



THE CUBES

AT ALPHA

ALPHA, NJ



270,900 SF & 305,000 SF
BUILDING 1 BUILDING 2

Under Construction | 3Q25 Delivery

STRATEGIC LOCATION



UNI
QLO

SO

US
22

PHILLIPSBURG

flexport

Scotts Miracle-Gro

ROMARK
Logistics
PERSONALIZED SERVICE. ALWAYS

INTERSTATE
78

EASTON

ALPHA

PENNSYLVANIA

NEW JERSEY



DEMOGRAPHICS

30
MIN



474,741
total population



249,521
total labor force



16,777
warehouse labor



21%
blue collar workers
(US is 21%)



US 22

INTERSTATE 78

2.1 MILES

BUILDING 1

1

270,900 square footage

36' clear height

48 dock doors

166 car parking spaces

42 dedicated trailer stalls

BUILDING 2

2

305,000 square footage

36' clear height

59 dock doors

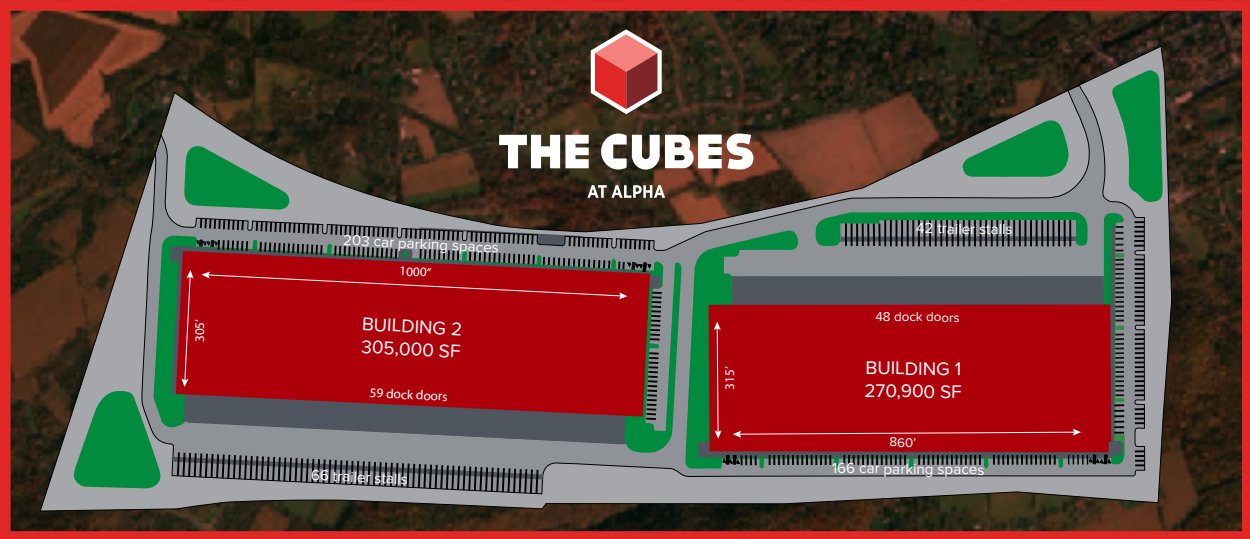
203 car parking spaces

66 dedicated trailer stalls

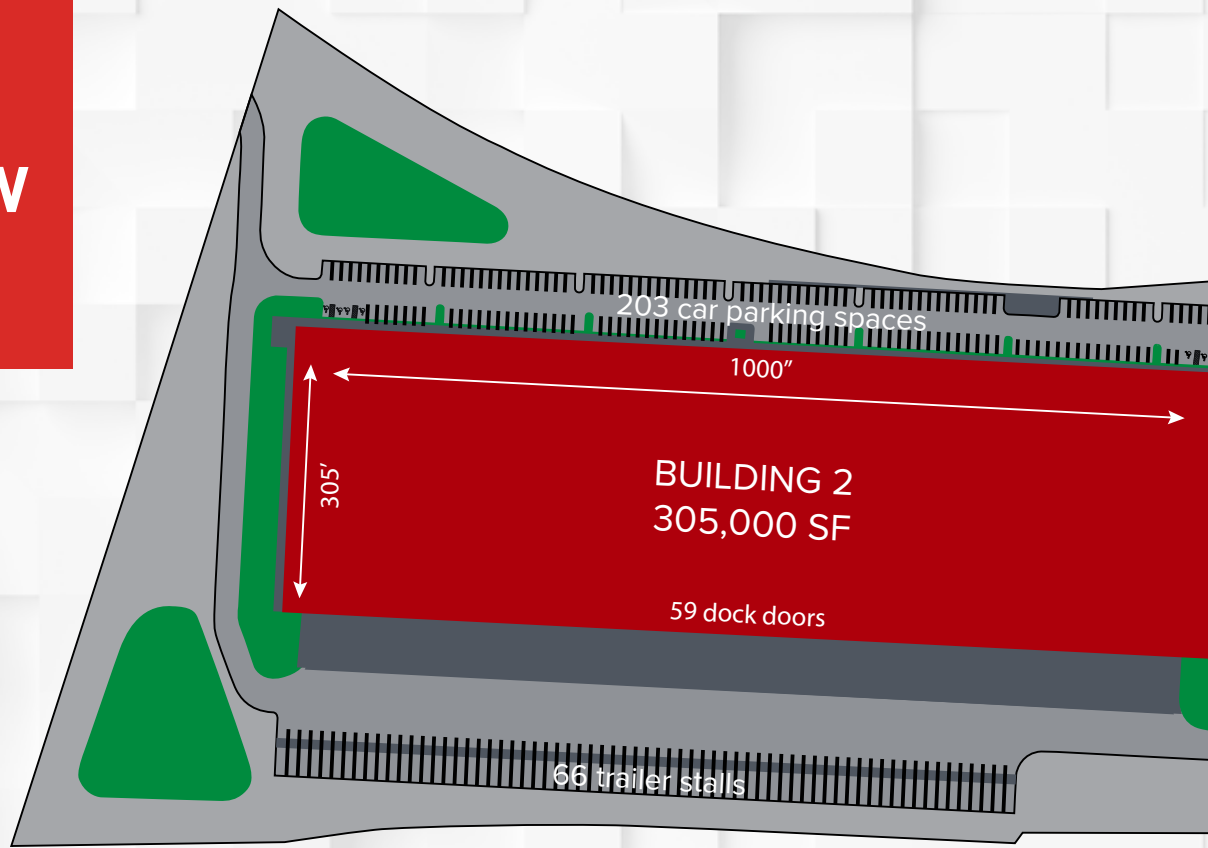


THE CUBES

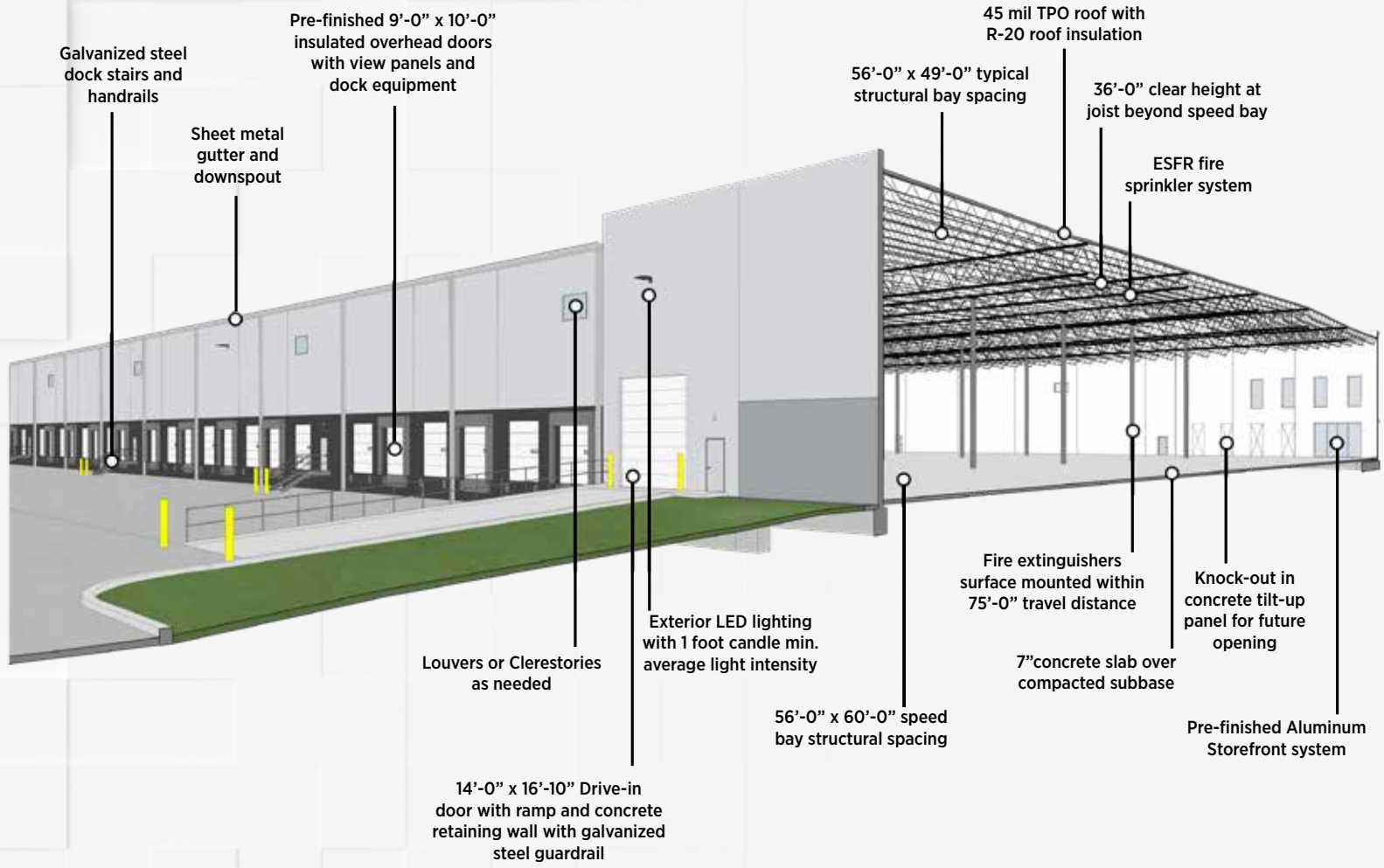
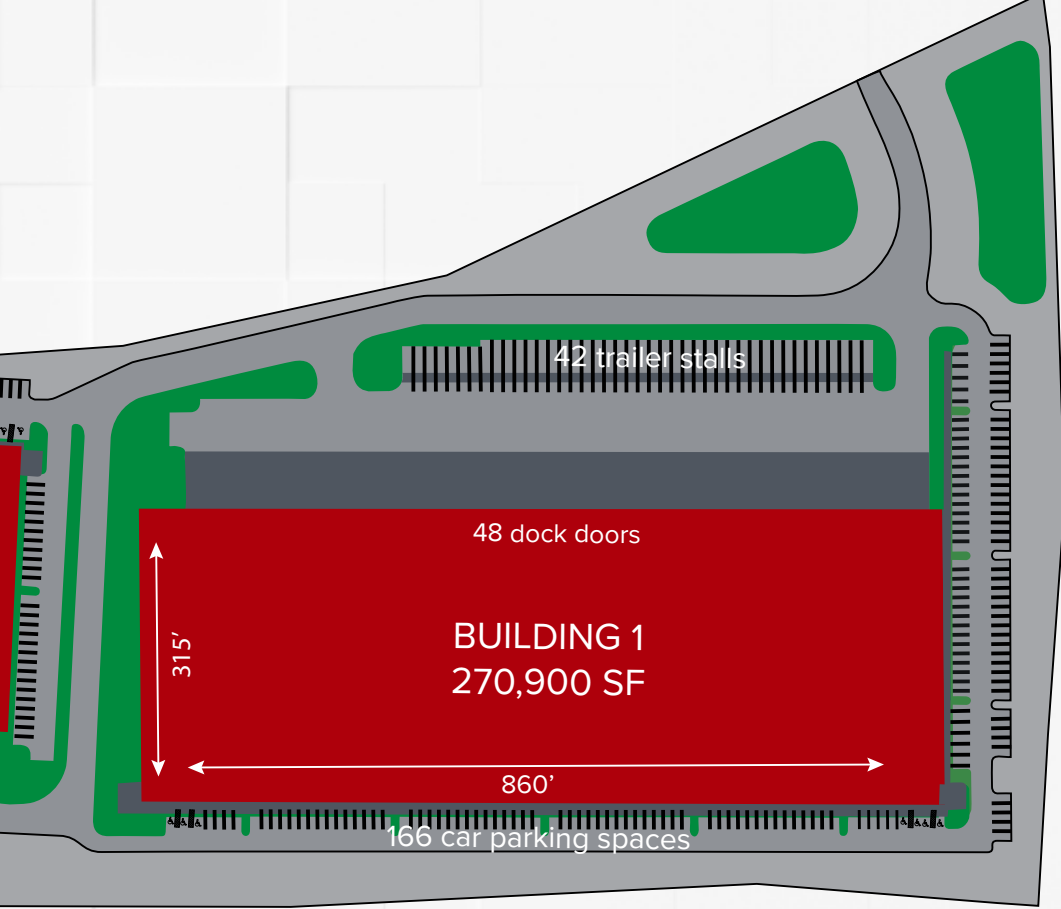
AT ALPHA



