

THE CROSSINGS AT

EXIT 7

206,250 SF | AVAILABLE Q4 2026

2455 OLD YORK ROAD, BORDENTOWN, NJ



1-Day Drive Time Access
to 121M+ Consumers & The
Largest Ports & Cities on the
East Coast



Immediate Access To I-95/NJ
TPKE & 1.5 Miles To 295 Via
Exit 56



Access To 38,000+ Resident
Workers Within 30 Min of Site



Fully
Approved



PROPERTY SPECIFICATIONS



206,250 SF
AVAILABLE

196,650 SF
WAREHOUSE

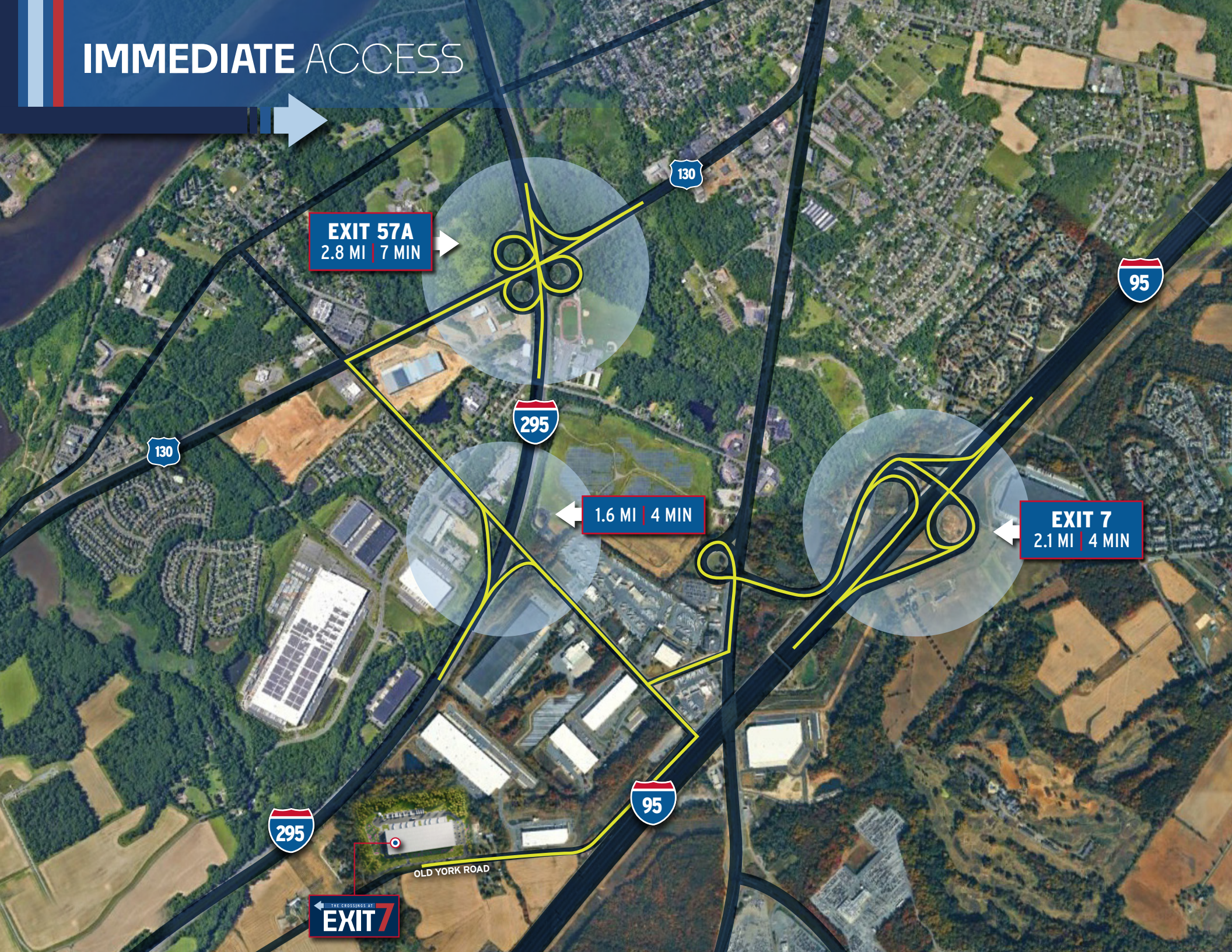
9,600 SF
OFFICE

