



# 1435 River Avenue Camden, NJ 08105

**\*Landlord Can Demise Premises\***

**Up to 9 acres with service facility  
Available for Lease**

**Class A ISF/IOS**



**NORTHMARQ ADVISORS**



**CATALYST**  
INVESTMENT PARTNERS

# Property Features



## **9 Acres with Office and Shop:**

- ± 9 Acre Graveled lot (can be demised)
- Electronic Gate Operator
- CCTV Security System
- Barbed Wire Fencing
- **Private Gated Entrance**

### **SERVICE FACILITY 1:**

**Building SF:**

**±4,230 SF**

**Drive in Doors:**

**(3) 12' x 14'**

**Clear Height:**

**18'**

### **SERVICE FACILITY 2:**

**Building SF:**

**±2,498 SF (Office space included)**

**Drive in Doors:**

**(3) 12' x 14'**

**Clear Height:**

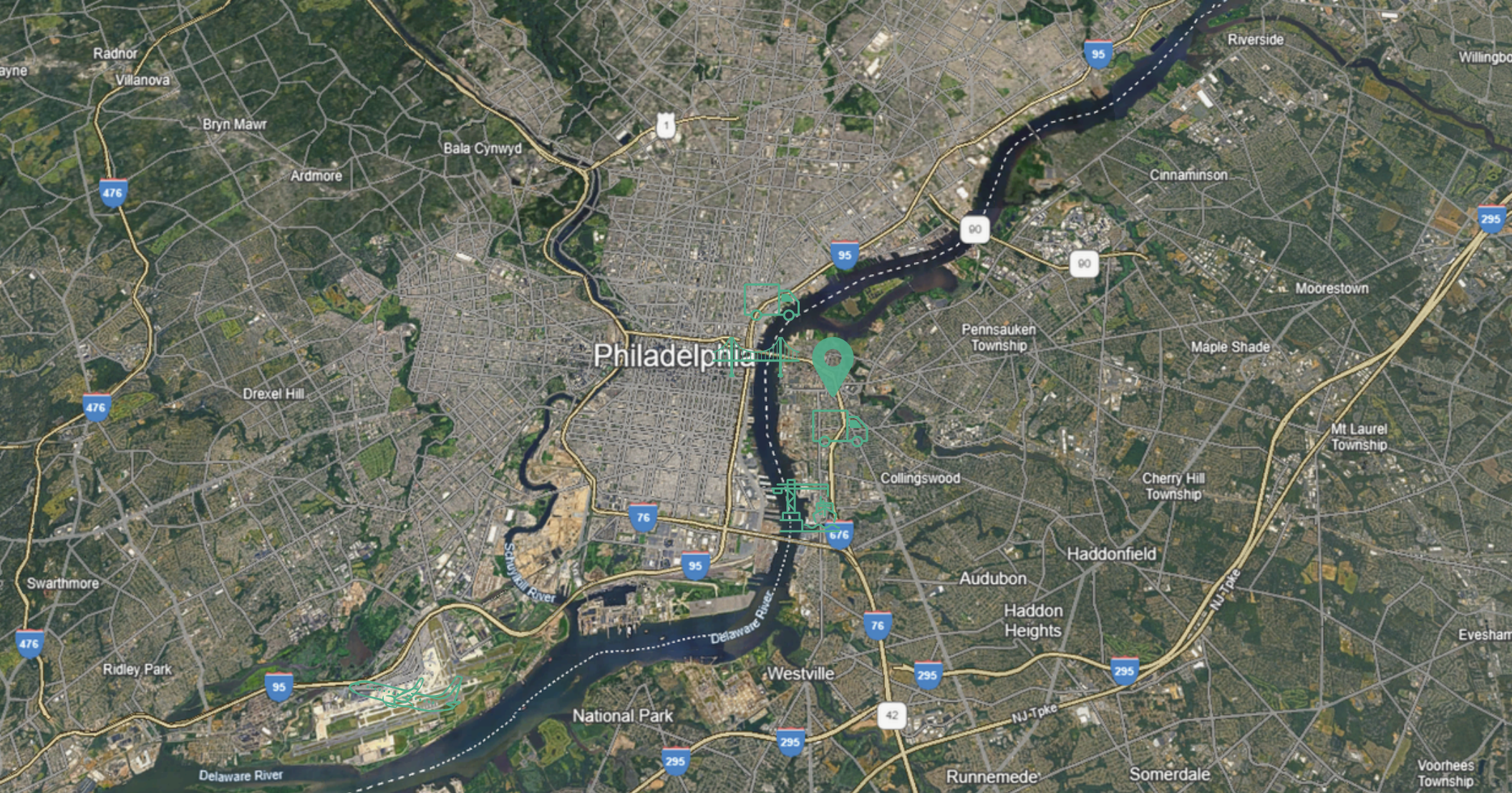
**14'**

## **Uses/Zoning:**

Zoning: Industrial (LI-2)  
Truck Repair  
Fleet Service  
Equipment Rental  
Truck Parking  
Building Materials  
Other Industrial Uses



