

# NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

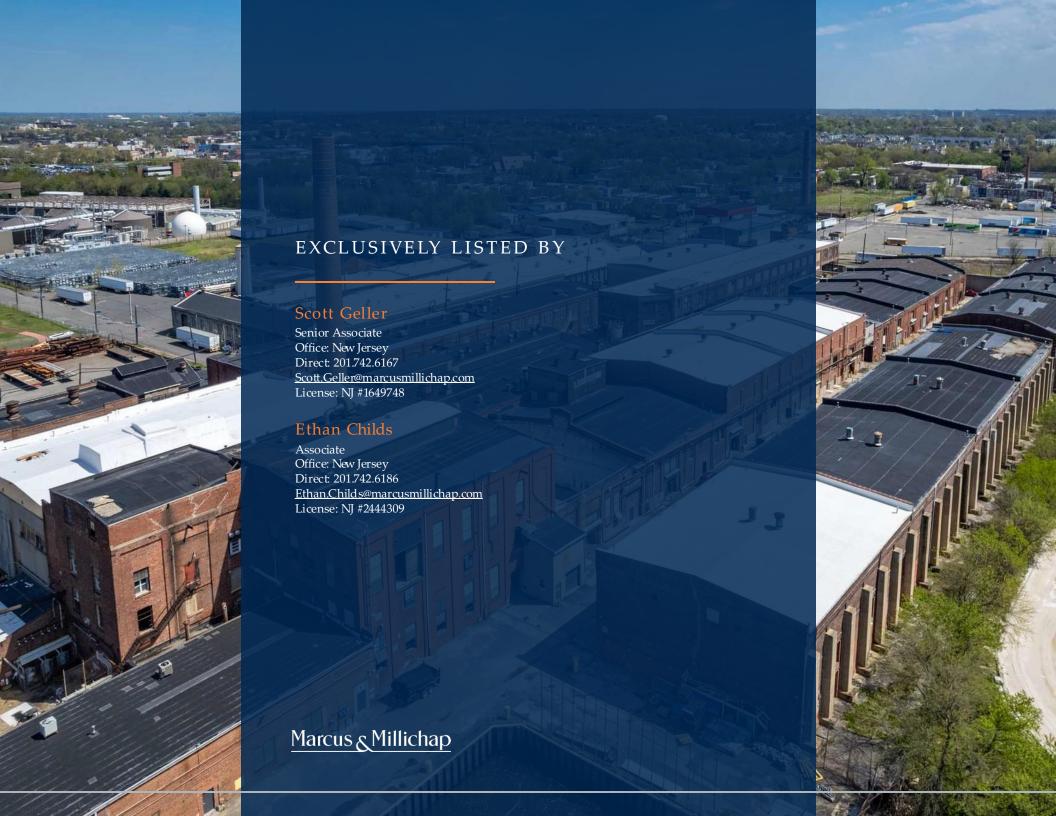
The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

