



I-295 INDUSTRIAL CENTER

Route 47 (Delsea Drive)
Deptford-Westville, NJ

**5,000 –
10,000 +/- SF
FOR LEASE**



Acreage: 30.3 +/- Acres

Available Unit(s) Size: 5,000 +/- SF

Total Project Size: 315,000 +/- Square Feet
• Condo Buildings within Association
• +/- Acres - (70,000 +/- SF Propose Bldg.)

Office Area: Finished to Tenant's Specifications

Warehouse Area: Finished to Tenant's Specifications

Ceiling Heights: 16' – 23' Clear

Sprinkler System: 100% Wet System

Loading: Tailgate and Drive In Leading Doors

Heat: Gas

Electrical: 100 Amps, 3 Phase, 4 Wire (Varies by Unit)

Parking: Ample

Zoning: Light Industrial

Comments:

- Located at Exit #25 of I-295 provides excellent access to several major transportation routes: 42, 55, 130 & NJ Turnpike and several NJ/PA bridges
- This location park is within close proximity to Philadelphia, Wilmington, Washington DC and New York.
- The zoning allows for light manufacturing, assembly, distribution, research and warehousing.

Contact:

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Main Office:

**Zimmer Commercial
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20000 Horizon Way

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Licensed Real Estate Broker

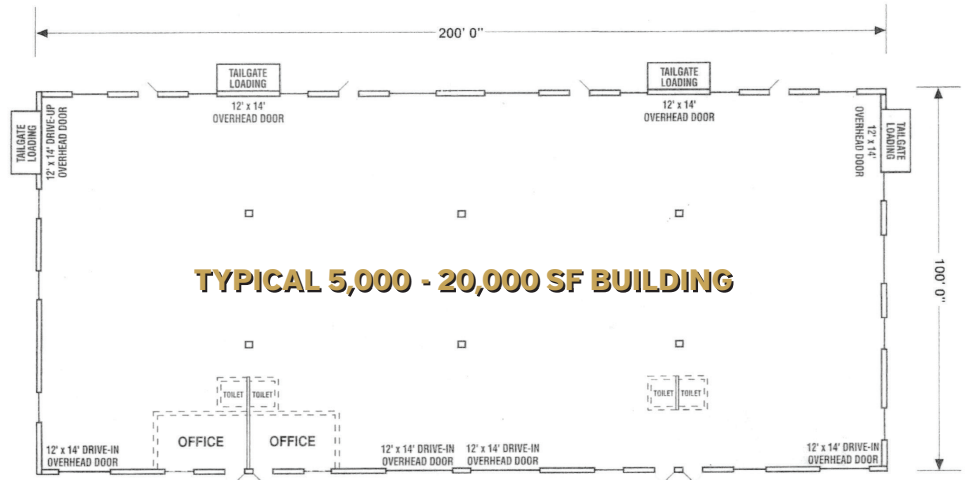


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FLOOR PLAN



Note: Office and restroom sizes and location to be determined by tenant's requirements.

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