

30,918±

**SQUARE FEET
AVAILABLE
FOR LEASE**

**INDUSTRIAL / FLEX
SPACE
DIVISIBLE**

**CLOSE PROXIMITY
TO I-295 AND NJ
TURNPIKE**



OWNED BY

**Camber
Real Estate
Partners**

AVAILABLE FOR LEASE

120 MT HOLLY BYPASS

LUMBERTON, NJ

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NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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120 MT HOLLY BYPASS

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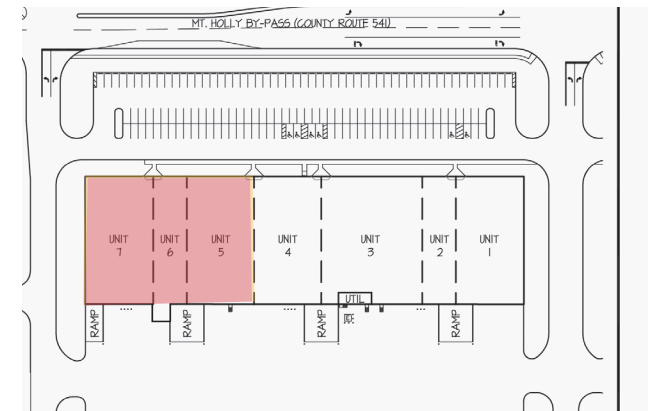
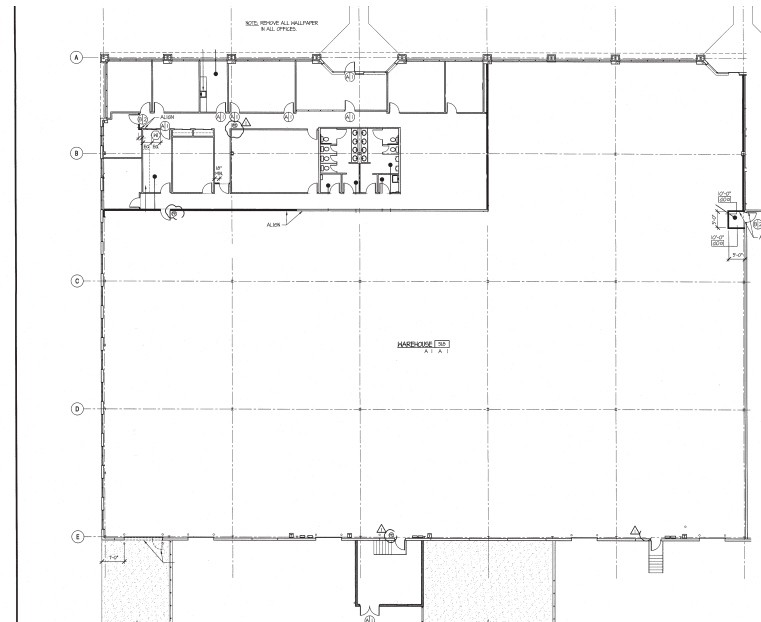
CURRENT AVAILABILITY

UNIT 5-6-7

- 30,918 SF warehouse / flex unit
- 5,456 SF office area (can be removed)
- (4) tailgates, (1) 10' x 12' drive-in door
- Multiple 480/277 volt, 3 phase, 225 amp & 200 amp electric service
- 25'3"-27' clear ceiling height
- 40' x 40' column spacing

BUILDING DESCRIPTION

- 78,596 SF multi-tenanted, warehouse / industrial building
- 5.69 acre lot
- Tailgate and drive-in loading
- 3,000a, 480v, 3 Phase electrical service
- Wet sprinkler system
- Sprinkler density: 50 gpm/SF over 2,000gpm
- Zoning: I-2 Planned Industrial



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LOCATION INFORMATION



AVAILABLE FOR LEASE 120 MT HOLLY BYPASS

LUMBERTON, NJ

Distance to

| | |
|----------------------------|---------|
| Route 38 | 0.5 mi |
| I-295 (Exit 45) | 4.2 mi |
| NJ Turnpike (Exit 5) | 4.2 mi |
| I-295 (Exit 47) | 5.5 mi |
| Burlington Bristol Bridge | 9.3 mi |
| I-95 | 10.5 mi |
| Center City Philadelphia | 22.0 mi |
| Philadelphia Int'l Airport | 31.7 mi |

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