



AVAILABLE FOR SALE OR LEASE

104 E. PARK STREET
BORDENTOWN, NEW JERSEY

NEW ROOF INSTALLED 2024

209,684± SF INDUSTRIAL BUILDING ON 8± ACRES | DIVISIBLE TO 49,444± SF



CONTACT

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PROPERTY DETAILS



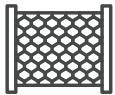
TOTAL SQ. FEET

209,684±



ACREAGE

8±



FULLY

FENCED & GATED

TOTAL RENTABLE SF	209,684± SF
MAIN FLOOR SF	170,306± SF
MEZZANINE SF	18,414± SF
DIVISIBILITY: 49,444± SF, 58,450± SF, 68,942± SF	
ACREAGE	8± acres
TENANCY	Multi-tenant
YEAR BUILT	1974 / Renovated: 2024
PARCEL ID	27-00301-0000-00001
ZONING	C/I Commercial Industrial
TAXES (2024)	\$211,000

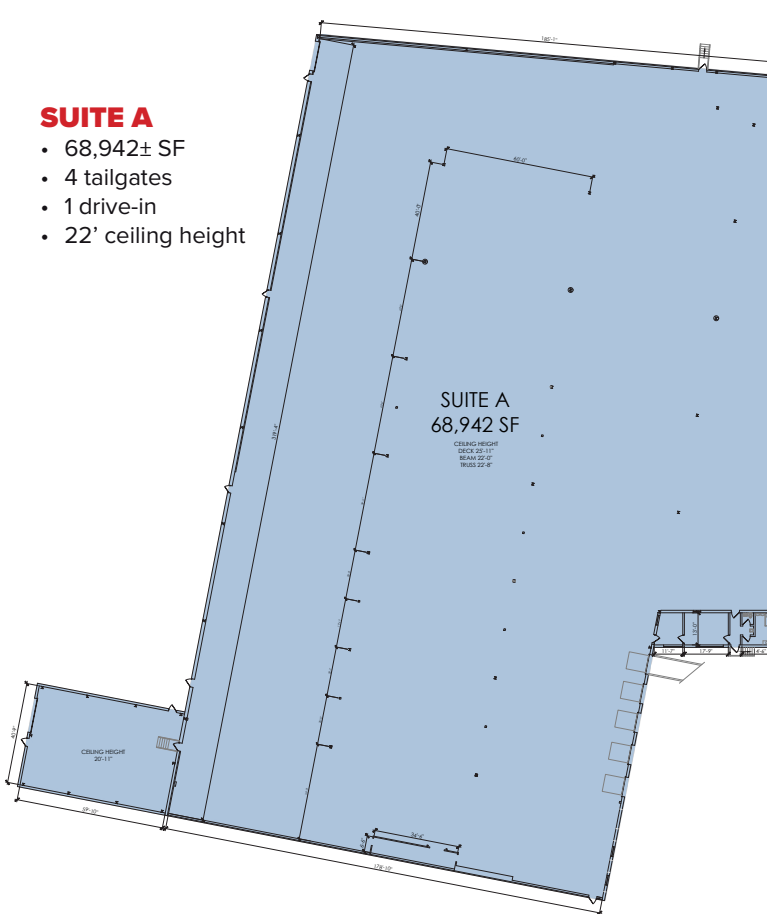
104 E. PARK STREET BORDENTOWN, NJ

LOADING	19 tailgates, 1 drive-in
CEILING HEIGHT	13'9" - 24'
COLUMN SPACING	Varies
POWER	800a / 480v (upgradable to 1200a)
LIGHTING	LED
FIRE SUPPRESSION	Dry sprinkler system
ROOF	Installed 2024, 20-YR warranty
TRAILER PARKING	Abundant trailer parking
FENCING	Fully fenced & gated site



