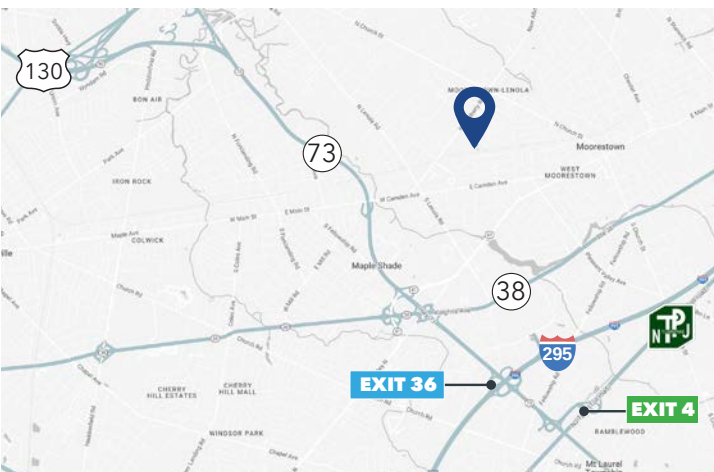


600 GLEN COURT, MOORESTOWN, NJ 08057**85,337 SF****LOCATION
DETAILS**

- Located in Moorestown Industrial Park
- Minutes from Routes 73, 38, & 130 with easy access to I-295 (Exit 36 - 3.5 miles) & the NJ Turnpike (Exit 4 - 4.2 miles)

**PROPERTY
HIGHLIGHTS**

- 85,337 SF Available (Demised to 34,200 SF & 51,137 SF)
- 27' - 28' Clear Height
- Nine (9) Loading Docks & Two (2) Drive-In Doors
- Heavy Power - 2,000 amps
- ESFR Sprinkler System & LED Lighting
- Hazard Containment Room: ±17,000 SF
- Rail-Capable

**LEASING**

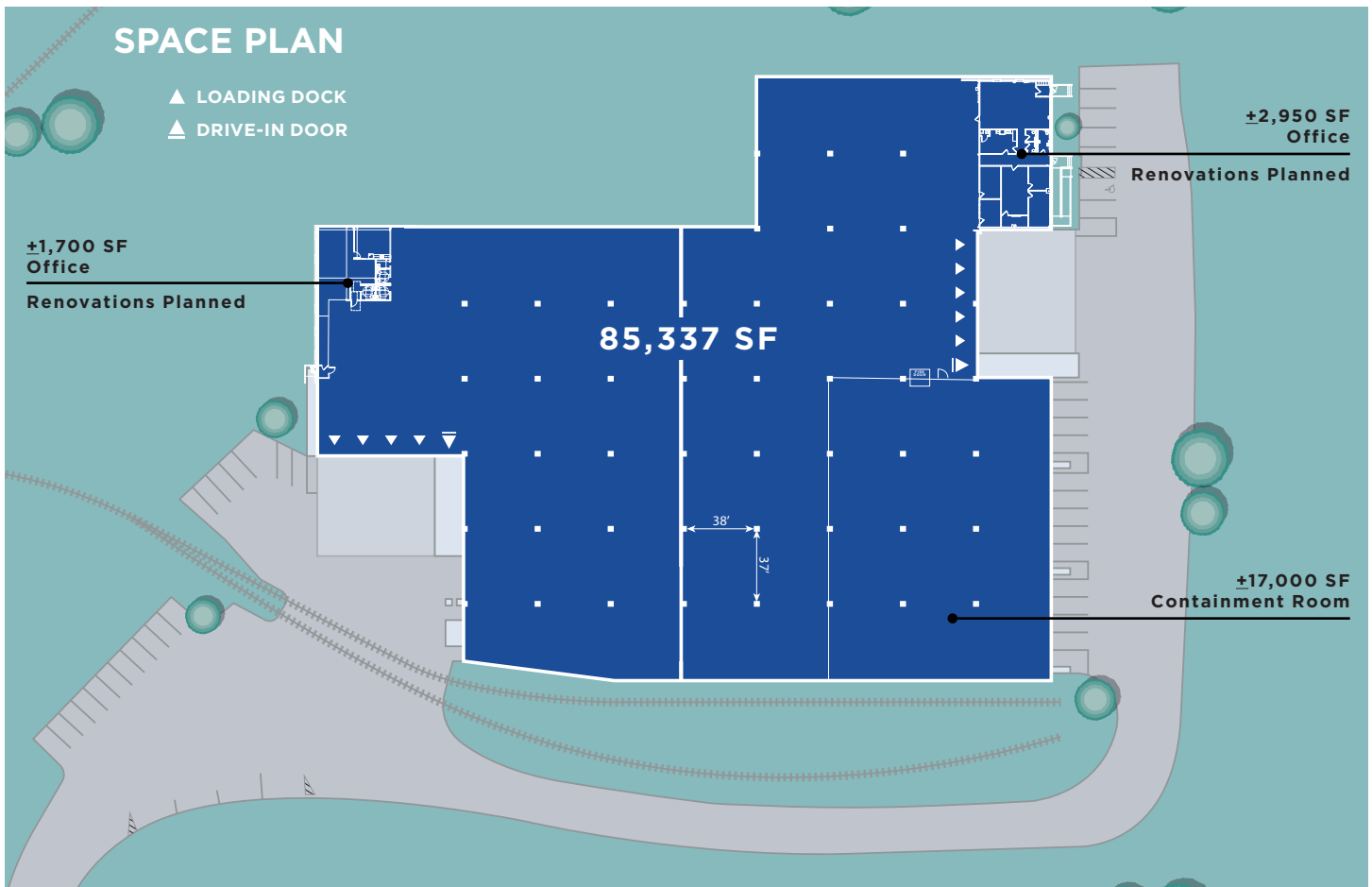
Tony Rod, SIOR 610.400.0486 | trod@lee-associates.com