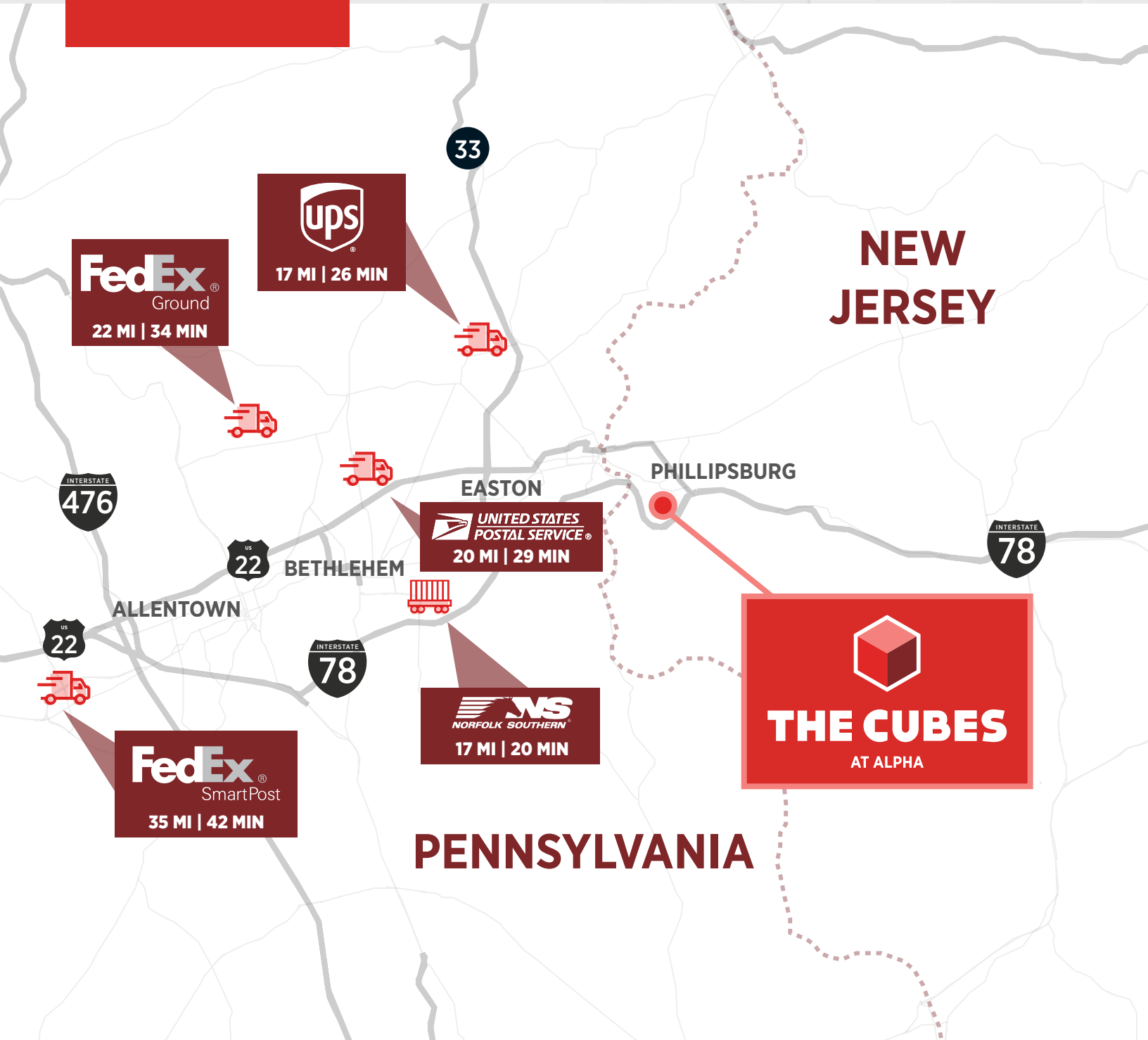
SITE OVERVIEW




	BUILDING 1	BUILDING 2
BUILDING AREA	270,900 SF	305,000 SF
DIMENSIONS	315' depth x 860' width	305' depth x 1,000' width
COLUMN SPACING	56' wide x 49' depth typical, 60' depth speed bay	56' wide x 49' depth typical, 60' depth speed bay
CLEAR HEIGHT	36' minimum from inside 1st column line from dock wall	36' minimum from inside 1st column line from dock wall
DOCK DOORS	48 (9' x 10') dock doors 25 equipped w/ 40,000 lb. mechanical levelers & seals	59 (9' x 10') dock doors 27 equipped w/ 40,000 lb. mechanical levelers & seals
DRIVE-IN DOORS	2 (14' x 16')	2 (14' x 16')
CAR PARKING	166 spaces	203 spaces
TRAILER PARKING	42 dedicated stalls	66 dedicated stalls
LIGHTING	LED fixtures on motion sensors	LED fixtures on motion sensors
SPRINKLER	ESFR system	ESFR system
HVAC	Direct fired, roof mounted, make up air units to maintain 50°F inside at 0°F outside	Direct fired, roof mounted, make up air units to maintain 50°F inside at 0°F outside
POWER	3,000 amp, 277/480 volt, 3 phase, 4 wire service	3,000 amp, 277/480 volt, 3 phase, 4 wire service
