

25,977±

**SQUARE FEET
AVAILABLE
FOR LEASE**

**INDUSTRIAL / FLEX
SPACE
DIVISIBLE**

**CLOSE PROXIMITY
TO I-295 AND NJ
TURNPIKE**



AVAILABLE FOR LEASE
130 MT HOLLY BYPASS
LUMBERTON, NJ

OWNED BY

**Camber
Real Estate
Partners**

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NAIMertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE FOR LEASE

130 MT HOLLY BYPASS

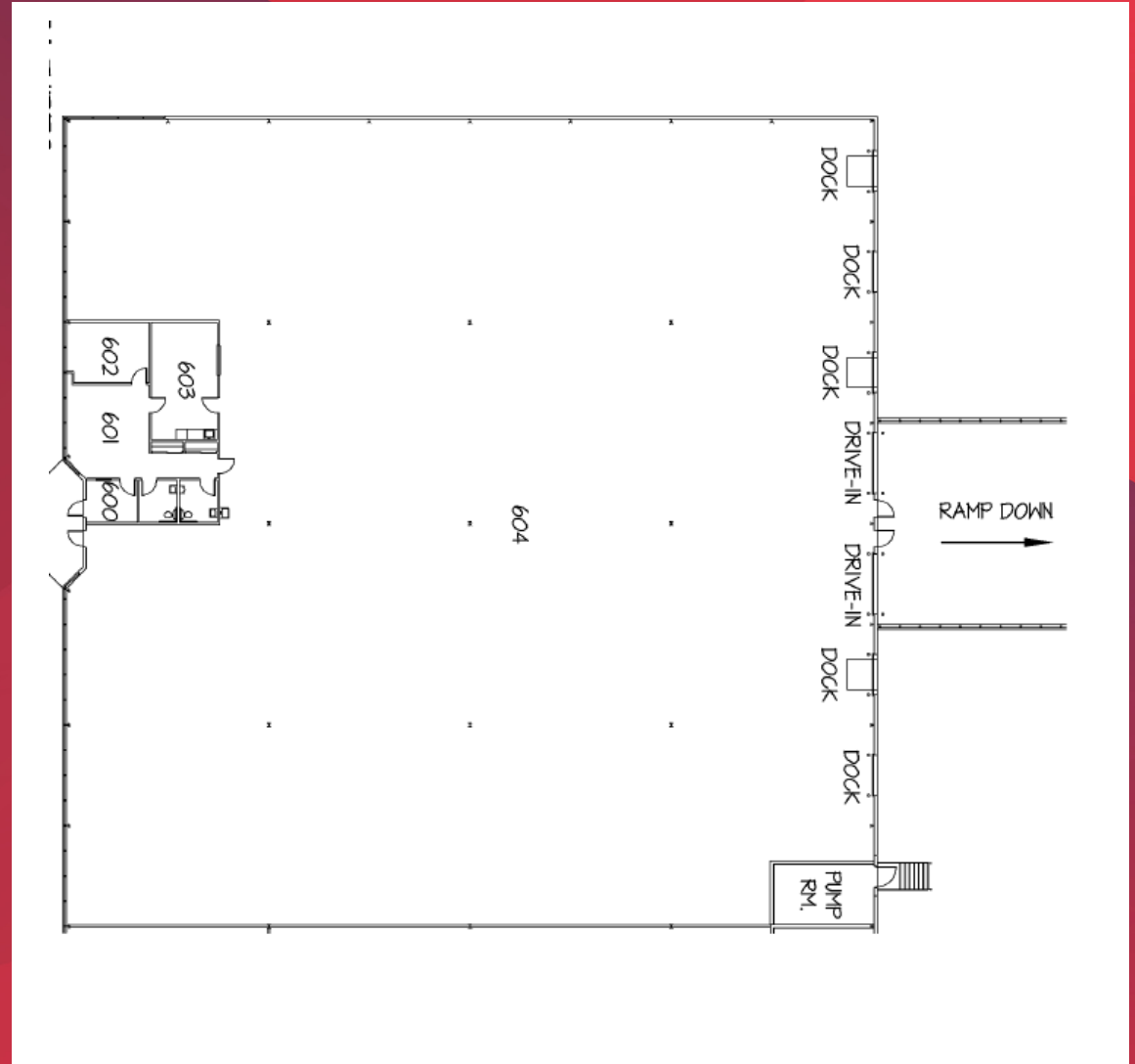
LUMBERTON, NJ

CURRENT AVAILABILITY

- 25,977 SF warehouse / flex unit
- 1,199 SF office area
- (5) 8' x 10' tailgates (3 with levelers)
- (2) 12' x 12' ramped drive-in doors
- 24'8"-26' clear ceiling height
- 40' x 40' column spacing
- Multiple 480/277 volt, 3 phase, 225 amp & 200 amp electric service
- Gas heat in warehouse, office air-conditioned
- New motion sensor LED lighting

BUILDING DESCRIPTION

- 84,564 SF multi-tenanted, warehouse / industrial building
- 5.04 acre lot
- Tailgate and drive-in loading
- 24'8'-26' ± clear ceiling height
- ESFR sprinkler system (K-14)
- Zoning: I-2 Planned Industrial



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LOCATION INFORMATION



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Distance to

Route 38	0.5 mi
I-295 (Exit 45)	4.2 mi
NJ Turnpike (Exit 5)	4.2 mi
I-295 (Exit 47)	5.5 mi
Burlington Bristol Bridge	9.3 mi
I-95	10.5 mi
Center City Philadelphia	22.0 mi
Philadelphia Int'l Airport	31.7 mi

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