



Scout Cold Logistics Center South Jersey

UNDER CONSTRUCTION
AUGUST 2020 DELIVERY

450 Swedesboro Avenue
East Greenwich Township, NJ

FOR LEASE ±235,000 SF Cold Storage Space

- Total building size ±332,000 SF (±97,000 leased to cold storage company)
- Divisible to ±65,000 SF
- 61 loading docks, 1 drive-in door
- 36' clear height
- PILOT incentive approved offering significant real estate tax savings
- Scout Capital (owner) is expert in the development of, and investment in, cold assets
- Excellent freeway access
- Reach over 38 million people within 3 hour drive
- 18 miles to PHL / 103 miles to NY / 189 miles to D.C.



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Flexible Cold Storage in the Garden State

The newly constructed Scout Cold Logistics Center can accommodate almost any variation of refrigerated build-out desired. The shell nature of the facility means companies can design exactly what they need, whether it is one large, single-temperature storage environment, or multiple rooms designed for varied products and temperature ranges.

The property is strategically located in South New Jersey and from this location can easily serve the population density along the Eastern Seaboard including New York, New Jersey, Pennsylvania, Maryland and Washington, D.C.

The cross-docked nature of the building allows the flexibility to demise spaces from ±65,000 SF up to 235,227 SF, and affords tenants an operationally-efficient and high-throughput environment. The property's ownership group, Scout Capital Partners, are experts in the buildout of cold storage environments and can meet very short occupancy timelines. Temperature-controlled facilities can be delivered to tenants within months of completed space planning.

About the Owners

Scout Capital Partners ("Scout") invests in and develops logistics assets with connectivity to critical infrastructure including intermodal hubs, ports, airports, interstate highways, and rail corridors. The firm's principals have master planned and developed in excess of 40 million square feet of industrial properties in the United States and globally, including millions of square feet of temperature-controlled environments. Scout is currently developing a network of cold logistic centers in proximity to major metropolitan areas across the United States.

Scout's founder, Vincent Signorello, has more than 20 years of commercial real estate, infrastructure and transportation investment experience, including serving as President and CEO of Florida East Coast Industries ("FECI"), a portfolio company of Fortress Investment Group. Dan Marcus, a Partner at Scout, leads the firm's industrial investment platform and was formerly an executive at FECI and Prologis.



Major Tax Incentive

The State of New Jersey and Township of East Greenwich have approved a 30-year PILOT (Payment in Lieu of Tax) incentive for the Scout Cold Logistics Center property. This incentive sets the initial property tax rate at \$0.82 per building square foot, with minimal annual increases. This PILOT tax incentive results in significant property tax savings for companies leasing the building. Over a ten year period, a cold storage company leasing the building will see tax savings of approximately \$5,800,000 versus comparable nearby properties.

Scout Cold Logistics PILOT Tax Savings

TERM	vs. DRY	vs. COLD
5 year	\$500,00	\$2,800,000
10 year	\$900,000	\$5,800,000

Available Space Information

AVAILABLE SF	±235,227 SF
AVAILABLE SPACE	±420' W x ±560' L
OFFICE FINISH	To suit
CAR PARKING	184 spaces
TRAILER PARKING	32 spaces
LOADING DOCKS	61 docks (2.6 docks : 10,000 SF)
DRIVE-IN DOORS	1 drive-in door
CLEAR HEIGHT	36'
COLUMN SPACING	50' W x 54' L
TRUCK COURT	North: 130'; South: 185'
SPRINKLER SYSTEM	ESFR
SLAB THICKNESS	7" slab with reinforcement at speed bays
ROOF	60 mil EPDM
LIGHTING	To suit
INCENTIVES	30-year PILOT, initial payment \$0.82 PSF
REFRIGERATION	Freon Based; separate controls and systems from other tenants
SYSTEMS	Brand-New, High-Quality
TEMPERATURES	Refrigerator & Freezer, Multi-Zone, To Suit
TIMING	Delivery ±6-7 months from approval of T.I. space plan

