

TRUCK REPAIR FACILITY

IMMEDIATE I-295 ACCESS AT EXIT 18

AVAILABLE

301 BORELLI BLVD

PAULSBORO, NJ

PROPERTY DESCRIPTION

- 6,600± SF
- 1.25± acres
- Additional adjacent land gives potential for 1.50+ acres total
- (2) full size 84' drive-thrus and one (1) 49' drive-in
- (5) drive-in doors (3 doors are currently being updated)
- 19' clear ceiling height
- New roof installed within past 24 months
- 1,200 SF of office on two floors (can be renovated or demolished)
- 2 bathrooms (to be renovated)
- Power: 600 amp, 3 phase, 480 volt with step-down transformers
- New interior & exterior LED lighting to be installed
- Water available in multiple areas in building
- Floor drains
- Public water and sewer
- Exterior being painted/ repaired
- New heating system being installed
- Grass/brush area will be cleared and stoned/graded to allow for truck parking



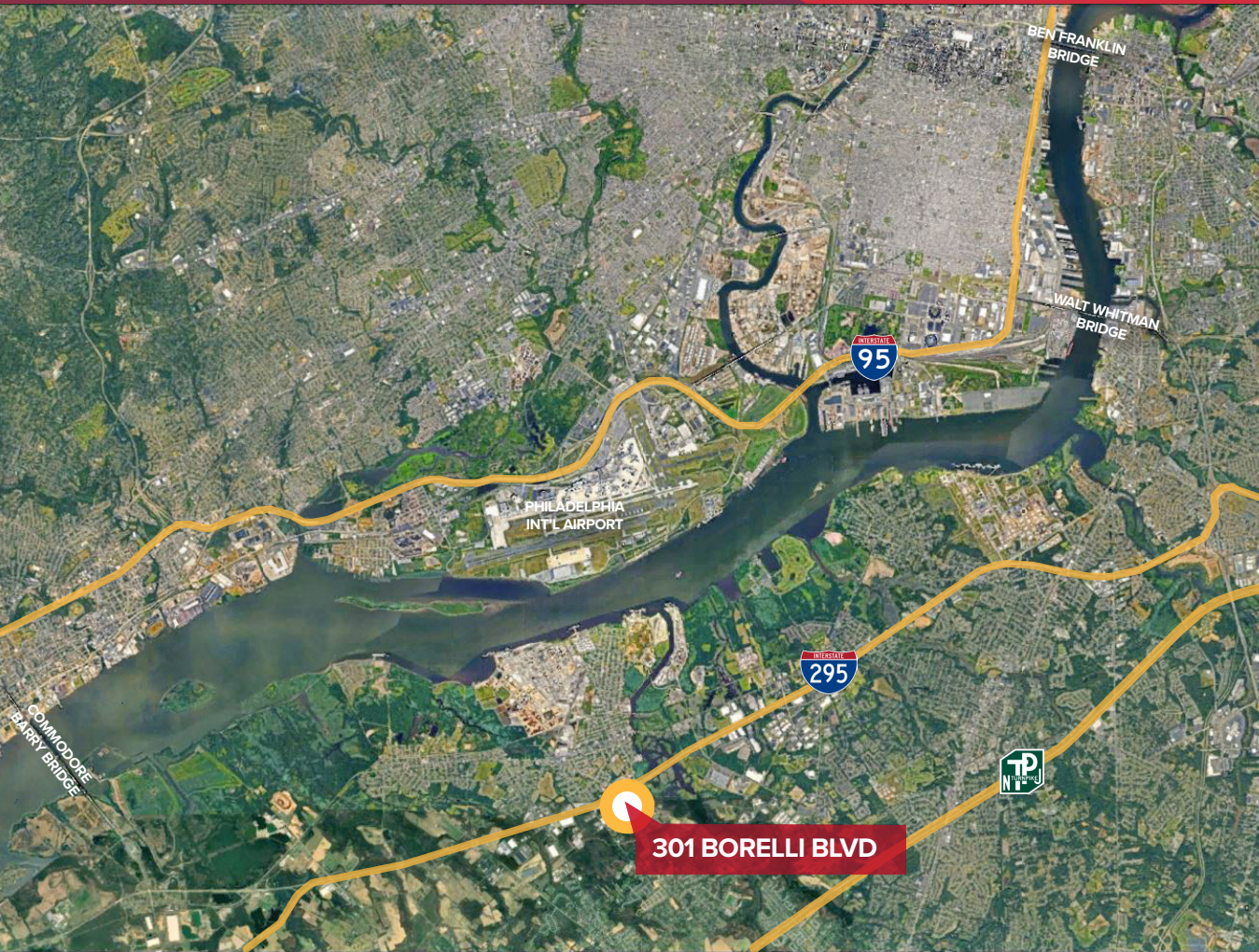
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LOCATION INFORMATION



AVAILABLE

301 BORELLI BLVD

PAULSBORO, NJ

Distance to

I-295 S (Exit 18)	0.2 mi
I-295 N (Exit 18)	0.2 mi
NJ Turnpike (Exit 2)	6.5 mi
Commodore Barry Bridge	8.2 mi
I-95	10.4 mi
Center City Philadelphia	16.5 mi
Philadelphia Int'l Airport	18 mi

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