EXTERIOR WALL CONSTRUCTION	Tilt-up concrete panels	Tilt-up concrete panels
ROOF	45-mil mechanically fastened TPO roof (R-20 insulation)	45-mil mechanically fastened TPO roof (R-20 insulation)
FLOOR	7", 4,000 psi non-reinforced concrete slab	7", 4,000 psi non-reinforced concrete slab



PRIME LOGISTICS HUBS



NEW
JERSEY


THE CUBES
AT ALPHA

PENNSYLVANIA



INTERSTATE
287

INTERSTATE
78

INTERSTATE
287

INTERSTATE
95

NEWARK

NEW YORK CITY

PORT OF NY & NJ

NEW YORK

PISCATAWAY

EDISON

WOODBIDGE

NEW BRUNSWICK

REGIONAL REACH



DISTANCES TO CITIES

New York, NY	55 miles	1 hr.
Philadelphia, PA	72 miles	90 min.
Baltimore, MD	162 miles	2 hr. 50 min.
Washington, DC	205 miles	3 hr. 30 min.
Boston, MA	290 miles	4 hr. 30 min.



DISTANCES TO PORTS

Port of NY & NJ	55 miles	1 hr.
Port of Philadelphia	90 miles	2 hr.
Port of Baltimore	172 miles	2 hr. 40 min.



Jeff Lockard

215-990-1889
jeff.lockard@jll.com

Ryan Barros

610-249-2264
ryan.barros@jll.com

Kevin Lammers

856-448-3226
kevin.lammers@jll.com

Nate Demetsky

609-672-3163
nate.demetsky@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.