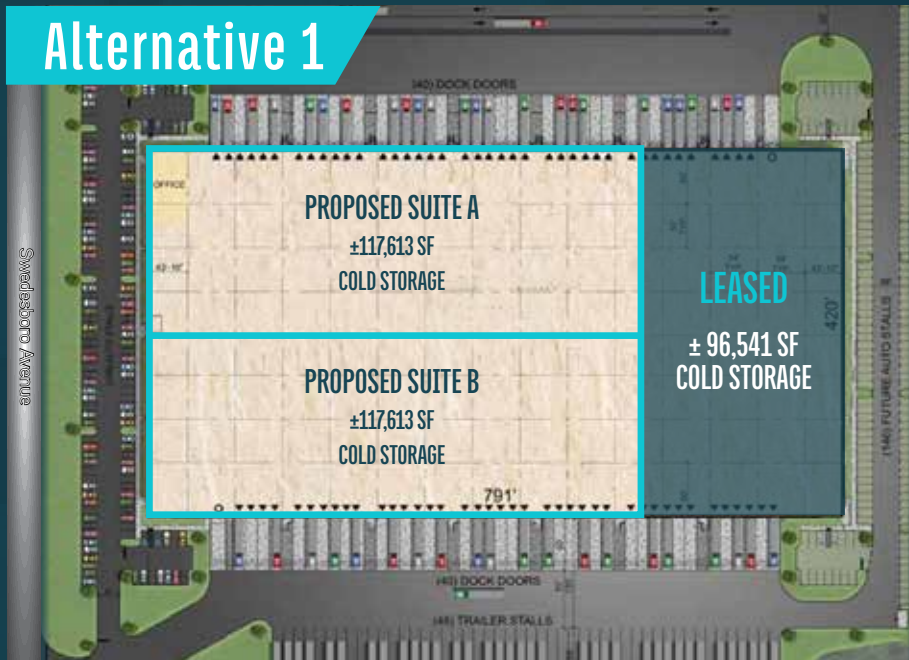


Swadesboro Avenue

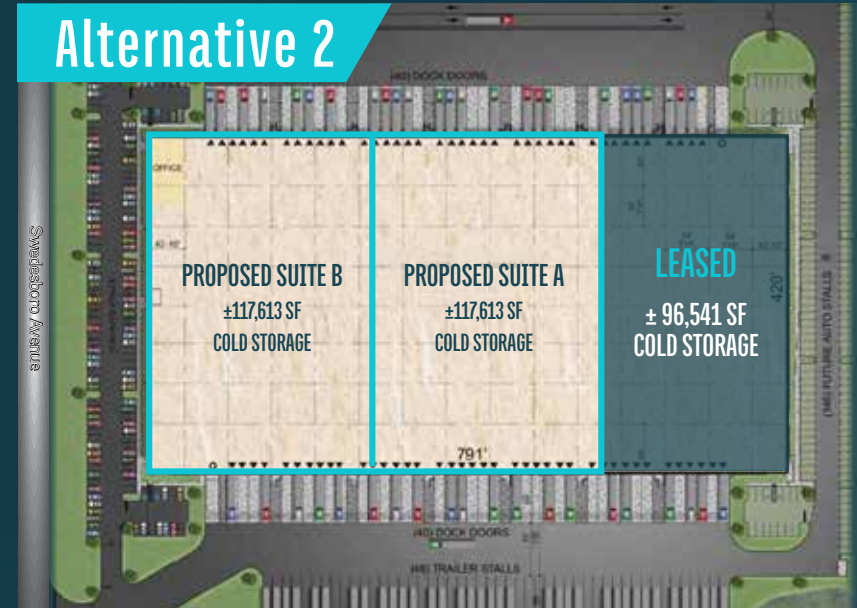
Layout Alternatives

These are three prospective alternatives for demising the building, however walls can be moved in order to deliver the specific space that your company desires.

