



# INDUSTRIAL SPACE FOR LEASE

 1010 Old Egg Harbor Rd  
Voorhees NJ

AVAILABLE  
**69,813 SF**

## BUILDING SPECS

Total Building Size	69,813 SF
Dry Warehouse	60,876 SF
Refer Space	7,040 SF
Ground Floor Office Space	1,897 s.f.
Building Height	16'
Car Parking	8 Spaces
Dock Doors	9
Drive-In	1
Lease Rate	\$10 NNN
Net Charges	\$2.60 PSF

## LOCATION

<b>I-295</b>	Just off Exit 32 of I-295
<b>NJ Turnpike</b>	15 Minutes from Exit 4 of the NJ Turnpike
<b>Philadelphia Airport</b>	Less than 40 minutes from Philadelphia International Airport

 **WELL SITUATED IN THE  
Heart of Camden County  
Close to All Major Route**

**Patterson**  
Realty Advisors Inc.

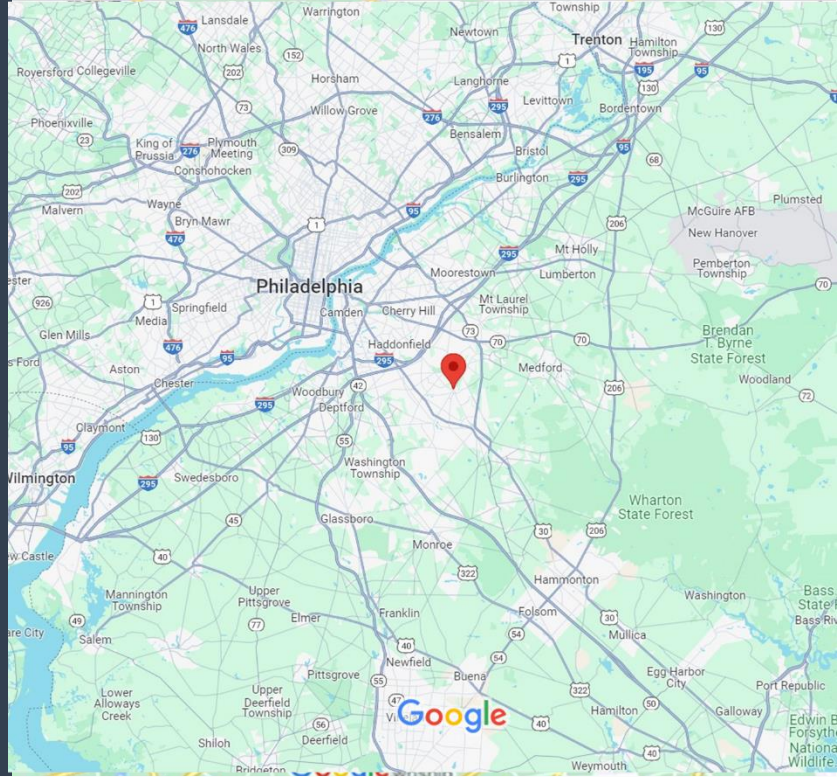


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# MARKET SUMMARY

1010 Old Egg Harbor Rd offers a unique opportunity to lease an entire building in the Camden County submarket. The property is well-located near I-295, the NJ Turnpike and Philadelphia. The property lies in the middle of the three largest population centers in the northeastern United States. Philadelphia's urban core is within a 30-minute drive, while New York City is within a two-hour drive, as is the Baltimore/Washington area.



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# BUILDING DETAILS



Power	600 amp 277/480 volt 3 Phase Service
HVAC	Gas fired overhead heat and combination of split A/C units in warehouse; A/C and gas heat in office
Column Spacing	40' x 30'
Sprinklered	100% Wet System
Utilities	Public Water & Sewer
Lighting	LED
Zoning	Industrial
Roof	TPO – Abt 5yrs Old

All information including but not limited to statements, sketches, pictures, maps, floorplans, exhibits, demographics, measurements, etc., furnished regarding the property offered for lease is provided to assist the reader in preliminary visualization of the property. The broker(s) offering this property are not experts in the myriad of laws, regulations, technical restrictions and the physical condition of the premises. Prospective tenants are urged, prior to entering into an agreement, to consult with knowledgeable professionals such as their lawyer, engineer, surveyor, architect, etc., regarding the condition and suitability, etc. of the property for their use. This information was gained from sources deemed reliable, but no representation or warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, changes in rental pricing or other conditions and or prior leases or withdrawal without notice.

## CONTACT US:

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