

**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**

**Scott Mertz, SIOR**  
+1 856 802 6529  
[scott.mertz@naimertz.com](mailto:scott.mertz@naimertz.com)

**NAI Mertz**  
21 Roland Avenue | Mount Laurel, NJ 08054  
+1 856 234 9600 | [naimertz.com](http://naimertz.com)

**NAI Mertz**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE FOR LEASE

# 130 MT HOLLY BYPASS

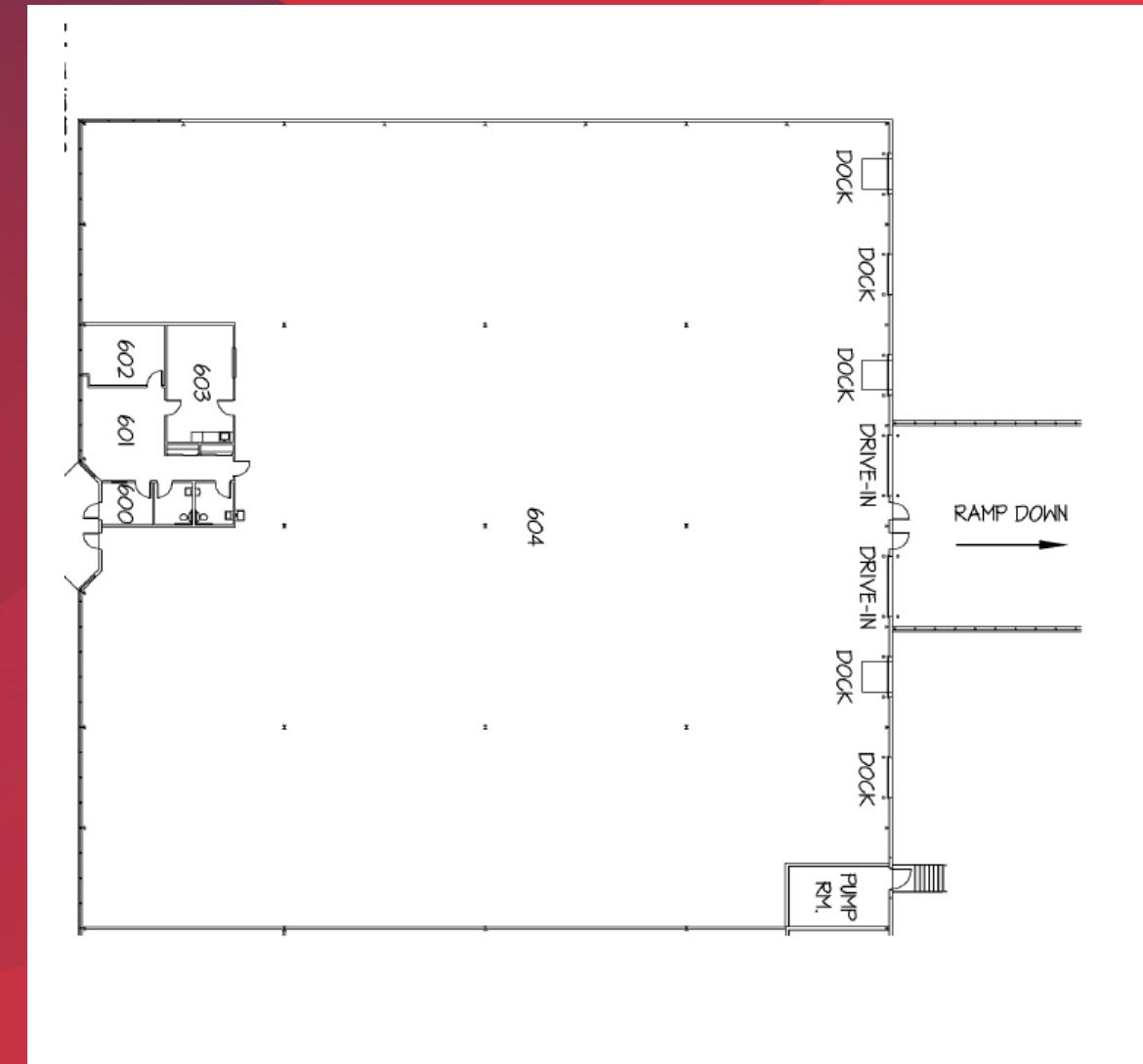
LUMBERTON, NJ

## 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'  $\pm$  clear ceiling height
- ESFR sprinkler system (K-14)
- Zoning: I-2 Planned Industrial



