

# Warehousing & Distribution

For years New Jersey has been the warehouse and distribution home for some of the world's largest companies. More than 100 million consumers with a collective purchasing power of \$1 trillion live within overnight delivery of New Jersey. And this combined with a world-class transportation network has made the state a critical part of the distribution chain for a wide variety of leading companies that own and operate warehouse and distribution facilities in New Jersey.

## Warehousing and Distribution Fast Facts

- New Jersey is the third-largest industrial real estate market in the country, with over 700,000,000 square feet of industrial space.
- New Jersey has nearly 3,000 distribution and warehouse facilities with ceiling heights greater than 20 feet clear.
- New Jersey's Portfields Initiative, a large-scale development initiative launched by the New Jersey Economic Development Authority and the Port Authority of New York and New Jersey, plans to expedite the development of over \$1 billion in new warehousing and distribution space over the next 10 years.
- Truckers can deliver inventory to 40% of the U.S. population within a single day from New Jersey.
- Warehousing and distribution facilities in New Jersey handle almost 400 million tons of goods every year.
- A labor pool of nearly four million well-educated, highly skilled workers in New Jersey provides companies with a steady supply of labor to meet the 24/7 demands of the warehousing and distribution industry.

## Location

New Jersey is located in the center of the mid-Atlantic, equidistant from Boston; Washington, D.C.; and Pittsburgh - a perfect place to reach domestic and international markets. The state also has large, flat undeveloped lots ideal for warehousing and distribution facilities that are:

- Reasonably priced
- Commercially zoned
- Close to interstates and railroads
- Close to sewer and water

## Transportation Network

- New Jersey's outstanding transportation system has spawned distribution-center clusters near major access points throughout the state.
- New Jersey has one of the best transportation networks in the country, with over 35,000 miles of highways and interstates. The state also has the greatest density of railroads in the country; high-volume, state-of-the-art seaports; and a \$3.5 billion Transportation Trust Fund. These assets have allowed New Jersey to become one of the leading export states in the nation - a key site-location factor for warehousing and distribution.
- Many large trucking firms have bases of operation in New Jersey - another reason warehousing and distribution firms locate here. Nearly 500,000 trucks move freight through New Jersey every day.

## Companies with warehouse and distribution facilities in New Jersey include:

- |                             |                      |              |
|-----------------------------|----------------------|--------------|
| • Campbell's Soup           | • The New York Times | • BASF       |
| • Hartz Mountain Industries | • Tommy Hilfiger     | • DHL        |
| • Panasonic                 | • Ritter Sysco       | • Ford       |
| • Federated Stores          | • Toys-R-Us          | • Goya       |
| • Russ Berrie               | • Tropicana          | • Fuji       |
| • Barnes & Noble            | • Volkswagen         | • Costco     |
| • Federal Express           | • White Rose         | • Sysco      |
| • Ferrara Food Company      | • Mercedes-Benz      | • Coke       |
| • The Daily News            | • Colgate-Palmolive  | • IKEA       |
|                             |                      | • Home Depot |

## Public Warehousing

- New Jersey's ports are some of the best in the country, which make them dynamic distribution hubs. The Port of New York and
- New Jersey provides more than four million square feet of flexible warehousing and distribution space that can accommodate a variety of cargo, including dry-bulk, liquid, containerized, and break-bulk.
- More than 20 warehouse operators are based at the Port Authority's marine terminals in Port Newark/Elizabeth. They provide state-of-the-art handling and storage capabilities, sophisticated computer systems customized to the client's needs, and top-notch security systems.

Third-party logistics providers in New Jersey include:

- |                        |                                |                        |                             |
|------------------------|--------------------------------|------------------------|-----------------------------|
| • ASA Apple            | • Pittston Warehouse           | • Keystone Freight     | • Van Brunt                 |
| • AZ Carriers          | • Tyler Distribution           | • Roadtex              | • Pinto                     |
| • East Coast Warehouse | • Jefco/Distribution Solutions | • Salson Logistics     | • Team Logistics            |
| • Harbor Freight       | • California Cartage           | • St. George Warehouse | • Excel                     |
| • Interglobo           | • Interstate Intermodal        | • Phoenix Distribution | • New England Motor Freight |

## Industrial Parks

A variety of industrial parks offer warehouse and distribution space and a ready gateway to 60 million consumers. Important distribution concentrations can be found in the port cities of Newark, Port Newark, and Elizabeth. Other major centers are located in Carteret, the Meadowlands, Lakewood, Edison, Perth Amboy, and Purelands. Millions of square feet of warehousing and distribution space are located along the New Jersey Turnpike, much of it built up around the 8A interchange. The Meadowlands area is home to many warehousing and distribution facilities and trucking firms, especially in Carlstadt, North Bergen, and Ridgfield. In addition to being just minutes away from some of the nation's top transportation infrastructure, these operations provide attractive development sites and flexible space options, with plenty of room to expand. Key industrial park clusters include:

### Port Elizabeth/Newark Region

Here you will find a unique combination of logistics facilities - all with direct access to the New Jersey Turnpike, Port Newark/Elizabeth Marine Terminal, and Newark Liberty International Airport. Warehousing and distribution tenants in the Port of New York and New Jersey's 71-acre, mixed-use facility include IKEA and AFI Food Service. The container port is the largest complex on the East Coast and is expanding its capacity to accommodate the larger vessels that will dominate future shipping.

### New Jersey Turnpike, Exit 12

This area around Carteret and Port Reading is undergoing aggressive brownfields redevelopment. The Exit 12 cluster has more than five million square feet of modern, 36-foot-clear distribution facilities under development to meet the continued growth of Port Newark/Elizabeth. New projects include the three-million-square-foot Port Reading Business Park and the 1.26 million-square-foot International Trade and Logistics Center.

### New Jersey Turnpike, Exit 8A

This cluster in the center of the Washington-Boston corridor on I-95 puts Boston, New York, Philadelphia, Baltimore, and Washington, D.C. all within a four-hour drive. With an extensive inventory of nearly 240 existing facilities and build-to-suit opportunities, a foreign-trade zone designation, and easy access to the New Jersey Turnpike and local thoroughfares, this is one of the premier distribution points on the East Coast.

### New Jersey Turnpike, Exit 10

This cluster has two of the most successful industrial parks in New Jersey - the Raritan Center and Heller Industrial Park. Companies that locate here benefit from some of the best highway access in the state - the New Jersey Turnpike; Routes 1, 440, 287, and 27; and the Garden State Parkway all converge into the Raritan Center. This submarket has over 86 million square feet of warehousing and distribution space, the largest base of warehousing and distribution inventory in the state.

## Incentives and Programs

Local and state incentive packages and assistance programs are available to warehousing and distribution companies investing in New Jersey. For more information, see the "*Financing & Incentive Programs*" fact sheet.

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