

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

Contact Information:

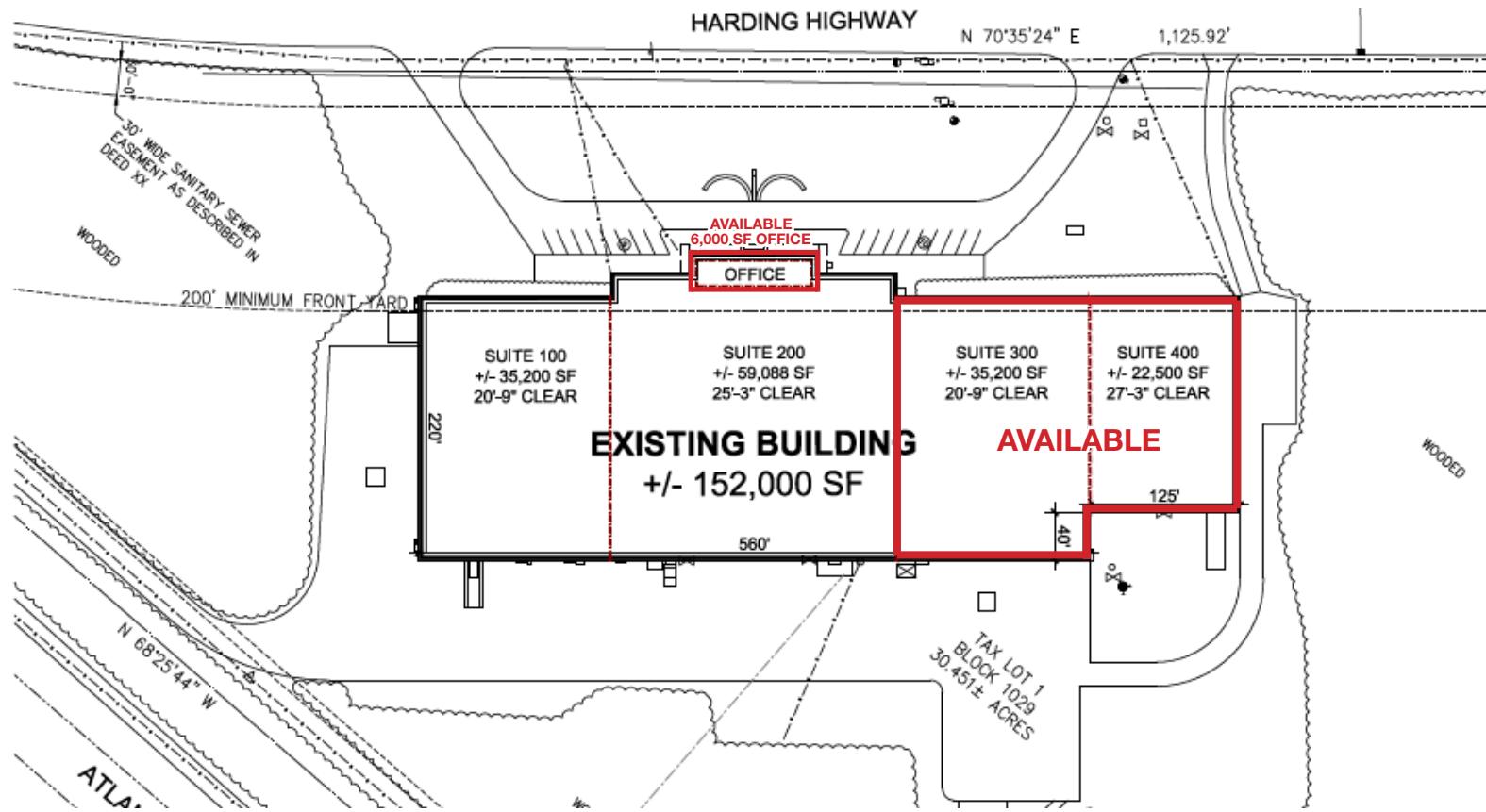
Scott Mertz, SIOR
+1 856 802 6529
scott.mertz@naimertz.com