SUITE A

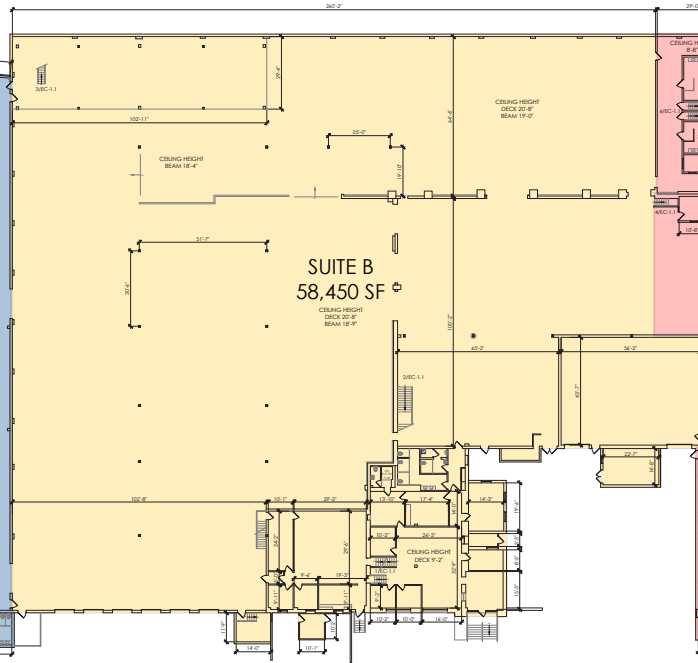
- 68,942± SF
- 4 tailgates
- 1 drive-in
- 22' ceiling height



SUITE B

SUITE B

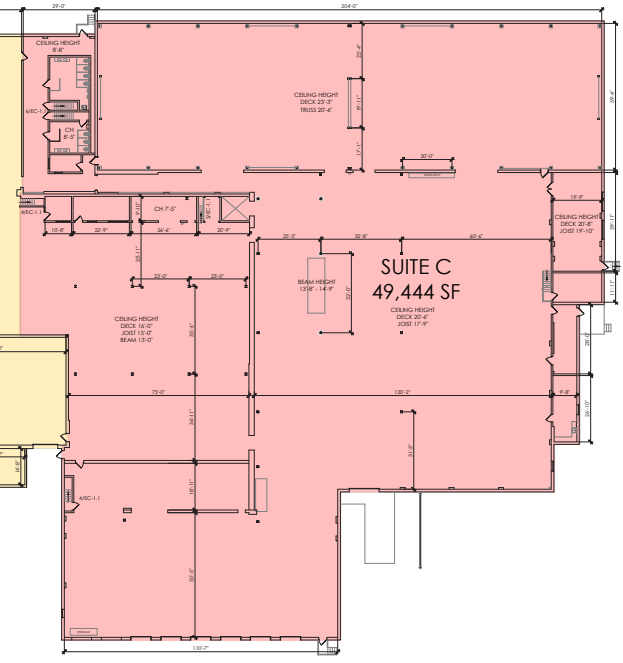
- 58,450± SF
- 6 tailgates
- 20'8" ceiling height



