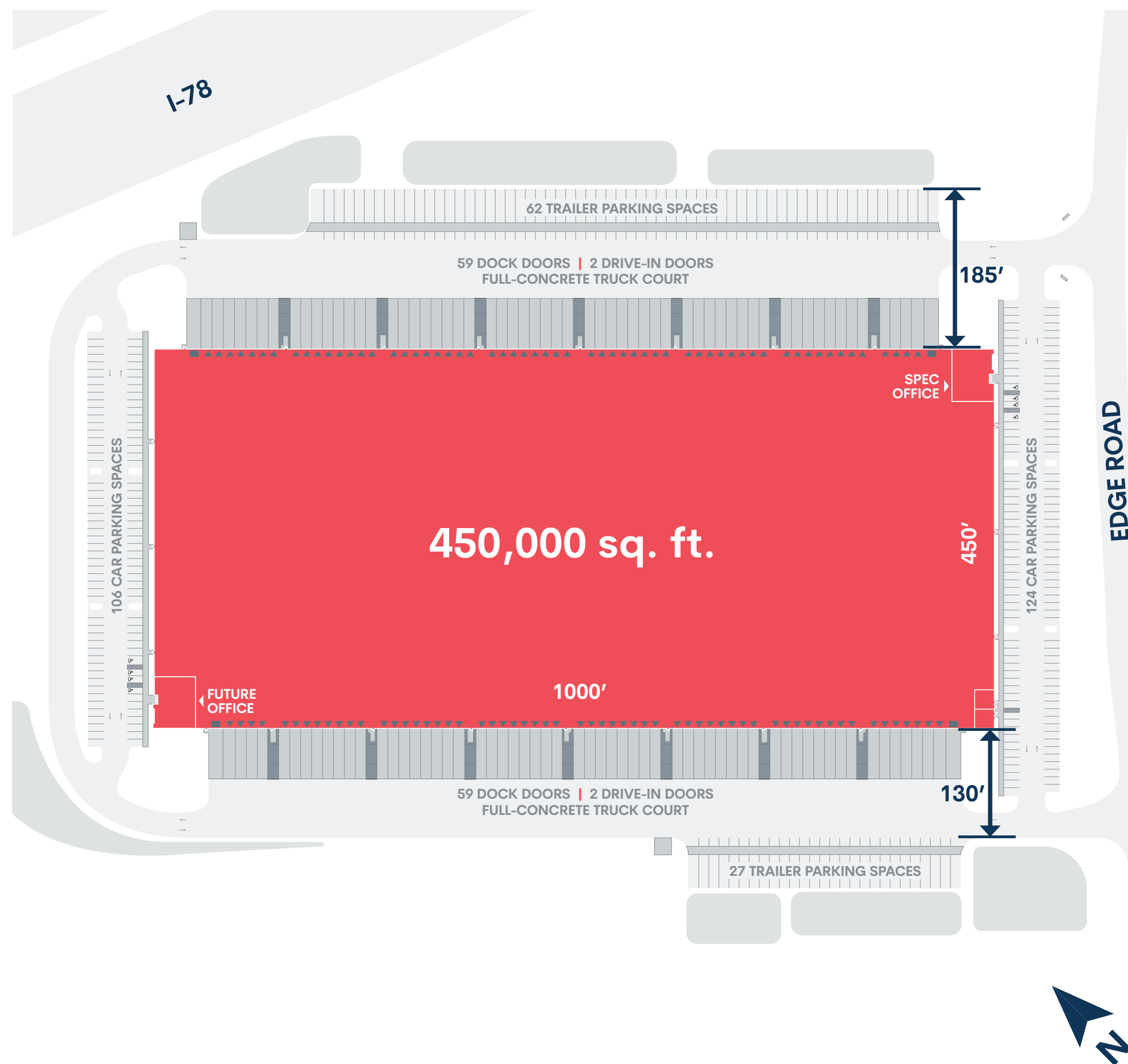
Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



Building Specifications

Building Size	450,000 sq. ft.
Office Space	3,000 sq. ft. spec office
Clear Height	36'
Dimensions	1,000' x 450'
Column Spacing	55' X 56' 6", 60' loading bay
Dock Doors	118
Drive-ins	4
Building Configuration	Cross-dock
Trailer Parking	89 stalls
Automobile Parking	230 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	3,000 Amps 3-phase 277/480V service



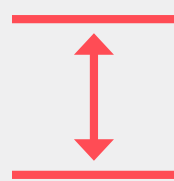
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Automobile
Parking



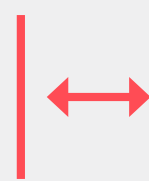
118

Loading
Spaces



36'

Clear
Height



55' X 56' 6"

Column
Spacing



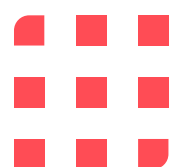
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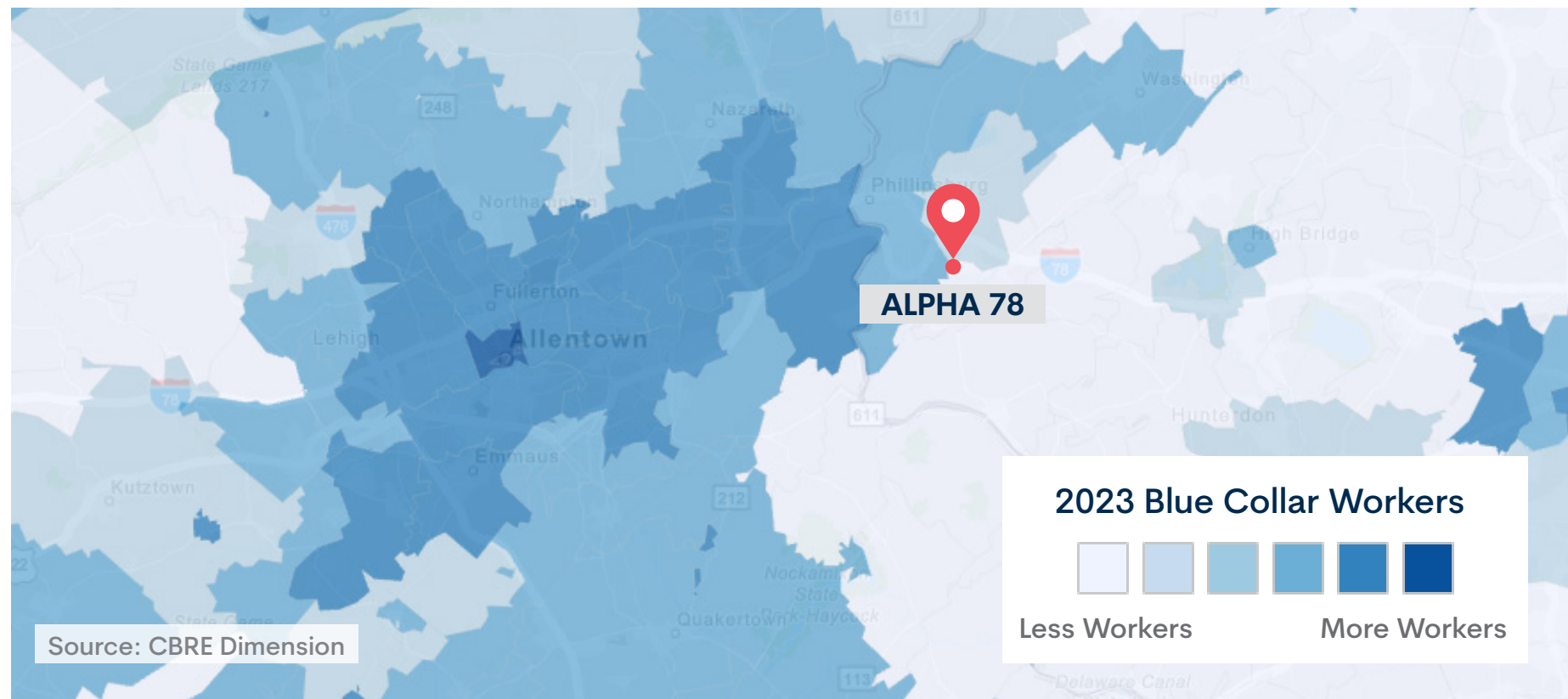
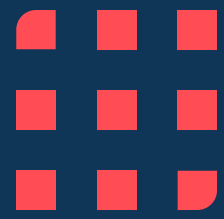
Drive-in
Doors



185'

Truck Court
Depth





LABOR STUDY

779,987
POPULATION

92,439 (23.3%)
BLUE COLLAR EMPLOYEES

413,137
LABOR FORCE

42.2
MEDIAN AGE

Within a 20-mile radius/2024





Key Distances

I-78 / Route 22	2 miles
UPS Hub	15 miles
Lehigh Valley Airport (ABE)	19 miles
FedEx Hub	20 miles
I-476	28 miles
Newark Airport (EWR)	55 miles
Port Newark	57 miles
Holland Tunnel	64 miles
Port of Philadelphia	65 miles
John F Kennedy Airport	88 miles

Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier
working environment

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



Sustainability



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