

901 E. GIBBSBORO ROAD

Lindenwold, NJ



FLEX BUILDING FOR SALE OR LEASE

20,480 SF TOTAL

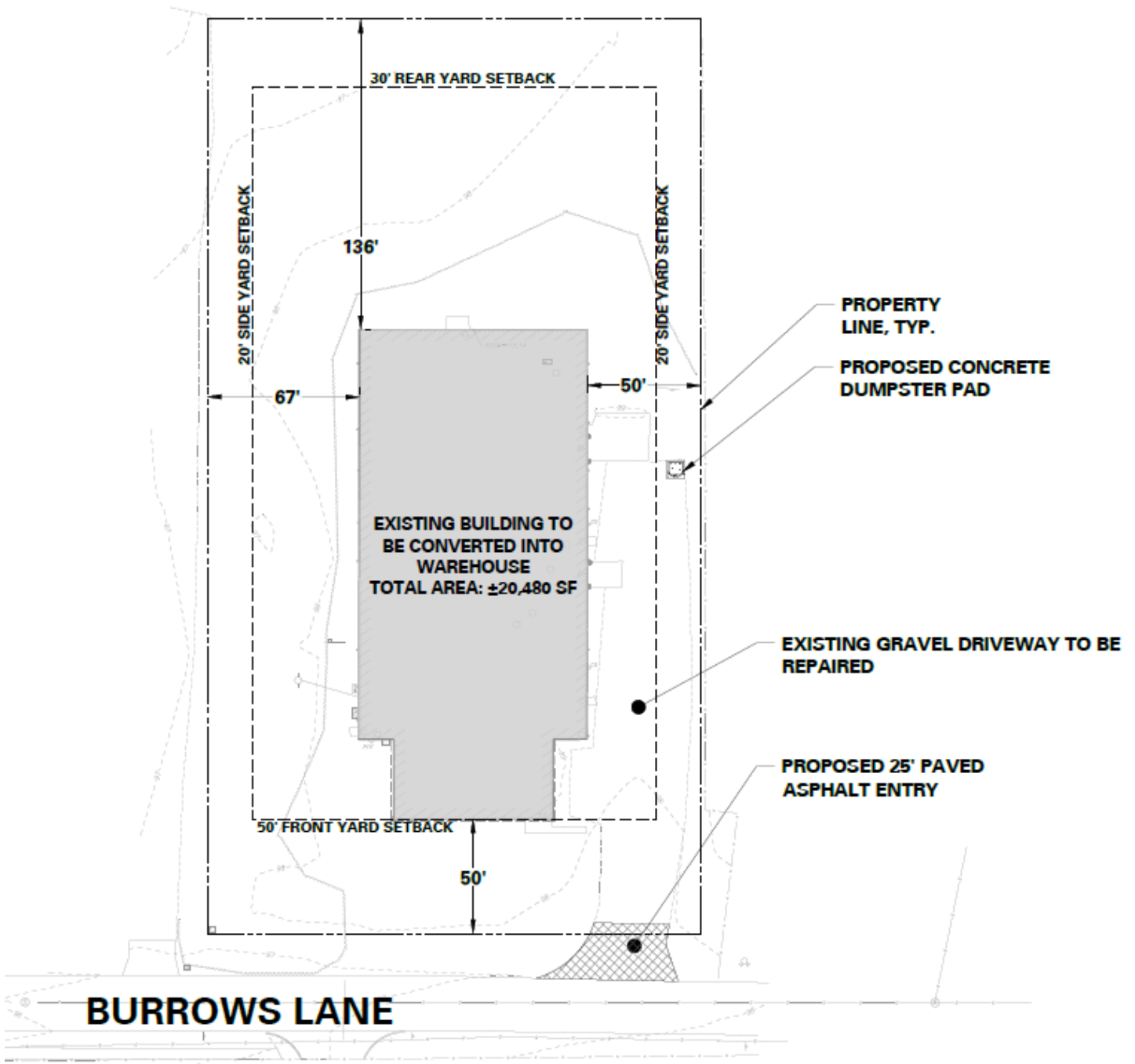
18,480 SF Warehouse
2,000 SF Office

PROPERTY FEATURES

- Sale Price: \$1.4M
- Lease Price: \$12/SF NNN
- 13' Ceilings
- 1 Existing 10'x10' drive-in
 - Ability to add more
- Brand new roof and siding
- Situated on +/- 2 acres
- Abundant parking lot
- Ideal for warehousing, contractors, etc.
- Secure location next door to Lindenwold High School & Public Works Department
- Easy access to Routes 30 & 561