2
DRIVE-INS

36
TRAILER PARKING
SPACES

38
DOCK
SPACES

IMMEDIATE ACCESS



EXIT 57A
2.8 MI | 7 MIN

1.6 MI | 4 MIN

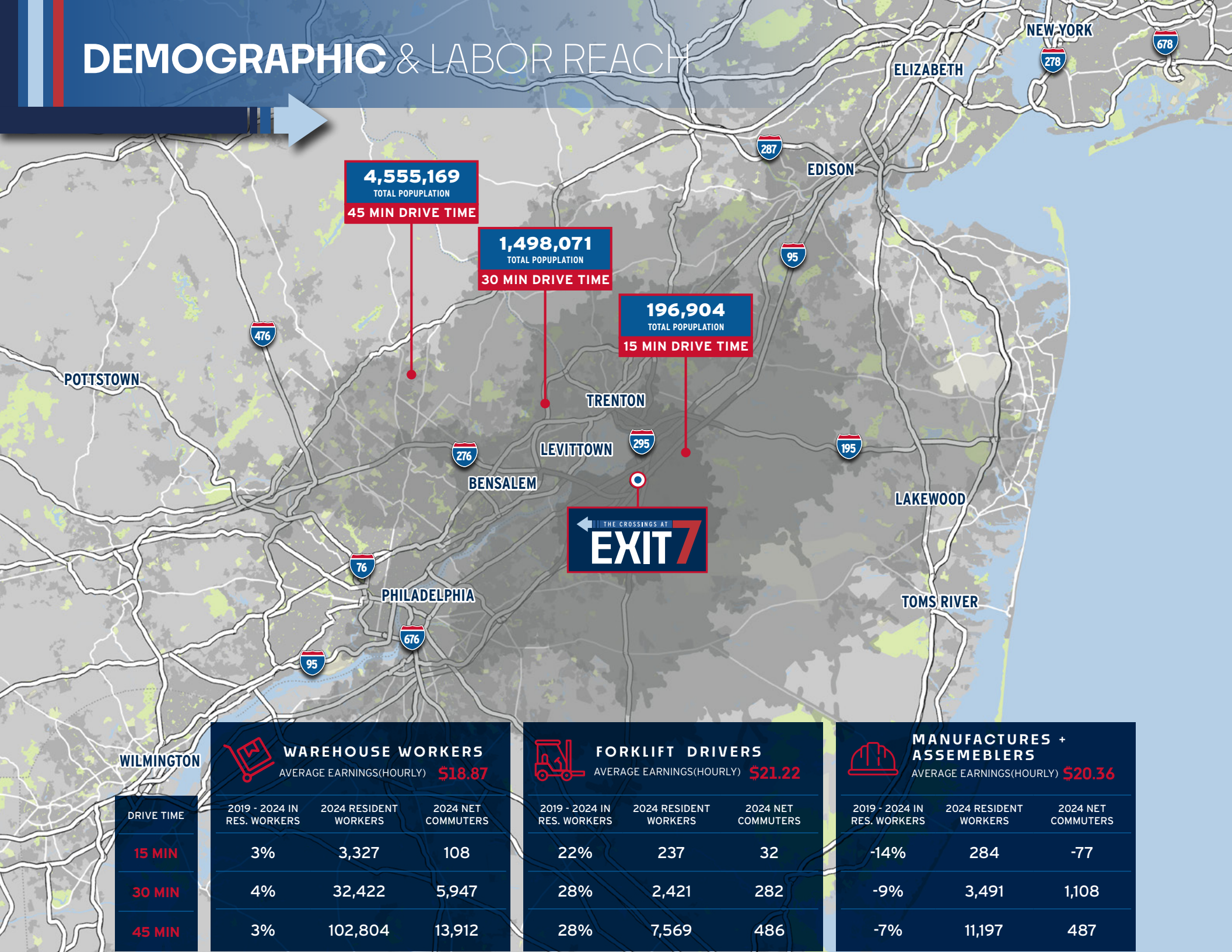
EXIT 7
2.1 MI | 4 MIN

THE CROSSING AT
EXIT 7

CORPORATE NEIGHBORS



DEMOGRAPHIC & LABOR REACH



WILMINGTON



WAREHOUSE WORKERS

AVERAGE EARNINGS(HOURLY) **\$18.87**

DRIVE TIME	2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MIN	3%	3,327	108
30 MIN	4%	32,422	5,947
45 MIN	3%	102,804	13,912



