



ATLANTIC
LOGISTICS CENTER



FOR LEASE

± 3.5 MSF Build-to-Suit,
Industrial, Planned Campus at
Atlantic City International Airport

ALC

2024



DELIVERY

TBD

atlanticlogisticscenter.com

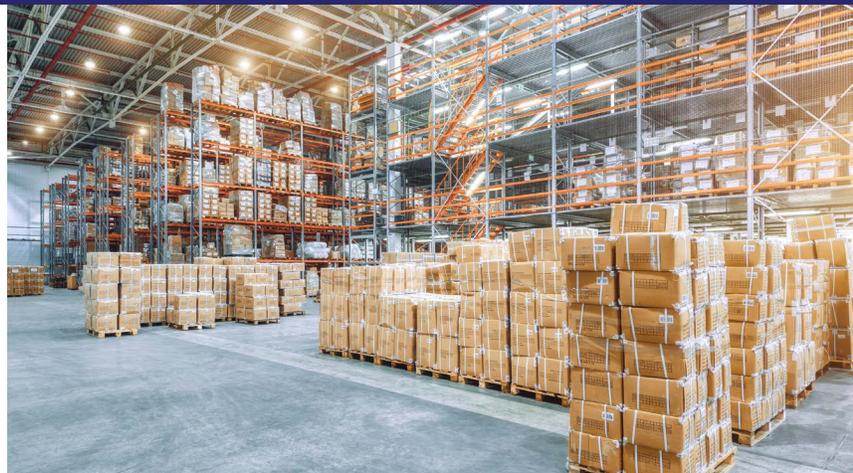


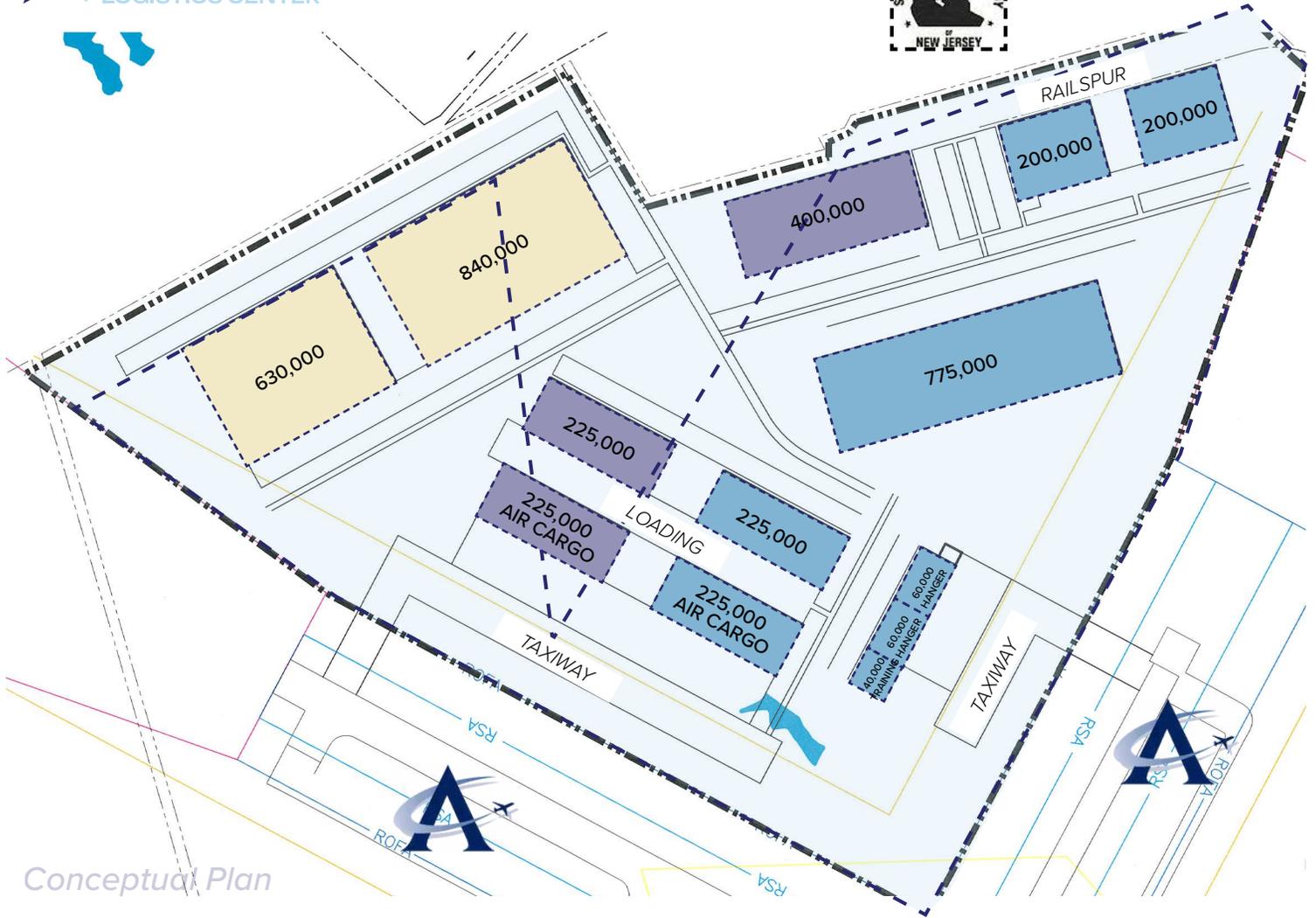
Project Highlights



400 ACRES ♦ ± 3.5 MSF ♦ CUSTOMIZABLE SIZES AND BUILDING SPECIFICATIONS

- Approved development site with improvements currently underway
- Located on NW corner of the Atlantic City Airport (ACY) granting direct connectivity
- Modern state-of-the-art industrial construction
- Developed by IRG, a top-tier industrial developer known for its expertise in revitalizing privatized federal properties
- Tax incentivized, political priority with support of regional economy
- Geared to serve air cargo, rail and over the road transportation





Conceptual Site Plan & Phased Development

The 400-acre Atlantic Logistics Center development site is currently undergoing infrastructure improvements with groundbreaking anticipated in 2025.

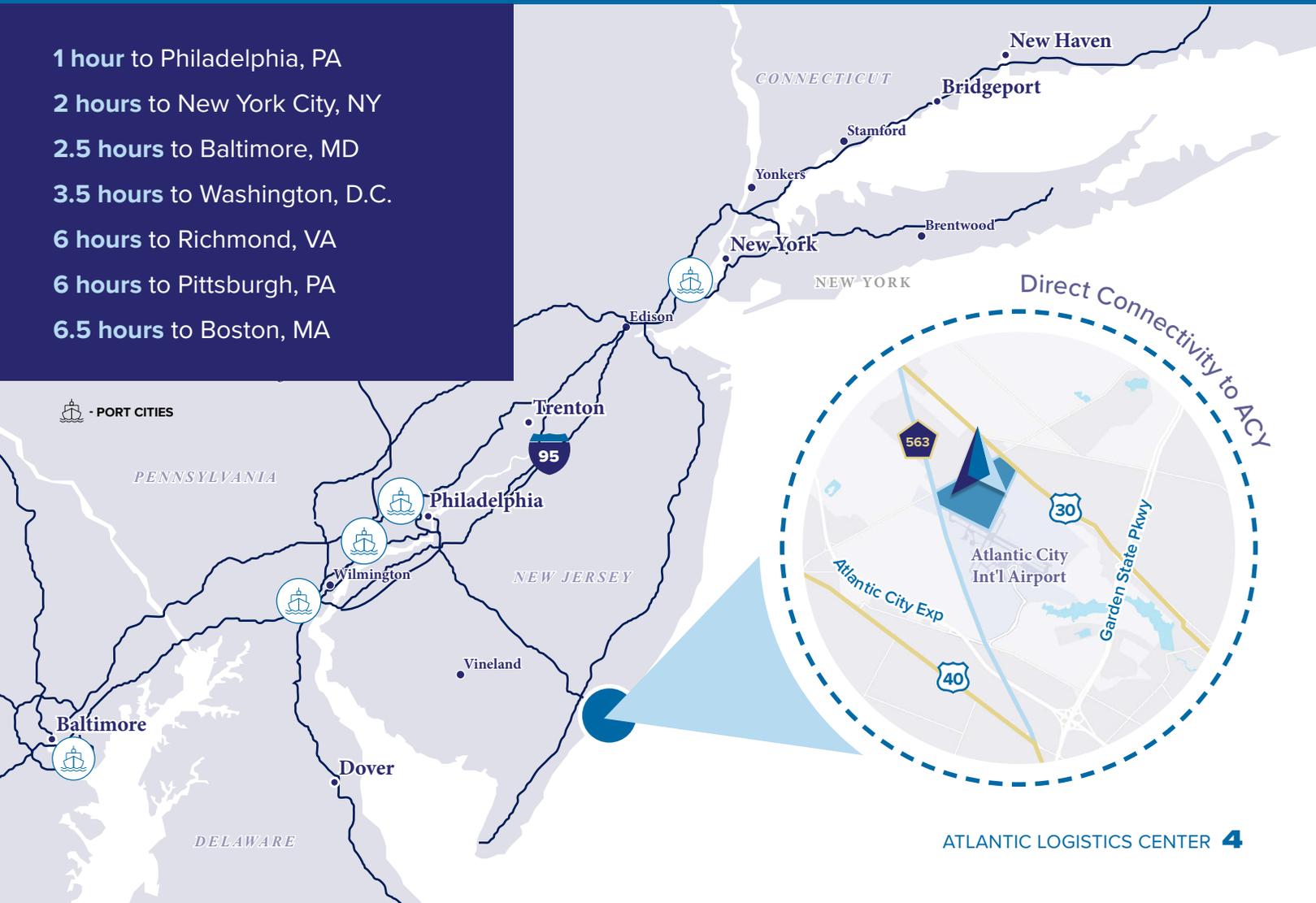
Designed to grow in phases with flexible build-to-suit options, the anticipated full campus build-out will contain 3.5 million square feet of modern Class A large format industrial facilities ideal for warehousing and distribution, cold storage or aeronautical usages.

Unbeatable Accessibility

Easily access more than 30% of the U.S. population.

Atlantic Logistics Center has direct access to the Atlantic City Expressway and the Garden State Parkway, which link to other major highways including I-95, I-295, and the New Jersey Turnpike and service more than 50 million consumers that live within a one day drive. On-site rail connections further expand connectivity and opportunity.

- 1 hour to Philadelphia, PA
- 2 hours to New York City, NY
- 2.5 hours to Baltimore, MD
- 3.5 hours to Washington, D.C.
- 6 hours to Richmond, VA
- 6 hours to Pittsburgh, PA
- 6.5 hours to Boston, MA



Store, Ship & Soar



 ATLANTIC CITY INTERNATIONAL AIRPORT | EGG HARBOR, NJ

Let's build your logistics advantage.

Access the Philadelphia metro area with less congestion, lower fees

Exceptional highway access, door-to-runway service, rail spur accommodations via Southern Railroad of NJ, and competitively priced terminal capacity positions ALC as the top choice for cargo logistics in the East.

Uniquely located inside the national Aviation Innovation Hub - there is additional unprecedented opportunity for innovation in logistics, valuable tax benefits, and strong ownership and municipal partnerships that will drive expedited development. Secure your space, elevate your business at ALC.

By the Numbers



East coast airports have a capacity problem.



Baltimore/Washington International Thurgood Marshall Airport



Newark Liberty International Airport



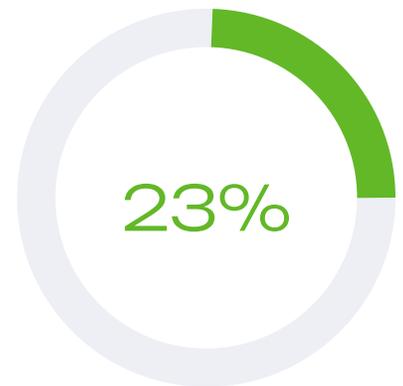
John F. Kennedy International Airport



Philadelphia International Airport

ACY has a competitive advantage.