# Property Location



**2 Miles to I-676**



**2 Miles to Benjamin Franklin Bridge**



**4 Miles to I-95**

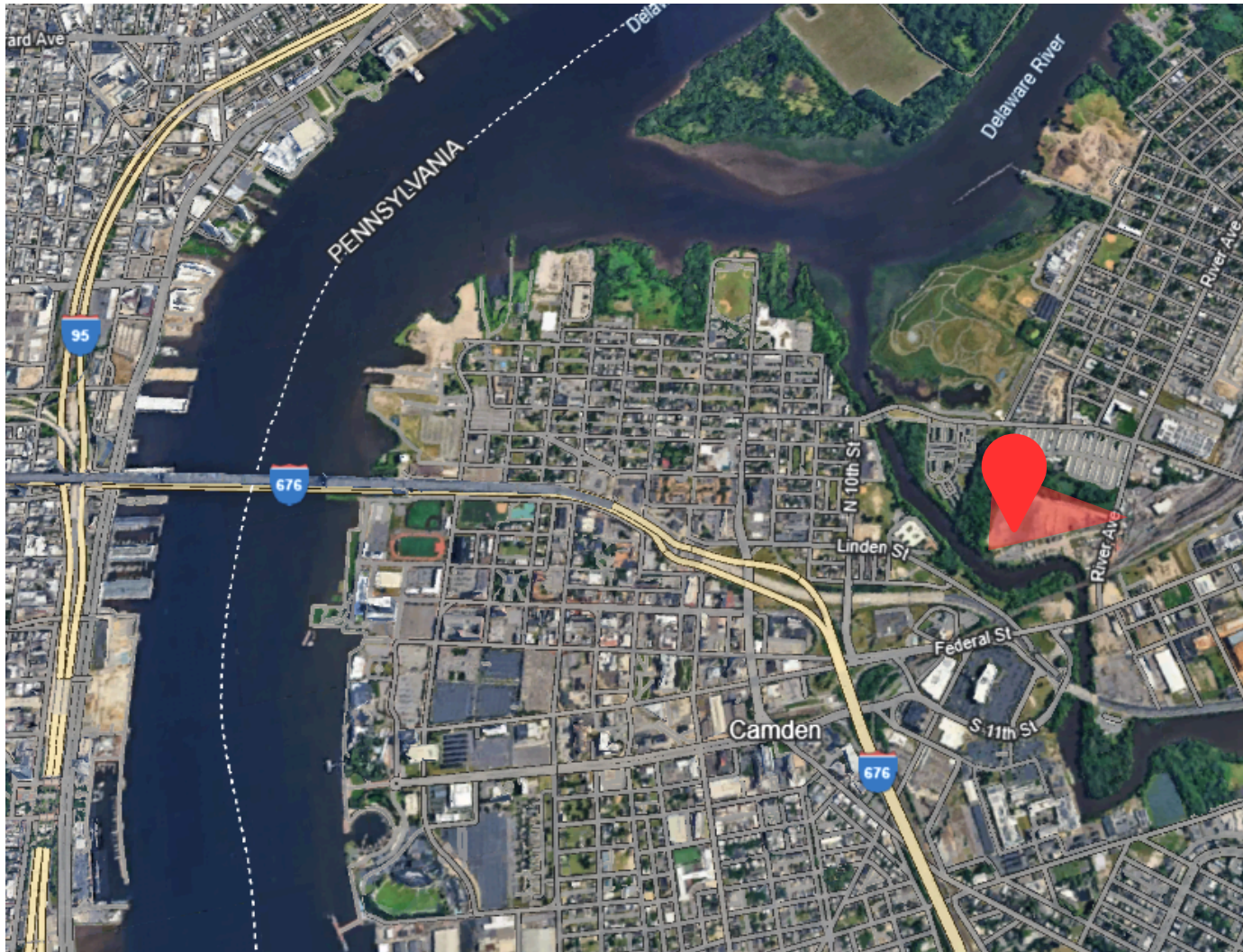


**3 Miles to Port of South Jersey**



**13 Miles to Philadelphia Int. Airport**

# Location Highlights



DRIVING DISTANCE:	
i-676	2 mi
Benjamin Franklin Bridge	2 mi
Port of South Jersey	4 mi
I-95	4 mi
Packer Ave Marine Terminal	8 mi
Philadelphia International Airport	13 mi



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## **Disclaimer:**

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