FORKLIFT DRIVERS

AVERAGE EARNINGS(HOURLY) **\$21.22**

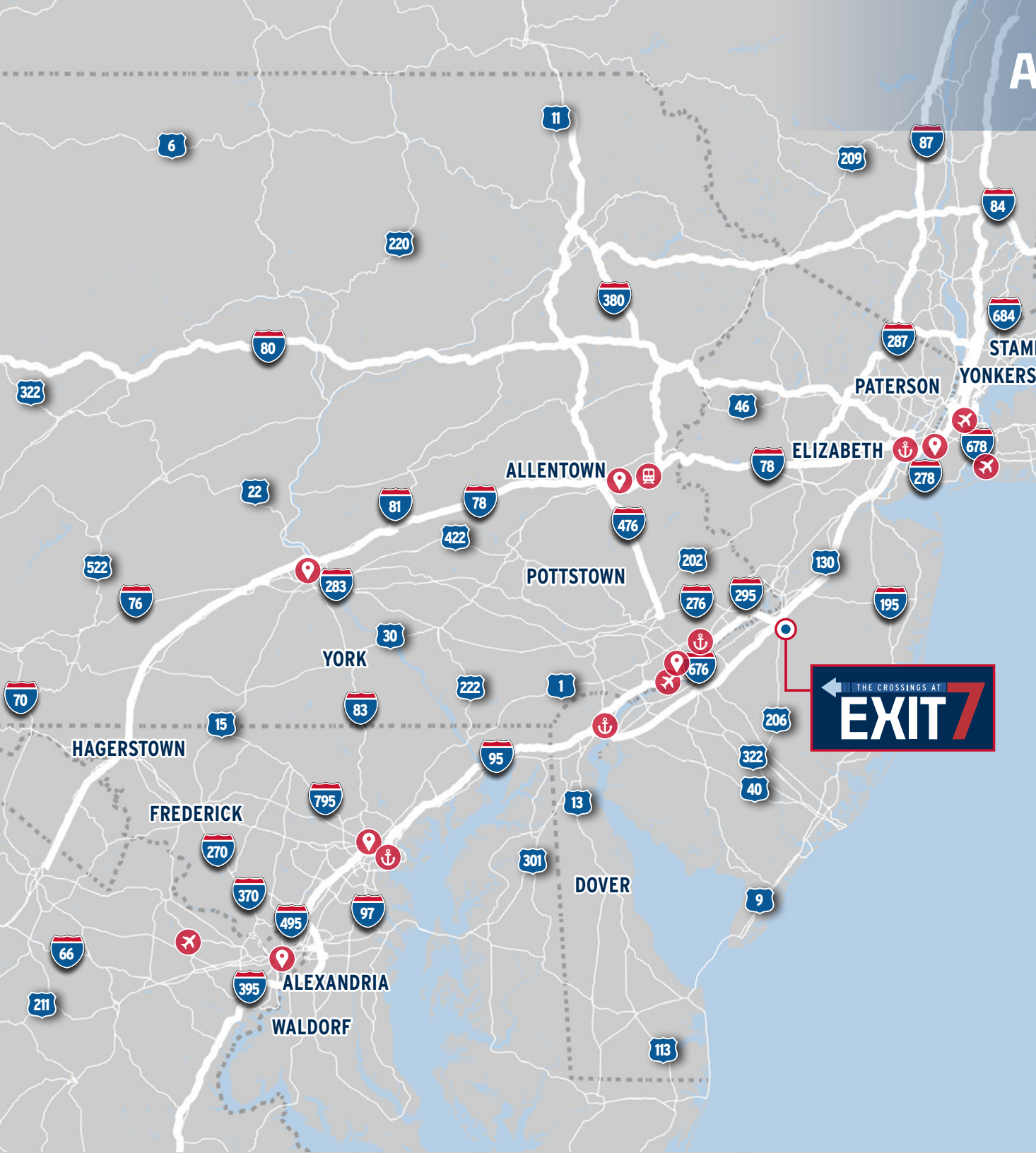
2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
22%	237	32
28%	2,421	282
28%	7,569	486


