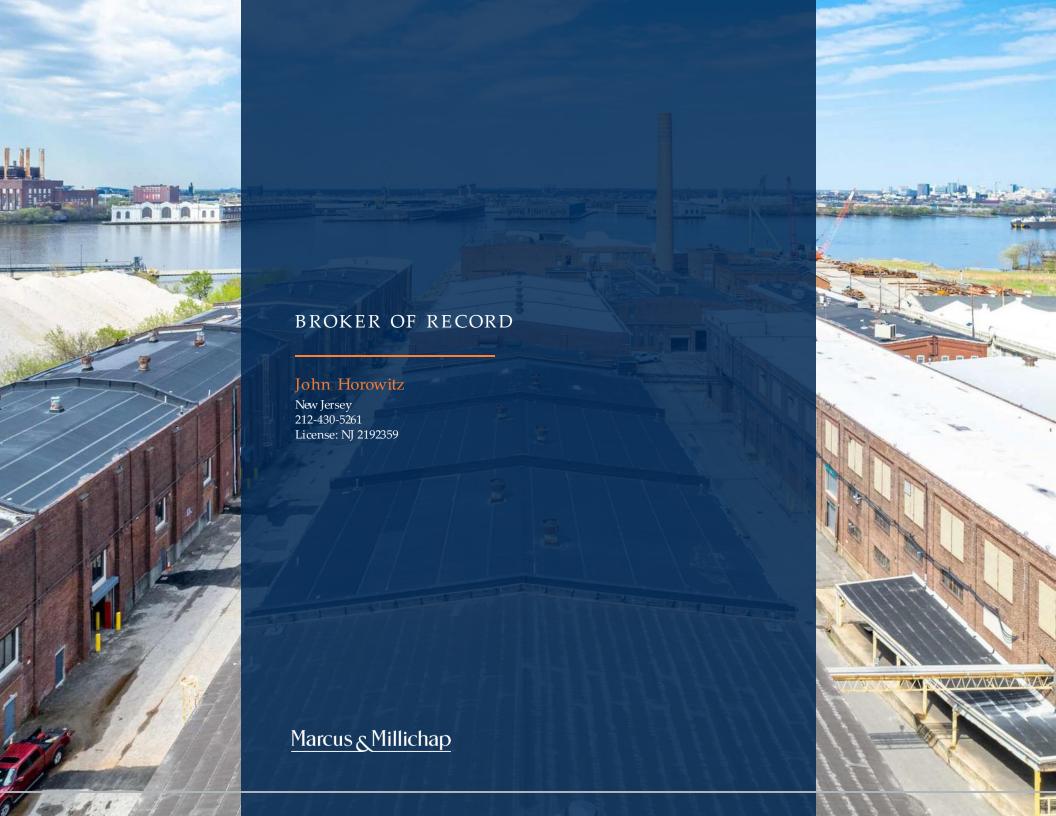
THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap. All rights reserved.

#### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAF0280415







#### PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present for sale 300 Jefferson Street is an expansive 10-building industrial/warehousing complex in Southern New Jersey. Situated within a heavily industrialized Opportunity Zone on the Delaware River with Port Related Industrial (PRI) zoning, the property offers a variety of size options and configurations across mainly ground-level facilities. Capitalize on this unrivaled opportunity to secure immediately available industrial/warehouse space, ranging from 5,000 to 50,000 square feet within an extremely supply-constrained market only minutes from Philadelphia.

This fully gated and environmentally clean property has an active rail directly outside the complex. Benefit from up to 35-foot ceiling heights, on-site security, and access to dockhigh and drive-in doors for efficient loading operations. Recent property upgrades include updated heating systems, repairs to/new roofs, new waste lines, brand-new LED lighting, new overhead doors, and the installation of separate gas and electric meters.

300 Jefferson Street sits approximately 6 miles southeast of Center City, Philadelphia, providing strategic access to Interstates 676 and 76 and surrounding markets. Neighboring points of interest include Phoenix Park and the Michael J Doyle Fishing Pier. Access the Broadway Terminal – Pier 5 freight port within 1.3 miles and arrive at Philadelphia International Airport within a 25-minute drive.

#### PARKING DESCRIPTION

5.43 ACIOS Parking & Storage

#### INVESTMENT HIGHLIGHTS

- -26 Megawatts (Available Currently with Ability to expand)
- -300 Jefferson Street offers immediately available industrial/warehouse space inside an Opportunity Zone with Port Related Industrial (PRI) zoning.
- -Achieve business success in accommodations ranging from 5,000 to 50,000 squarefeet with easy access to highway, water, and air distribution.
- -Experience a secure, fully fenced location offering up to 35-foot ceilings, access toloading and drive-in doors, and numerous property upgrades.

# Marcus & Millichap

# 300 Jefferson St

Camden, NJ, 08104







## **FINANCIAL**

Listing Price	\$24,000,000
300 Jefferson St Complex	\$21,900,000
IOS 2.2903 AC & 3.1459 AC	\$2,100,000
Down Payment	100% / \$24,000,000
In-Place NOI:	-\$9,745
Proforma NOI:	\$2,891,233
Proforma Cap Rate:	12.04%
Price/SF:	\$71.83
Proforma Rent:	\$11.40
Current Occupancy:	38.80%

# **PROPERTY**

Square Feet	334,085 SF
Suites / IOS AC / Docks	57 / 5.43 AC / 2 Docks
LotSize	17.8178 Acres (776,143 SF)
Loading Docks	11 LD / +/-23 DI
Year Built/Renovated	1970/2024

Click Icon for link to property Website

