



INDUSTRIAL SPACE FOR LEASE

 220 Route 70 Medford NJ
Unit B

AVAILABLE
23,545 SF

BUILDING SPECS

Total Unit Size	23,545 SF
Warehouse Space	21,125 SF
Ground Floor Office Space	2,420 SF
Building Height	20'
Car Parking	32 Spaces
Dock Doors	4
Drive-In	1
Lease Rate	\$8.50 NNN
Net Charges	\$2.45 PSF

LOCATION

I-295	Minutes from Exits 44 & 47 of I-295
NJ Turnpike	15 Minutes from Exit 4 of the NJ Turnpike
Philadelphia Airport	Less than 30 minutes from Philadelphia International Airport

 **WELL SITUATED IN THE
HEART OF BURLINGTON
COUNTY**

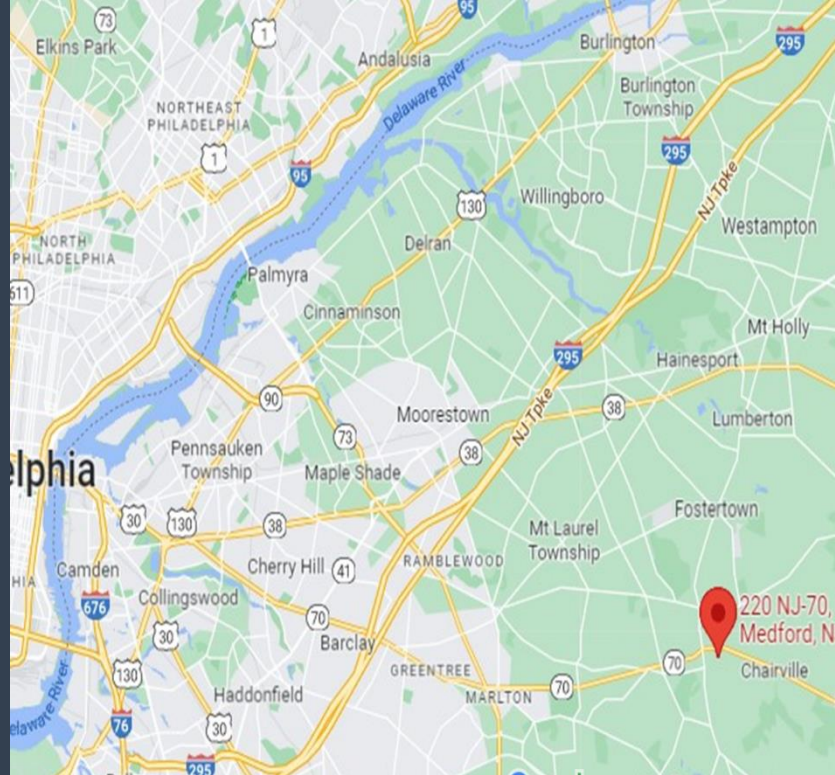
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MARKET SUMMARY

220 Route 70 offers a unique opportunity to lease an entire building in the Burlington 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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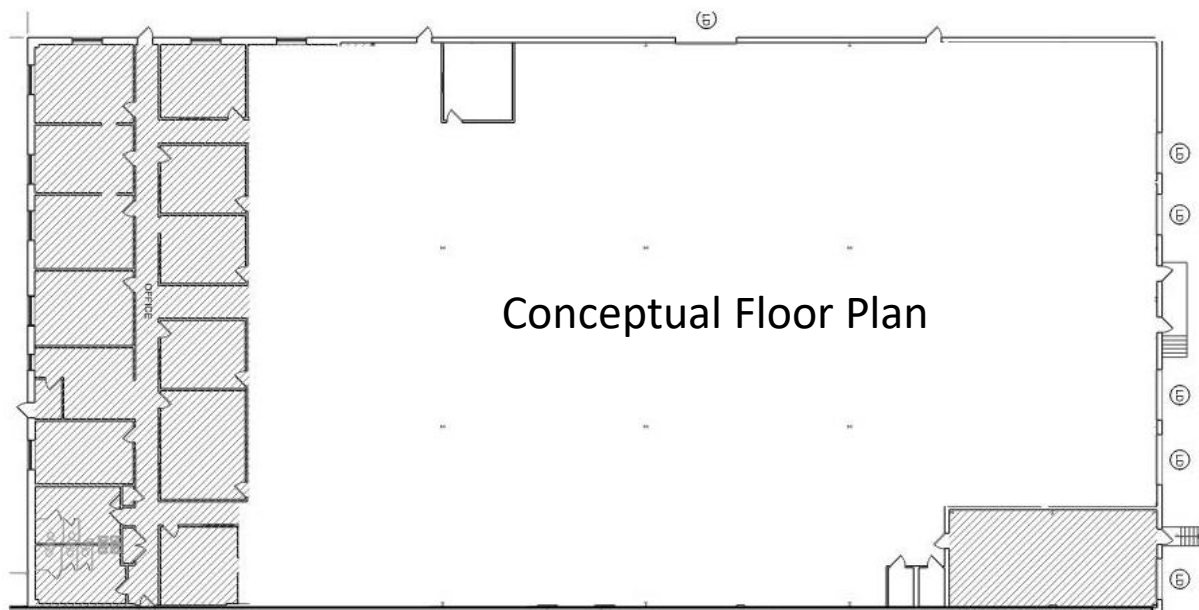


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BUILDING DETAILS

Power	400 amp 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 40'
Sprinklered	100% Wet System
Utilities	Public Water & Sewer
Lighting	HID
Zoning	Commercial



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.

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