AVAILABLE FOR LEASE

# 130 MT HOLLY BYPASS

LUMBERTON, NJ



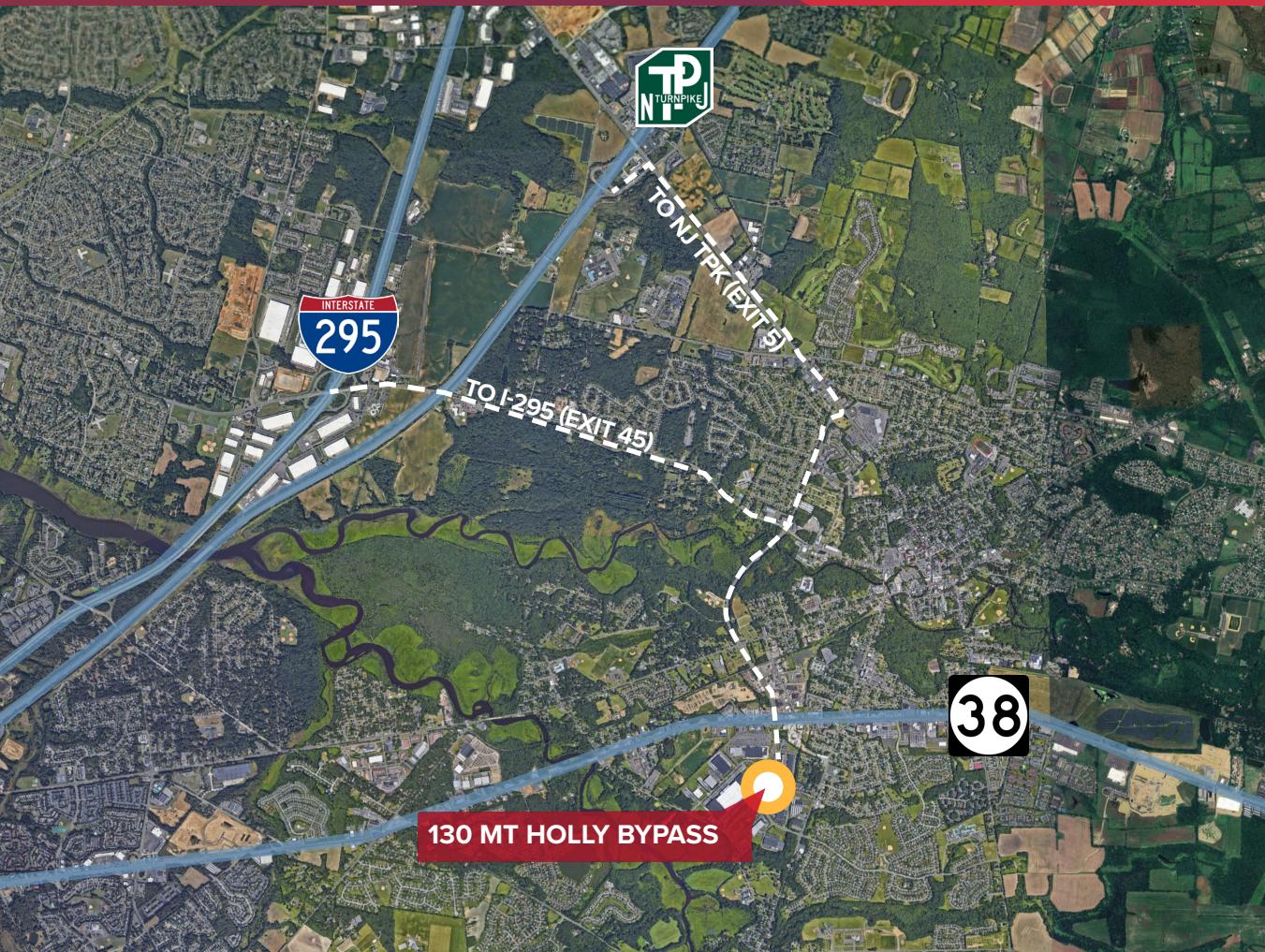
AVAILABLE FOR LEASE

# 130 MT HOLLY BYPASS

LUMBERTON, NJ



# LOCATION INFORMATION



## AVAILABLE FOR LEASE 130 MT HOLLY BYPASS

LUMBERTON, NJ

### 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

### OWNED BY

Camber  
Real Estate  
Partners

**Scott Mertz, SIOR**

+1 856 802 6529

[scott.mertz@naimertz.com](mailto:scott.mertz@naimertz.com)

**NAI Mertz**

21 Roland Avenue | Mount Laurel, NJ 08054

+1 856 234 9600 | [naimertz.com](http://naimertz.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**NAI Mertz**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE