

AVAILABLE FOR SALE OR LEASE

5176 Harding Highway Mays Landing, NJ

63,700 SF AVAILABLE WITHIN 152,208 SF INDUSTRIAL BUILDING; DIVISIBLE



Property Information

BUILDING SIZE	152,208 SF industrial facility Potential 100,000 SF warehouse expansion.
AVAILABLE	63,700 SF available Unit 300: 35,200 SF Unit 400: 22,500 SF Office: 6,000 SF front office area
ACREAGE	30.45 acres; possibility for outdoor storage and trailer parking
OFFICE AREA	6,500 SF
CEILING HEIGHT	21'-27'
TAX ABATEMENT	5 year tax abatement eligible
YEAR BUILT	1961, expansion built in 1971
LOADING	Six (6) loading docks, two (2) drive-ins in available space
POWER	13,000 kVA 480/277
HVAC	Gas heat, all heaters recently replaced
ACCESS	Front and rear access
ZONING	IBP - Industrial Business Park
SPRINKLER	Wet sprinkler throughout
ROOF	New TPO roof installed in 2017 with 20 year warranty

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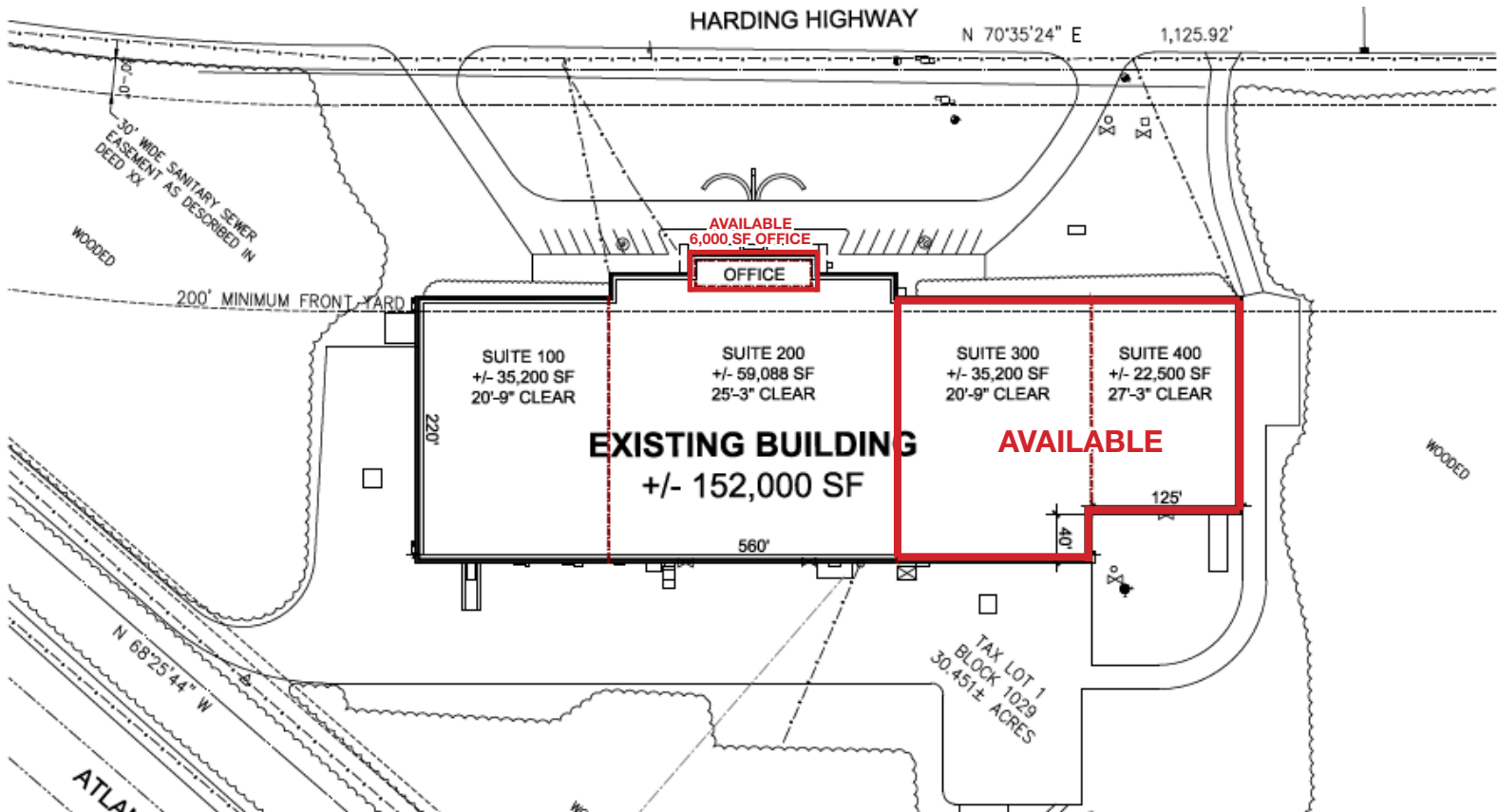