MANUFACTURES + ASSEMBLERS

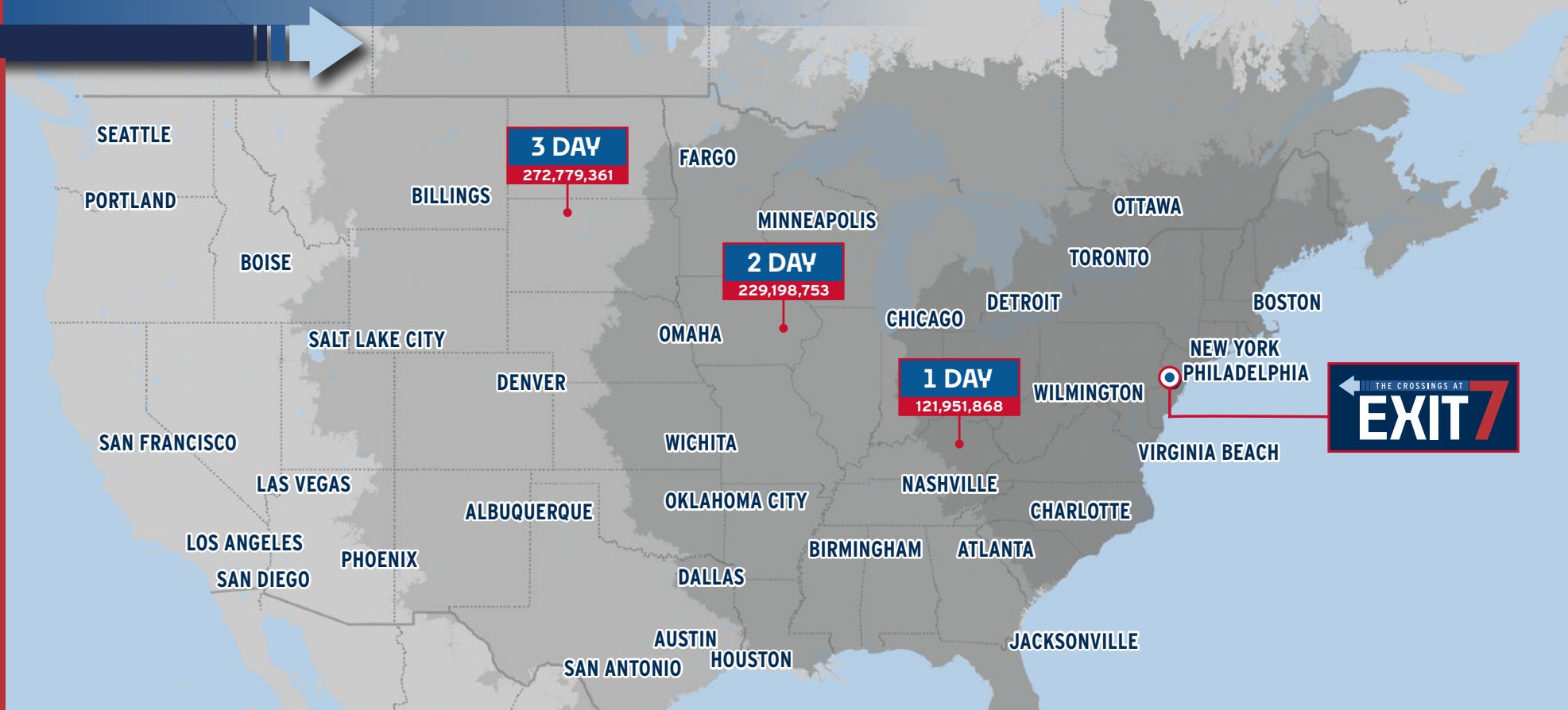
AVERAGE EARNINGS(HOURLY) **\$20.36**

2019 - 2024 IN RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
-14%	284	-77
-9%	3,491	1,108
-7%	11,197	487



	PhilaPort	27.7 Miles
	Philadelphia Int'l Airport	40.2 Miles
	Port Newark/Elizabeth	55.4 Miles
	Port of Wilmington	62 Miles
	NS Intermodal Bethlehem	76.1 Miles
	JFK Int'l Airport	78.5 Miles
	LaGuardia Int'l Airport	82 Miles
	Port of Baltimore	132 Miles
	Dulles Int'l Airport	190 Miles
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	Philadelphia, PA	34 Miles
	New York, NY	67 Miles
	Harrisburg, PA	127 Miles
	Baltimore, MD	127 Miles
	Washington, DC	168 Miles
	Boston, MA	277 Miles

DISTRIBUTION REACH



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