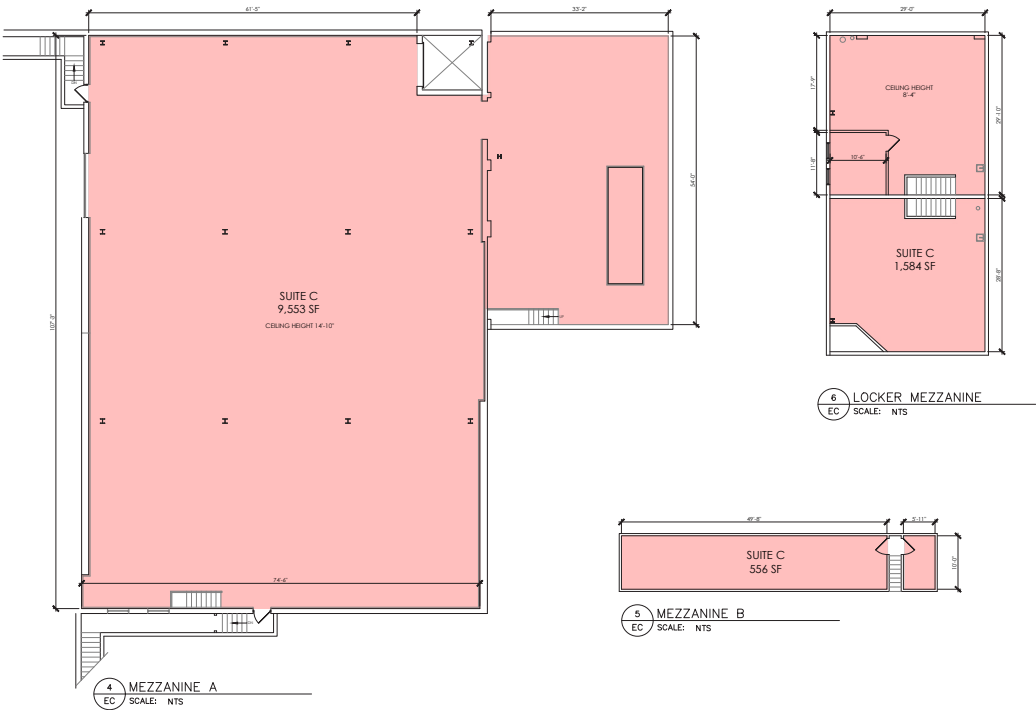
SUITE C

SUITE C

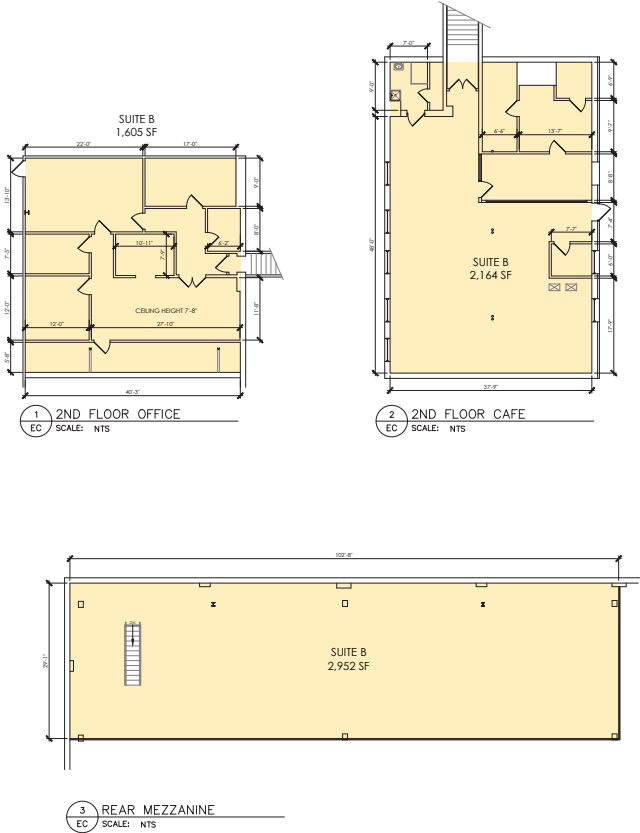
- 49,444± SF
- 6 tailgates
- 20'6" ceiling height