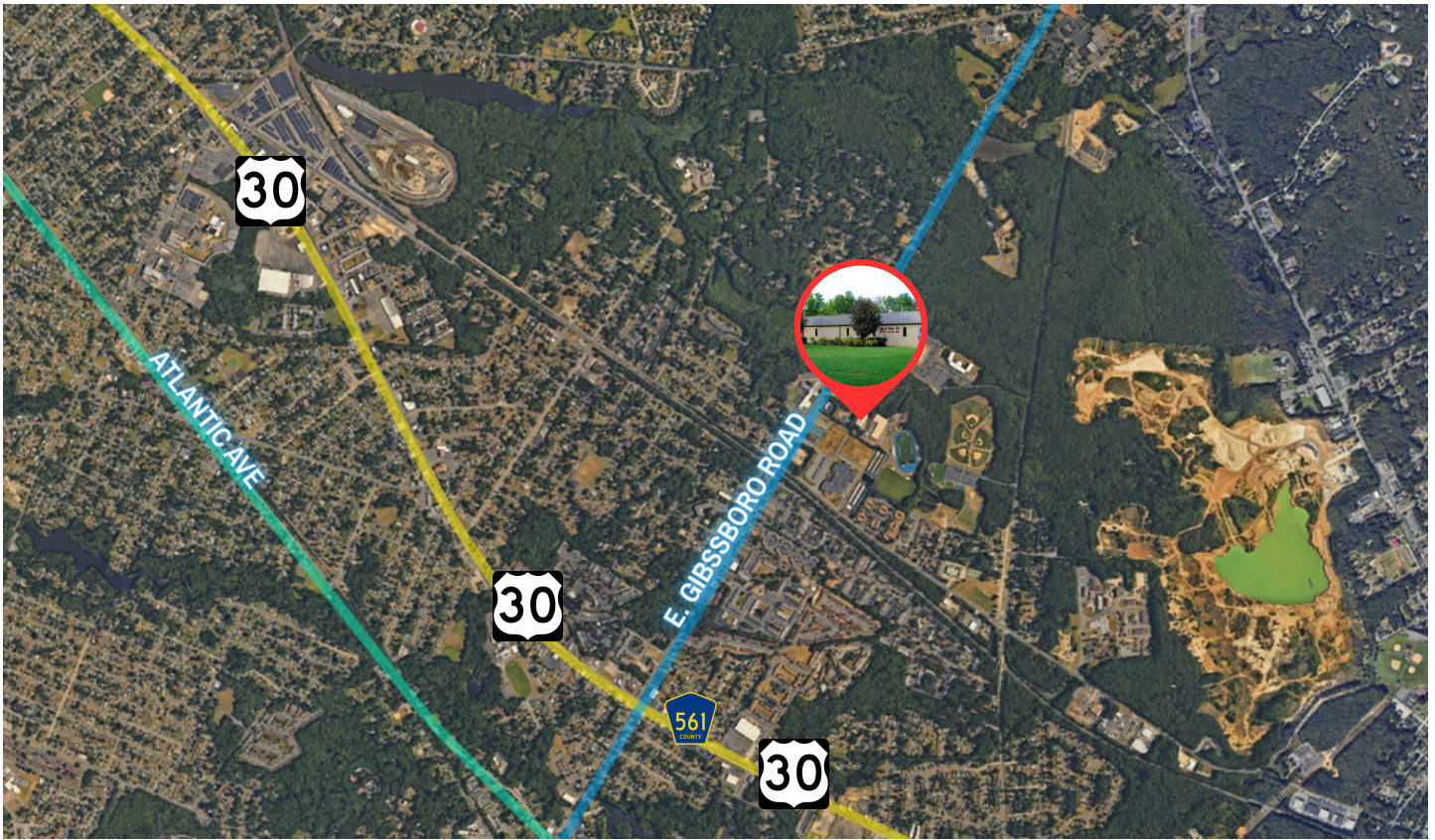


SITE PLAN



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 & TRANSIT ROUTES



Route 30 (White Horse Pike)

This is the main highway serving Lindenwold with a traffic count of +/-16,000 VPD (vehicles per day) which connects into Camden and Philadelphia and eastward towards Atlantic City.

Atlantic Avenue

This stretch of road begins in Clementon/Lindenwold border and extends to Audubon/Haddon Heights and ends in Oaklyn. Along Atlantic Ave is the New York & Atlantic City Railway (NYA) which is used for freight and is the general freight carrier for the Eastern part of the United States.

East Gibbsboro Road

Also known as County Road 686, this length of road links Gibbsboro Road and Lindenwold with +/-16,600 VPD (vehicles per day).

County Route 561

This lengthy county highway is roughly 51 miles long stretching from Galloway Township to Camden. This Route is comprised of White Horse Pike, Tansboro Road, Federal Street and more.

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BUILDING SIDE VIEW



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