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600 GLEN COURT, MOORESTOWN, NJ 08057

85,337 SF

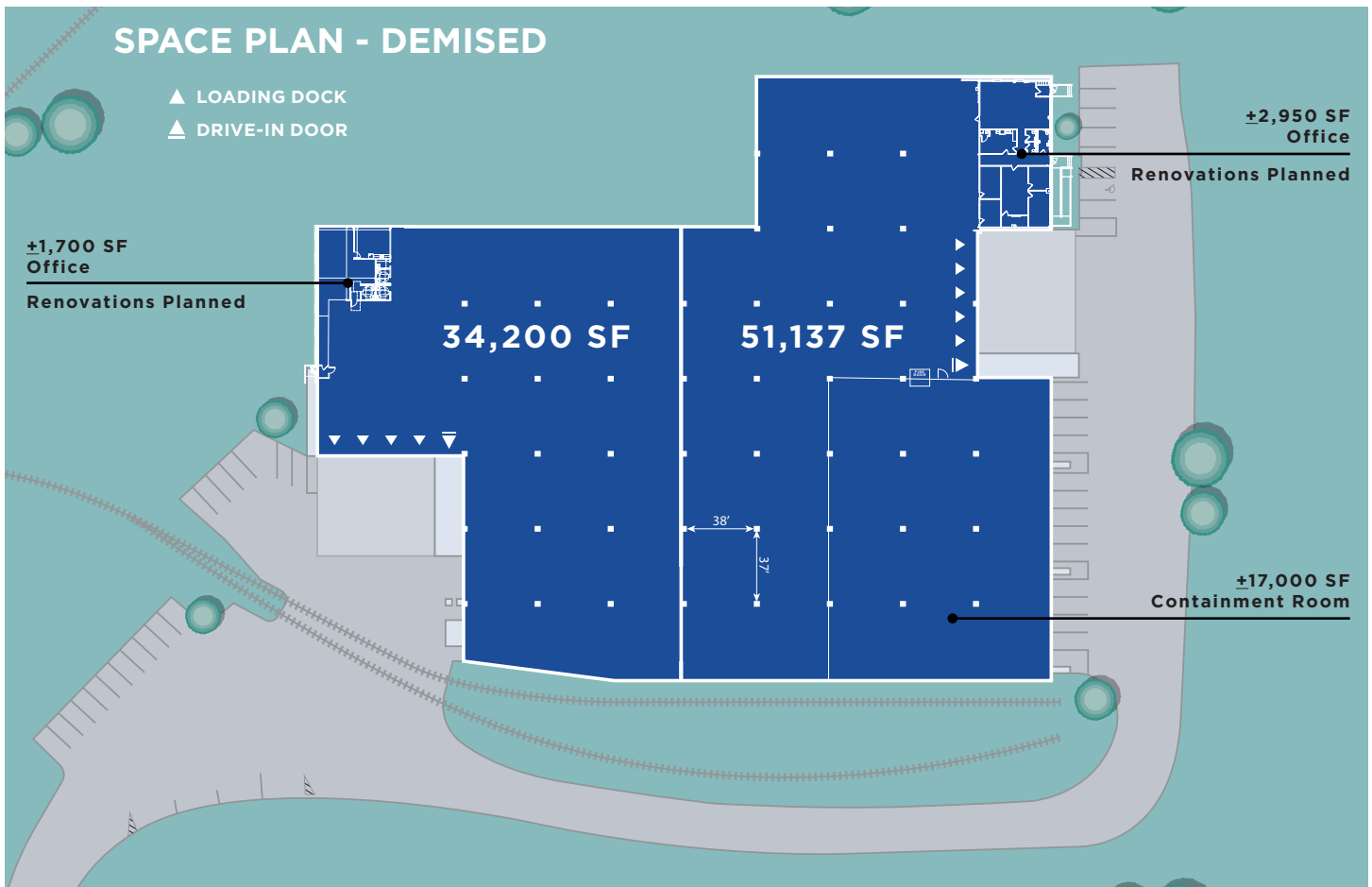


PROPERTY DETAILS

Total Building Size	85,337 SF	Column Spacing	37' x 38'
Min/Max Available	34,200 SF - 85,337 SF	Loading Docks	9
Office Area	±4,650 SF	Drive-In Doors	2
Property Type	Warehouse/Distribution	Power	2,000 amps
Tenancy	Single/Multi-Tenant	Lighting	LED
Year Built	1978	Sprinkler	ESFR
Site/Parcel Area	±8.00 Acres	Car Parking	44 Spaces
Clear Height Min/Max	27' - 28'	Hazard Containment Room	±17,000 SF

