



INDUSTRIAL SPACE FOR LEASE

📍 601 Ryan Avenue
Westville, NJ 08093

AVAILABLE
5,020 SF

BUILDING SPECS

Total Building Size	31,304 SF
Warehouse	3,596 +/- SF
Ground Floor Office Space	1,424 +/- SF
Outdoor Storage	3,000 +/- SF
Building Height	20'
Car Parking	5 Spaces
Dock Doors	1
Drive-In	1
Lease Rate	\$ 12.50 NNN
Net Charges	\$ 2.65/ SF

LOCATION

I-295	Just off Exit 25 of I-295
NJ Turnpike	15 Minutes from Exit 3 of the NJ Turnpike
Philadelphia Airport	Less than 15 minutes from Philadelphia International Airport

📍 **Well Situated in Gloucester County
with Close Proximity to Major Routes**

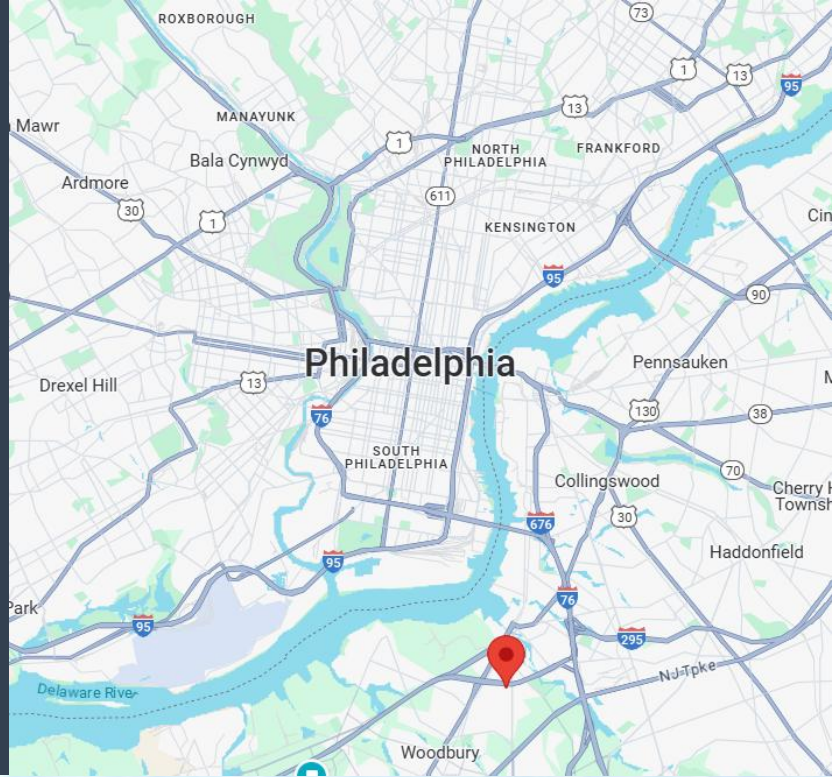
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MARKET SUMMARY

601 Ryan Avenue offers a unique opportunity to lease an end unit building in the Gloucester 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.

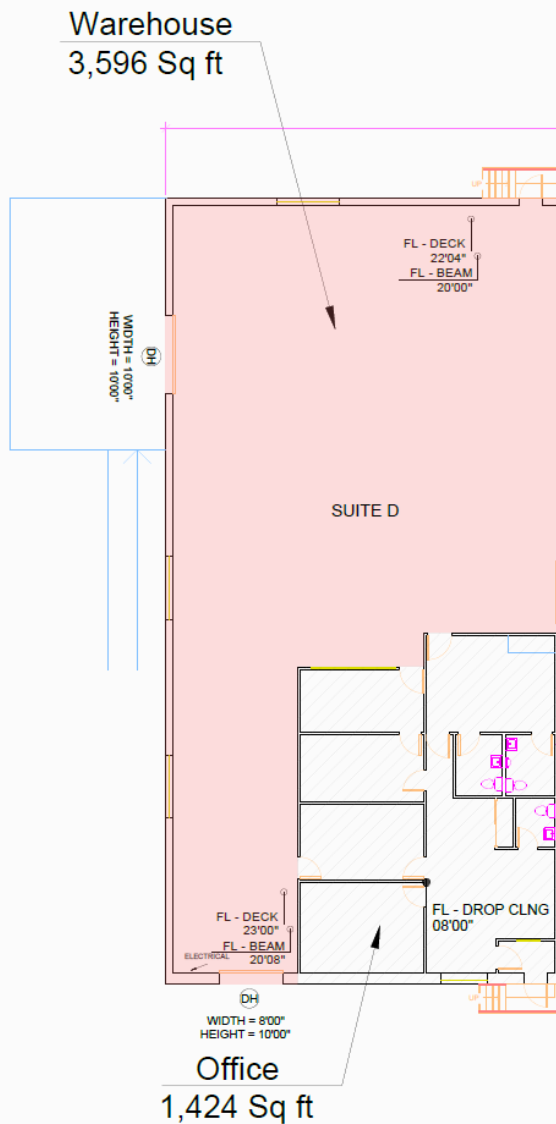


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BUILDING DETAILS

Power	200-amp 120/240 volt
HVAC	RTU and Reznor UH
Clear Height	20' under beam
Loading Dock	(1) 8' x 10'
Drive-In	(1) 10' x 10'
Sprinklered	100% wet system
Utilities	Public Water & Sewer
Lighting	LED
Zoning	I-4 Industrial District
Roof	Carlisle TPO under warranty
Solar	Radiated tube for reduced energy costs

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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