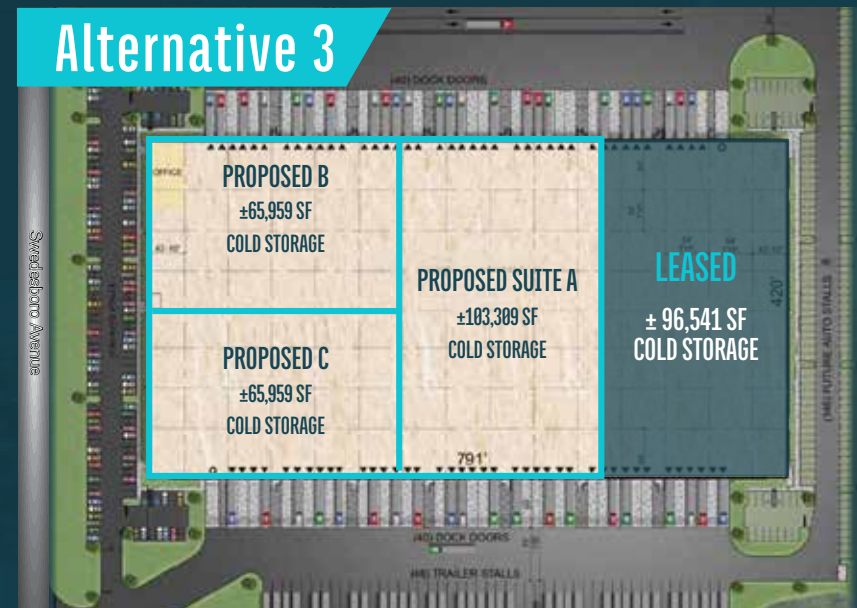
Alternative 1

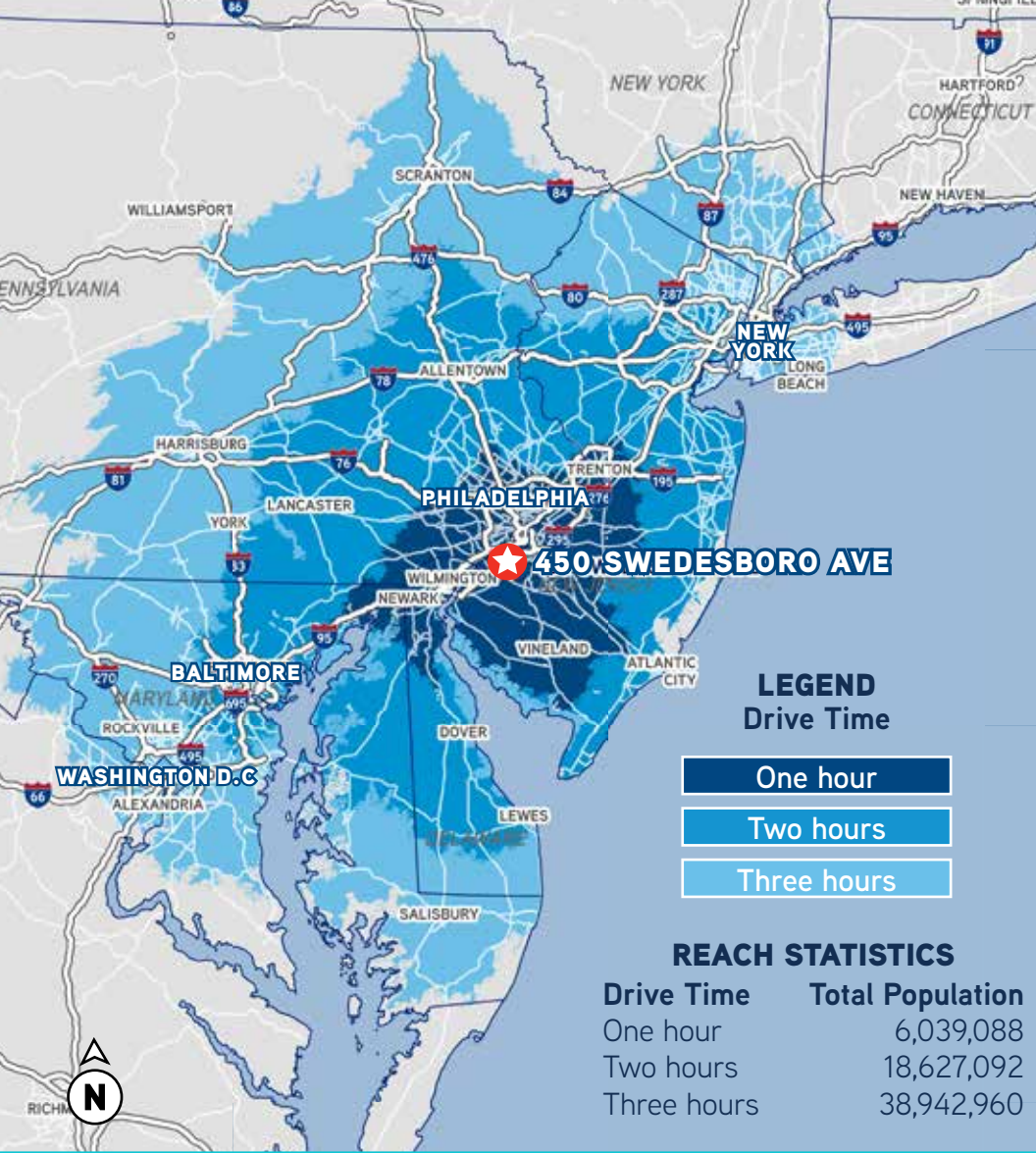


Alternative 2



Alternative 3



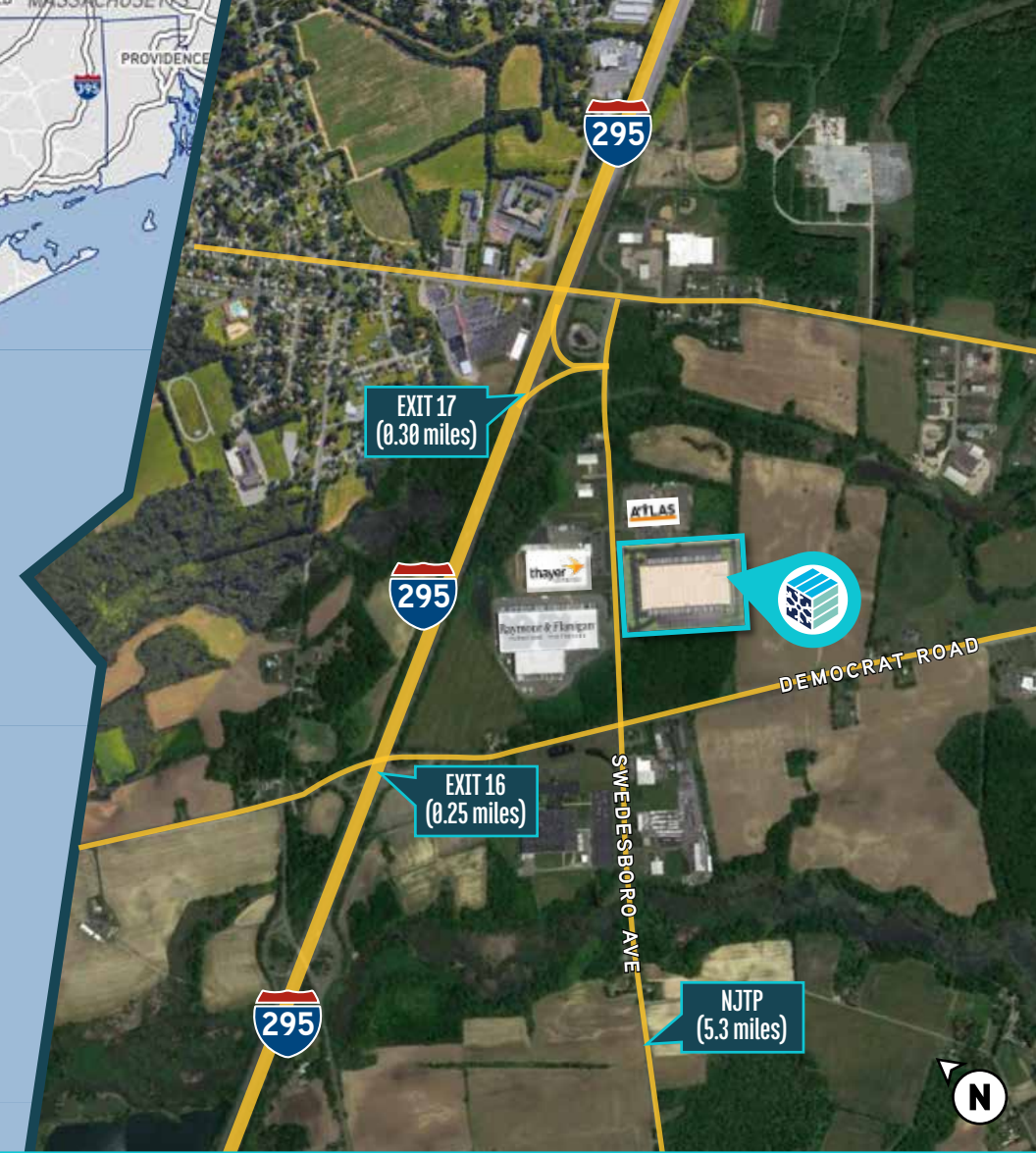


LEGEND
Drive Time

- One hour
- Two hours
- Three hours

REACH STATISTICS

Drive Time	Total Population
One hour	6,039,088
Two hours	18,627,092
Three hours	38,942,960



PORTS

Paulsboro Port:	5 miles
Gloucester City Port:	11 miles
Philadelphia Port:	17 miles
Wilmington Port:	22 miles
Baltimore Port:	93 miles
Elizabeth Port:	95 miles