600 GLEN COURT, MOORESTOWN, NJ 08057

85,337 SF



SUITE 100

Suite 100 Size	34,200 SF
Office Area	±1,700 SF
Clear Height Min/Max	27' - 28'
Loading Docks	4
Drive-In Doors	1 (12' x 14')

SUITE 200

Suite 200 Size	51,137 SF
Office Area	±2,950 SF
Clear Height Min/Max	28'
Loading Docks	5
Drive-In Doors	1 (9' x 14')
Hazard Containment Room	±17,000 SF

600 GLEN COURT, MOORESTOWN, NJ 08057

85,337 SF

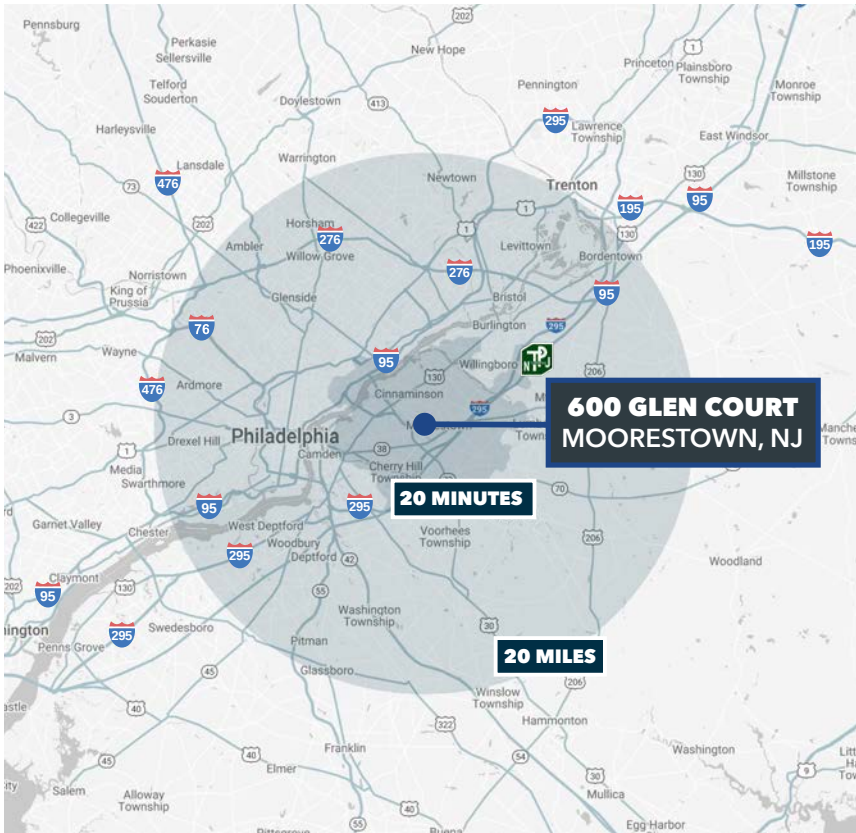
ACCESSIBILITY



600 GLEN COURT, MOORESTOWN, NJ 08057

85,337 SF

LOCATION & DEMOGRAPHICS



POPULATION

20 minutes	402,560
20 miles	3,808,596



WORKFORCE

20 minutes	311,187
20 miles	2,686,358

LEASING

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Same Day Delivery

	MILES
Center City Philadelphia	13
New York, NY	85
Baltimore, MD	110
Washington, D.C.	149
Boston, MA	295



Ports

Port of Philadelphia, Tioga	9
Port of Philadelphia, Packer Ave	17
Port of Wilmington	45
Port of Newark - Elizabeth	77
Port of Baltimore	115



Airports

Philadelphia Intl.	33
Newark Liberty Intl.	63
Baltimore Washington Intl.	132



Parcel

UPS Freight, Pennsauken, NJ	6
FedEx Ground, Barrington, NJ	11
UPS Freight, Bensalem, PA	14
FedEx Ground, Philadelphia, PA	20
UPS Distribution Center, Philadelphia, PA	24
UPS Supply Chain, Pedricktown, NJ	34



Intermodal

SMS Rail Lines, Logan Township, NJ	31
NS Intermodal, Langhorne, PA	26
CSX Intermodal, Wilmington, DE	49

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