

700 RAILROAD AVENUE, FLORENCE, NJ



Florence

Food Center

FOR LEASE
UP TO ±152,000 SF
EXPANDABLE BY +40,000 SF
REFRIGERATED/FOOD PROCESSING FACILITY

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Florence

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REFRIGERATED/FOOD PROCESSING FACILITY

ACCESSIBILITY & DEMOGRAPHICS



POPULATION

3 miles	29,083
5 miles	114,924
10 miles	637,483



WORKFORCE

3 miles	10,990
5 miles	39,361
10 miles	247,965



U.S. Route 130: 0.55 miles



NJ Turnpike (Exit 6A): 0.55 miles

KEY DISTANCES



I-295 (Exit 52) → : 3.60 miles



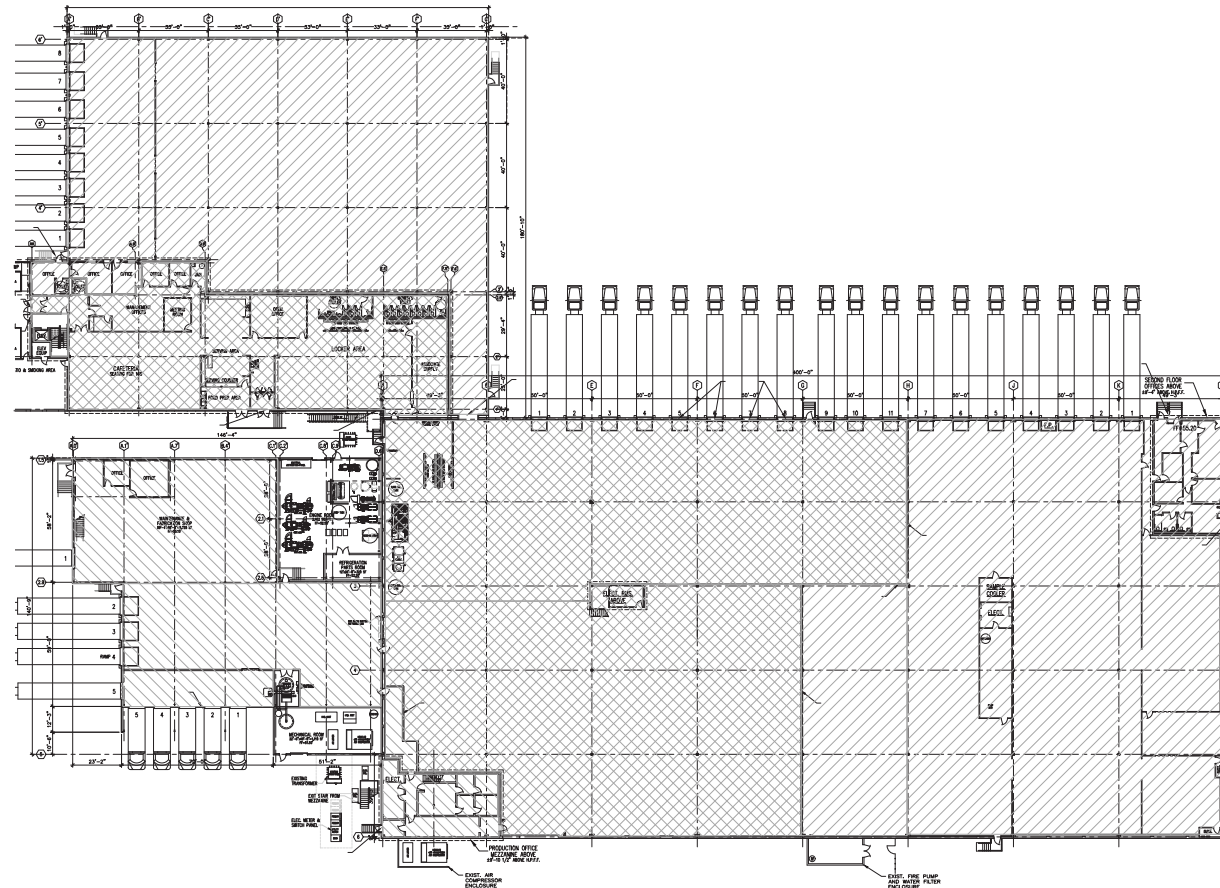
PA Turnpike → : 5.72 miles

PROPERTY HIGHLIGHTS

Building Size	152,000 SF (Expandable by ±40,000 SF)
Land Area	17.50 acres
Office Space	±10,400 SF on two (2) levels
Zoning	SM - Special Manufacturing District
Ceiling Height	17' - 32'
Loading	31 dock high doors / 17 equipped with levelers
Trailer Parking	120 spaces
Car Parking	200 spaces
Column Spacing	30' x 40'

REFRIGERATED AMENITIES

Refrigerated Area	±110,000 SF refrigerated to a temperature of 33-37 degrees
Refrigerated Pallet Positions	2,736



AVAILABLE SPACES

- Ghost Kitchen Mega Center
- Food Technology R&D Space
- Food Processing
- Food brokers office space
- Space for electrical and plumbing contractors

UTILITIES - FULLY LOADED

Water	Six (6) inch pipe reduced into a four (4) inch pipe coming into the building for a total supply of 480 gallons per minute from the township.	Pressurized Air Lines	Distributed throughout the facility
Waste Water	18 inch gravity drain that flows back to the township that can handle up to 10,000 gallons per minute.	Chilled Water Lines	Distributed throughout the processing area
Electricity	6,000 amps capacity with the possibility to add a 2,000 amps circuit to the switch gear for a total of 8,000 amps.	Nitrogen Delivery System	Distributed throughout the processing area
Solid Waste Separation System	Designed for vegetable products	Back-Up Power System	Comprised of two (2) 1400 kW natural gas fired generators and one (1) 900 kW diesel generator