BRIDGES

Commodore Barry:	5 miles
Walt Whitman:	13 miles
Delaware Memorial:	16 miles
Ben Franklin:	17 miles
Betsy Ross:	29 miles



CITIES

Philadelphia:	19 miles
Lehigh Valley, PA:	73 miles
Baltimore, MD:	87 miles
New York City, NY:	103 miles
Washington, D.C.:	189 miles
Boston, MA:	315 miles



AIRPORTS

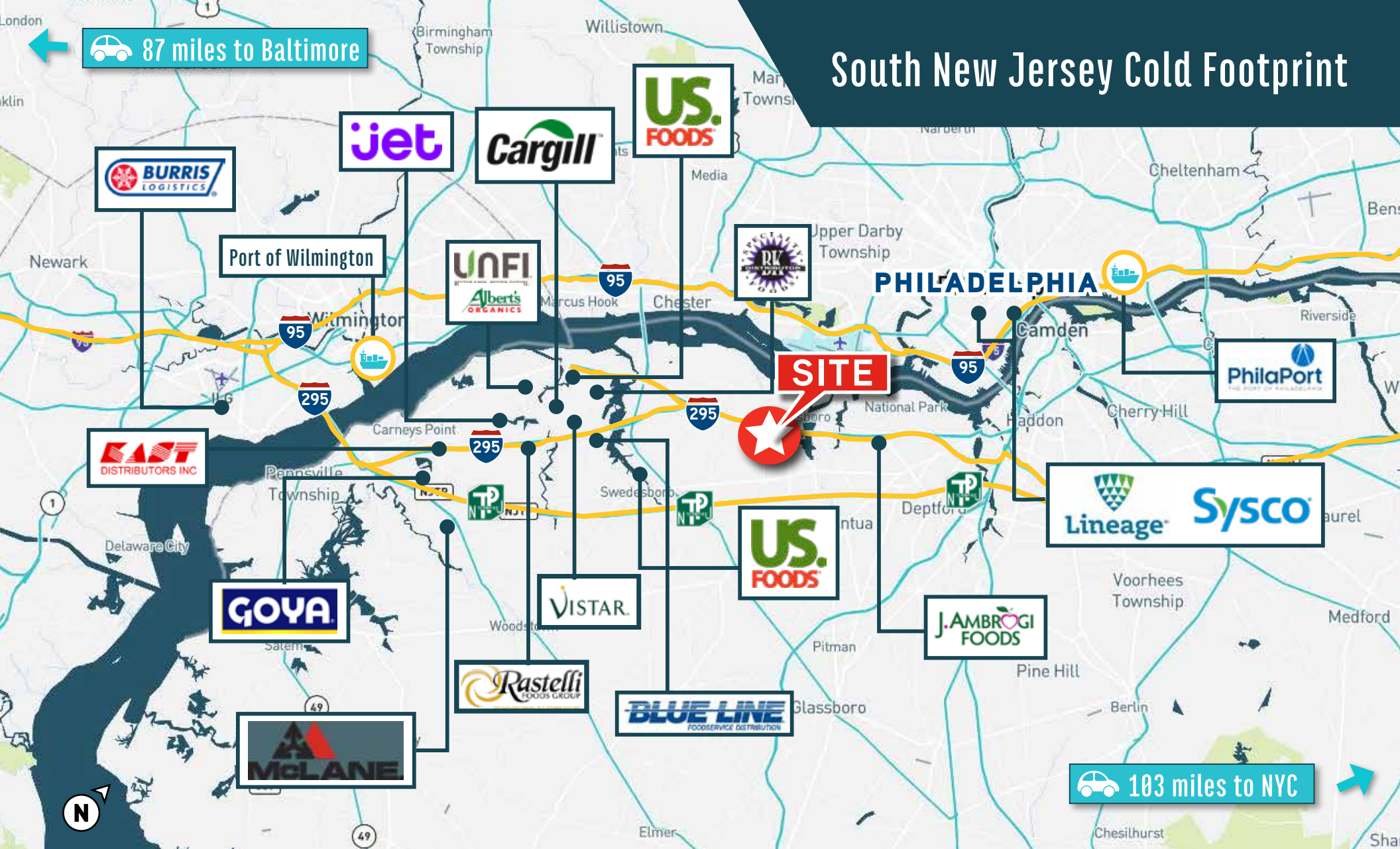
PHL:	17 miles
ACY:	56 miles
EWR:	91 miles



HIGHWAYS

< 1 mile	10 miles
5 miles	12 miles
8 miles	32 miles

South New Jersey Cold Footprint



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