Jonathan Klear
+1 856 234 9600 ext 210
jonathan.klear@naimertz.com

 **NAI Mertz** | 21 Roland Avenue
Mount Laurel, NJ 08054
+1 856 234 9600 | naimertz.com

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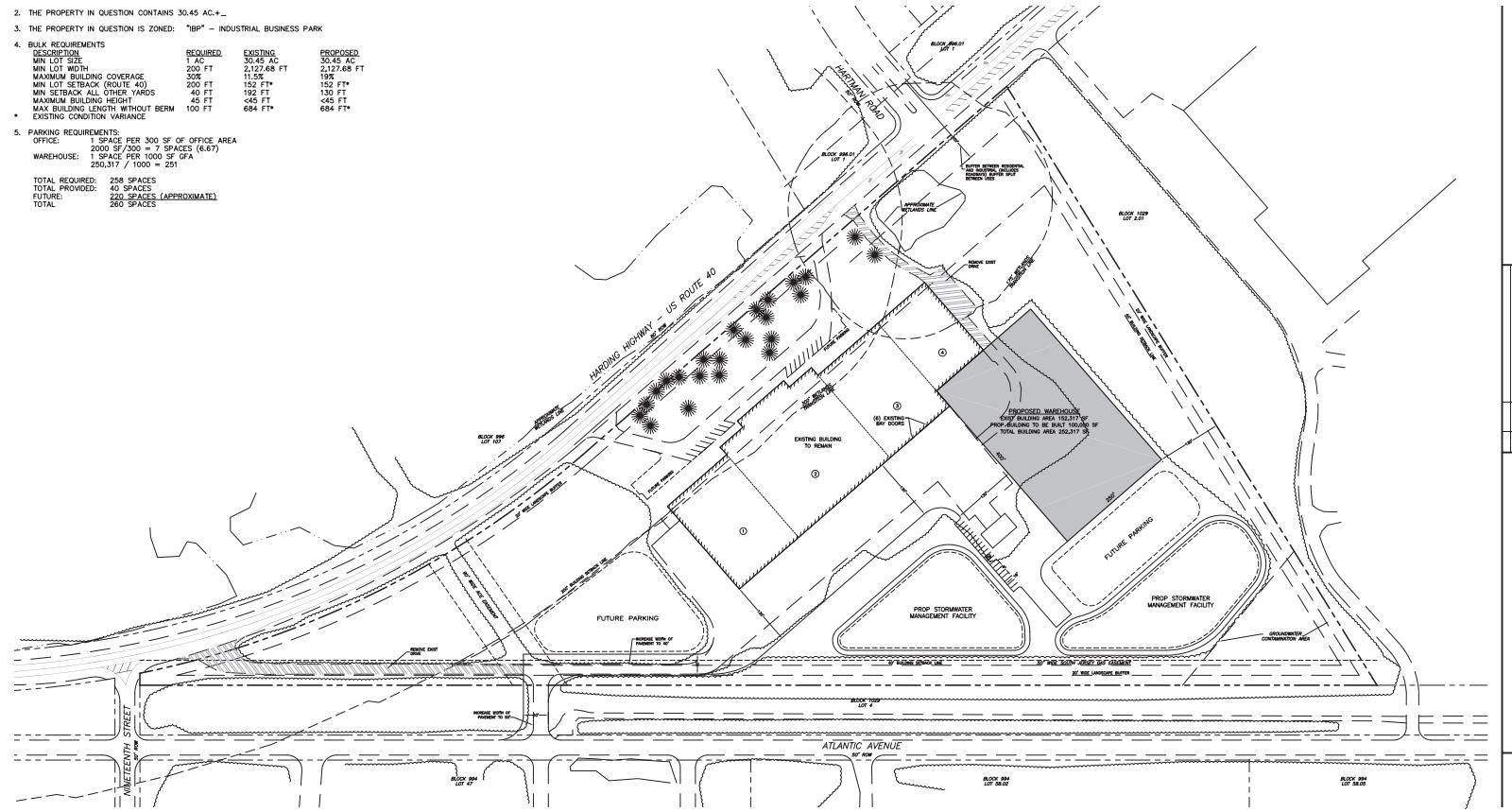
Floor plan



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. ACREAGE 1 ACRE 30.45 AC 30.45 AC
 MIN. LOT WIDTH 200 FT 2,127.68 FT 2,127.68 FT
 MAXIMUM BUILDING COVERAGE 300% 112% 112%
 MIN. LOT SETBACK (ROUTE 40) 200 FT 152 FT 152 FT
 MIN. SETBACK FROM YARDS 40 FT 152 FT 130 FT
 MAXIMUM BLDG HEIGHT 45 FT 45 FT 45 FT
 MAX BUILDING LENGTH WITHOUT BEND 100 FT 684 FT 684 FT
 EXISTING CONDITION VARIANCE

5. PARKING REQUIREMENTS
 OFFICE: 1 SPACE PER 300 SF OF OFFICE AREA
 2000 SF / 300 = 7 SPACES (6.67)
 6.67 * 1 = 6.67 SPACES
 WAREHOUSE: 250 SF / 200 = 1.25 SPACES
 1.25 * 200 = 251
 TOTAL REQUIRED: 258 SPACES
 TOTAL PROVIDED: 40 SPACES
 FUTURE: 220 SPACES (APPROXIMATE)
 TOTAL: 260 SPACES



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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 Expressway 4.3 Miles | 8 Minutes
Garden State Parkway 8.4 Miles | 12 Minutes

Atlantic City
Philadelphia
New York City

15.5 Miles | 20 Minutes
46 Miles | 45 Minutes
125 Miles | 2:00 Hours