With higher capacity and lower fees than major airports in the region, Atlantic City International Airport (ACY) is the cost-effective alternative to expensive, congested airports along the U.S. East Coast for air cargo operations. As the longest airport runway on the East Coast, ACY has the capacity to accommodate *thousands* of additional take-offs and landings a year by the world's largest aircraft!



Atlantic City International Airport (ACY)

Aviation & Innovation



Imagine the possibilities.

Locating within a national Aviation Innovation Hub offers unique opportunities to explore the application of next gen technologies for logistics. Imagine working shoulder-to-shoulder with FAA regulators, scientists and subject matter experts. Or, having access to aviation-related laboratory space at the FAA Tech Center and working on a campus with a fully-operational airport for real-world testing.

- Access live data feeds from the FAA, including en route flight data, surface movement data, approach surveillance radar data, weather data, and much more.
- Leverage Uncrewed Aircraft Systems (UAS) and Advanced Air Mobility (AAM) testing in un-congested airspace, mere miles from Philadelphia and New York markets.
- Recruit from on-campus workforce development partners training a strong regional workforce in drones and emerging technologies.

Featured Partners & Facilities

Atlantic City International Airport (ACY)
US Smart Airport Testbed

Federal Aviation Administration (FAA)
William J Hughes Technical Center

National Research Aviation Technology Park

Embry Riddle Aeronautical University

NASA

How will you develop the future of logistics here?

Navigate all these opportunities and more with the
Aviation Innovation Hub Concierge: **+1 609 245 0019**

+ Power in Partnership

We are recognized as an important investment in the infrastructure of New Jersey.

Located in a designated growth zone by the state, tenants at Atlantic Logistics Center are eligible for significant government incentives, like the *Emerge program* which offers tax credits as high as \$8000 per worker for up to 7 years.

Atlantic Logistics Center is expected to further benefit from valuable public partnerships. Funding has already been secured to create an air cargo taxiway connecting the airport to the Atlantic

Logistics Center development site and future development of a new commuter rail station on site and commercial rail spurs is currently being explored.

Finally, a host of economic development partners and Industrial Realty Group (IRG) all serve as proactive partners in your company's success and to ensure expediency throughout the entire development process.



Learn About
Incentives
@ ALC



Work on the future. Live at the shore.

Access robust blue collar and next gen workforces drawn to an affordable, high quality of life.

Located between lush farmlands and 14 miles of sandy shorelines, Atlantic Logistics Center offers easy access to Philadelphia, New York City and Washington, DC making it the best address for business in the Northeast.

Atlantic County is home to a nationally recognized university, a comprehensive community college, a blue-ribbon technical high school, and numerous outstanding public, private and charter schools.





ATLANTIC LOGISTICS CENTER

ATLANTIC LOGISTICS CENTER is owned and developed by IRG, a leading nationwide real estate firm specializing in commercial and industrial properties across the United States.

With expertise in acquiring, developing, and managing real estate, IRG has a strong track record in re-purposing federal and aviation related properties. IRG currently owns and acts as the master developer for three former bases and a former NASA facility.

Exclusive Leasing Agents

Wayne Kasbar
Vice President
Licensed Salesperson
wayne.kasbar@colliers.com
+1 908 656 3923

Onno Steger
Senior Vice President
Licensed Salesperson
osteger@industrialrealtygroup.com
+1 614 571 0012

John Donnelly
Vice President
Licensed Salesperson
john.donnelly@colliers.com
+1 201 221 6005

Tony DiDio
Senior Vice President
Licensed Salesperson
tony.didio@colliers.com
+1 609 820 5900

John Zsilavetz
Partner
Licensed Salesperson | Melchor Realty
johnz@melchorrealty.com
+1 732 620 2102

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