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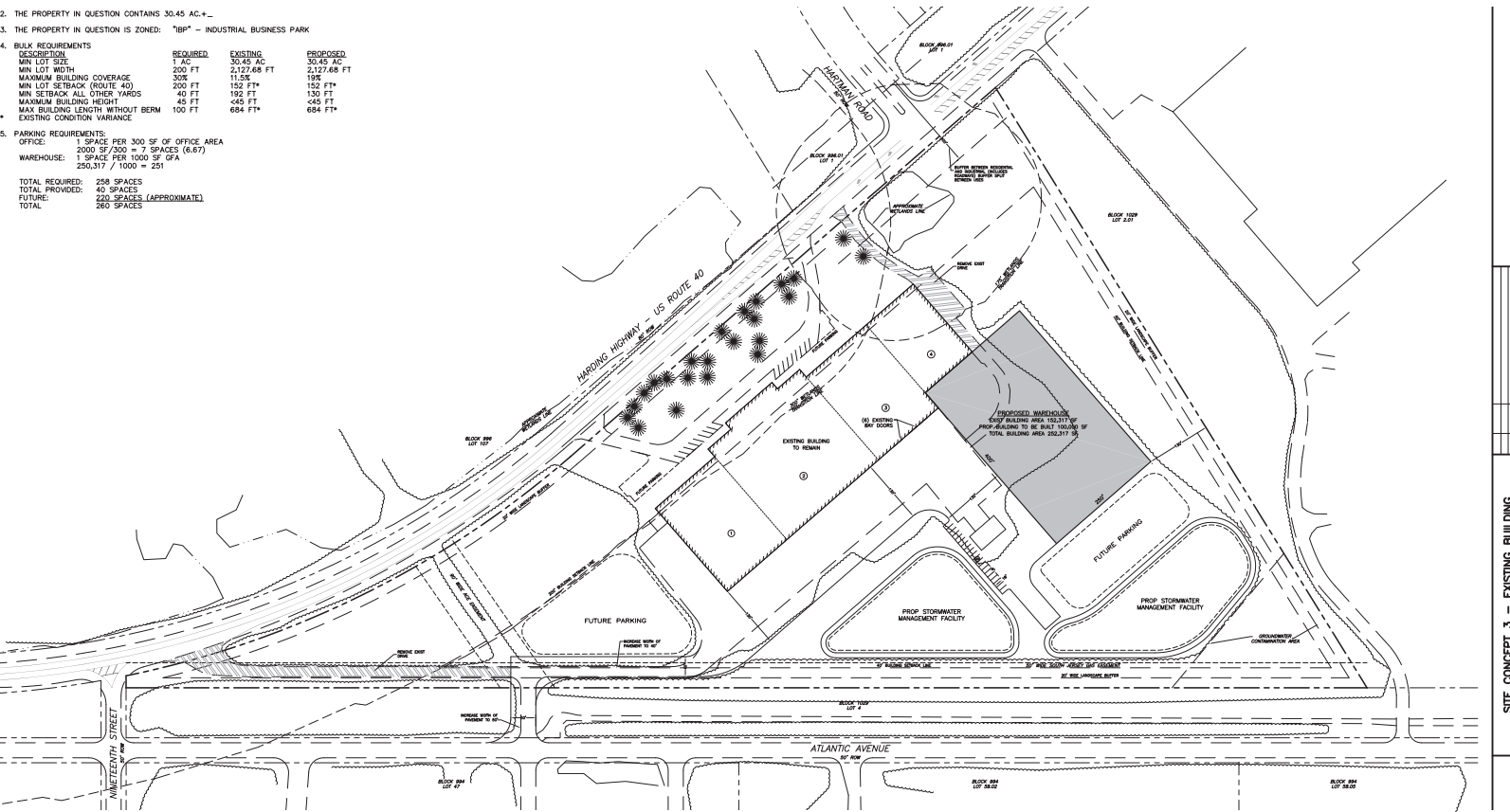
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Floor plan



Site plan

2. THE PROPERTY IN QUESTION CONTAINS 30.45 AC.±
3. THE PROPERTY IN QUESTION IS ZONED: "IBP" - INDUSTRIAL BUSINESS PARK
4. BULK REQUIREMENTS
- | DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
|----------------------------------|----------|-----------|----------|
| MIN LOT SIZE | 1 AC | 30.45 AC | 30.45 AC |
| MIN LOT WIDTH | 200 FT | 212.68 FT | 195 FT |
| MAXIMUM BUILDING COVERAGE | 30% | 11.5% | 15.2 FT* |
| MIN LOT SETBACK (ROUTE 40) | 200 FT | 152 FT* | 130 FT |
| MIN SETBACK ALL OTHER YARDS | 40 FT | 192 FT | <45 FT |
| MAXIMUM BUILDING HEIGHT | 45 FT | <45 FT | <45 FT |
| MAX BUILDING LENGTH WITHOUT BERM | 100 FT | 664 FT* | 664 FT* |
5. PARKING REQUIREMENTS:
- OFFICE: 1 SPACE PER 300 SF OF OFFICE AREA
2000 SF/300 = 7 SPACES (6.67)
- WAREHOUSE: 1 SPACE PER 1000 SF GFA
253,317 / 1000 = 251
- TOTAL REQUIRED: 258 SPACES
TOTAL PROVIDED: 40 SPACES
FUTURE: 220 SPACES (APPROXIMATE)
TOTAL: 260 SPACES



5176 Harding Hwy | Mays Landing, NJ

Location

5176 Harding Highway is located with easy access to Atlantic City and all shore points. Close to the Atlantic City International Airport. Excellent visibility on Route 40 (19,420 vehicles per day)

KEY DISTANCES

Black Horse Pike	2.0 Miles 5 Minutes	Atlantic City	15.5 Miles 20 Minutes
Atlantic City Expressway	4.3 Miles 8 Minutes	Philadelphia	46 Miles 45 Minutes
Garden State Parkway	8.4 Miles 12 Minutes	New York City	125 Miles 2:00 Hours

