

771 CREEK ROAD

Bellmawr, NJ



INDUSTRIAL BUILDING FOR LEASE

+/- 12,000 SF

Situated on 1.27 acres

PROPERTY FEATURES

- Price: Call for information
- Ideal for Investor or Owner/User
- Zoned Light Industrial (LI)
- 1 Drive-In
- 20' Clear height
- Mezzanine office
- Wet sprinklered
- Easy access to I-295, Route 42, I-76, NJ Turnpike and Route 130
- Regional access to Philly, Central/North Jersey, Baltimore, Delaware, and Shore Points



PROPERTY PHOTOS



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

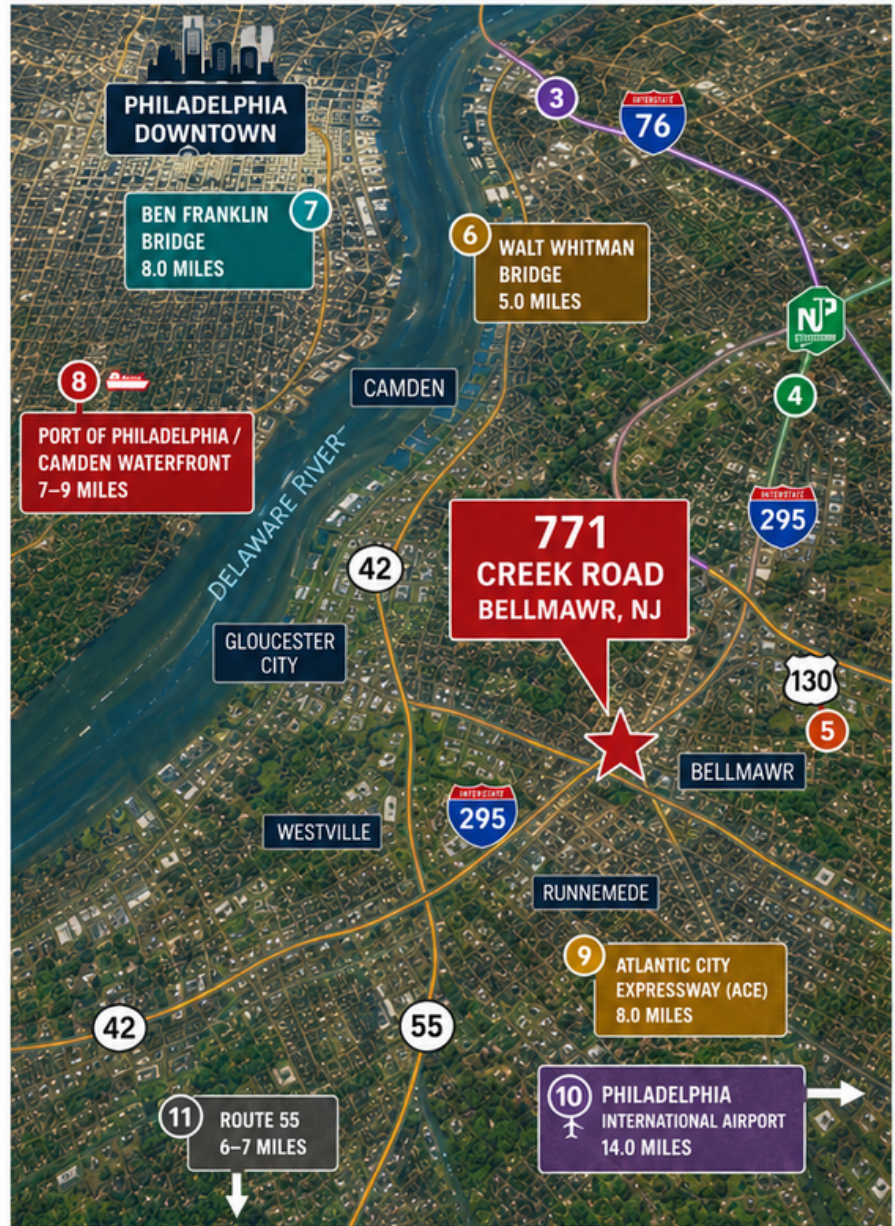
LOCAL MAP

STRATEGIC LOCATION. EXCEPTIONAL ACCESS.

771 Creek Road is ideally located in the heart of Southern New Jersey's premier industrial corridor, providing immediate access to major highways, bridges, ports, and the greater Mid-Atlantic market.

KEY DISTANCES FROM 771 CREEK ROAD

1	I-295	0.5 miles
2	Route 42 / North-South Freeway	0.7 miles
3	I-76	1.0 mile
4	New Jersey Turnpike (Exit 3)	2.0 miles
5	Route 130	2.5 miles
6	Walt Whitman Bridge / Philadelphia Access	5.0 miles
7	Ben Franklin Bridge	8.0 miles
8	Port of Philadelphia / Camden Waterfront	7-9 miles
9	Atlantic City Expressway (ACE)	8.0 miles
10	Philadelphia International Airport	14.0 miles
11	Route 55	6-7 miles



CONNECTED TO WHAT MATTERS

- ✓ Philadelphia & Southeastern PA
- ✓ Central & Northern New Jersey
- ✓ Delaware
- ✓ Baltimore / Washington Corridor
- ✓ South Jersey Shore Markets

SURROUNDED BY INDUSTRY. POSITIONED FOR SUCCESS.

771 Creek Road is surrounded by established industrial, warehouse, manufacturing and distribution users within the Bellmawr industrial corridor—one of the most active logistics hubs in Southern New Jersey.



Immediate Access to I-295, Route 42 & I-76



Efficient Connections Throughout the Northeast Corridor



Close Proximity to Bridges, Ports & Philadelphia



Strong Labor Pool in Camden County and Surrounding Areas



Ideal for Warehouse, Distribution, Manufacturing & Industrial Users

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