SUITE B 11,693± SF



SUITE C 6,721± SF



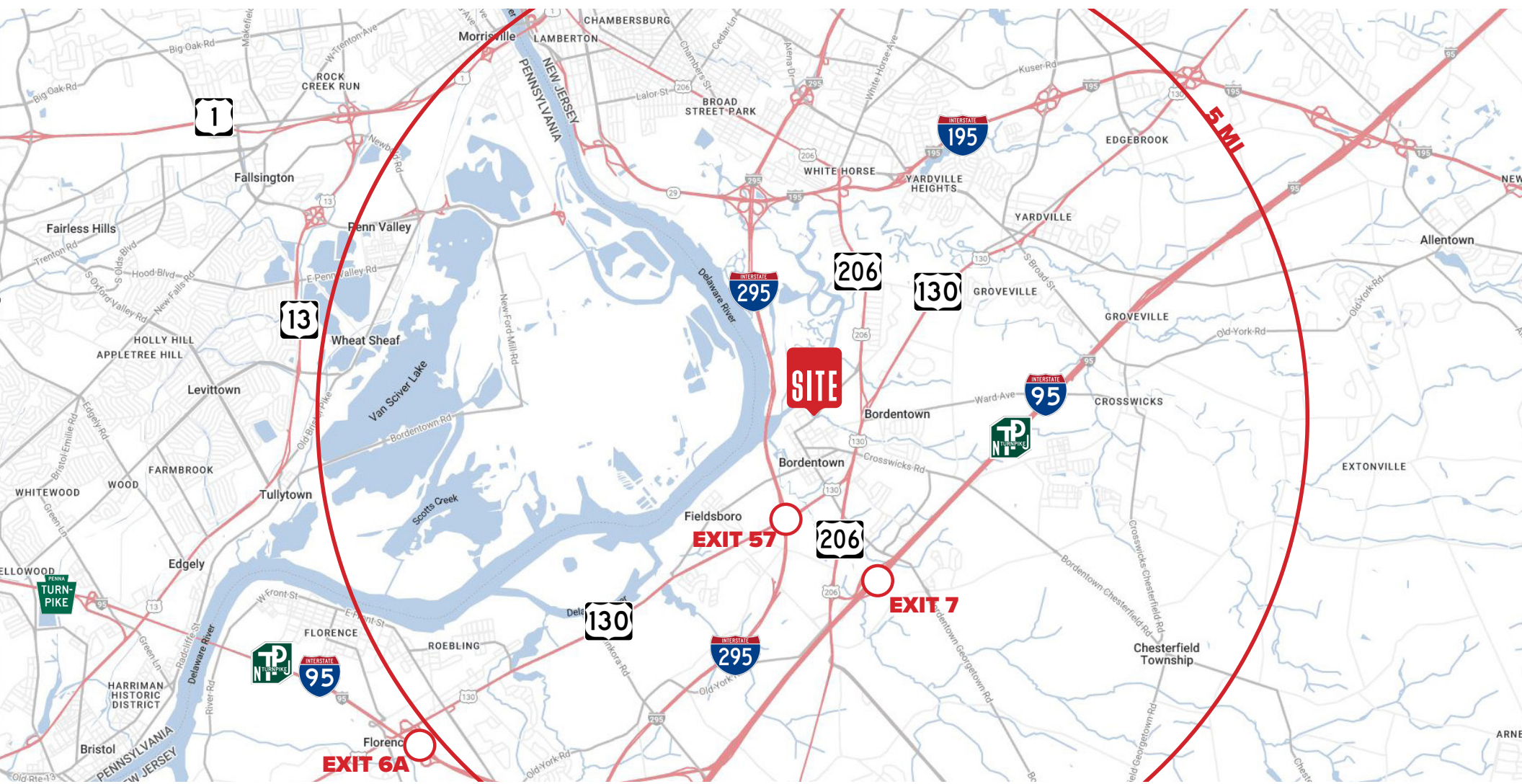


LOCATION INFORMATION

104 E. PARK STREET BORDENTOWN, NJ

DISTANCE TO:

Route 206	0.5 mi	PA Turnpike	10 mi	Philadelphia International Airport	41 mi
Route 130	1.5 mi	PhilaPort (Tioga Marine Terminal)	30 mi	Newark Liberty International Airport	52 mi
I-295 (Exit 57)	2.5 mi	Center City Philadelphia	33 mi	Port of NY / NJ	53 mi
NJ Turnpike (Exit 7)	3.3 mi	PhilaPort (Packer Ave Terminal)	39 mi	New York City	65 mi



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CONTACT