

30,918±

**SQUARE FEET
AVAILABLE
FOR LEASE**

**INDUSTRIAL / FLEX
SPACE
DIVISIBLE**

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



**AVAILABLE FOR LEASE
120 MT HOLLY BYPASS
LUMBERTON, NJ**

OWNED BY
**Camber
Real Estate
Partners**

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

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

NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE FOR LEASE

120 MT HOLLY BYPASS

LUMBERTON, NJ

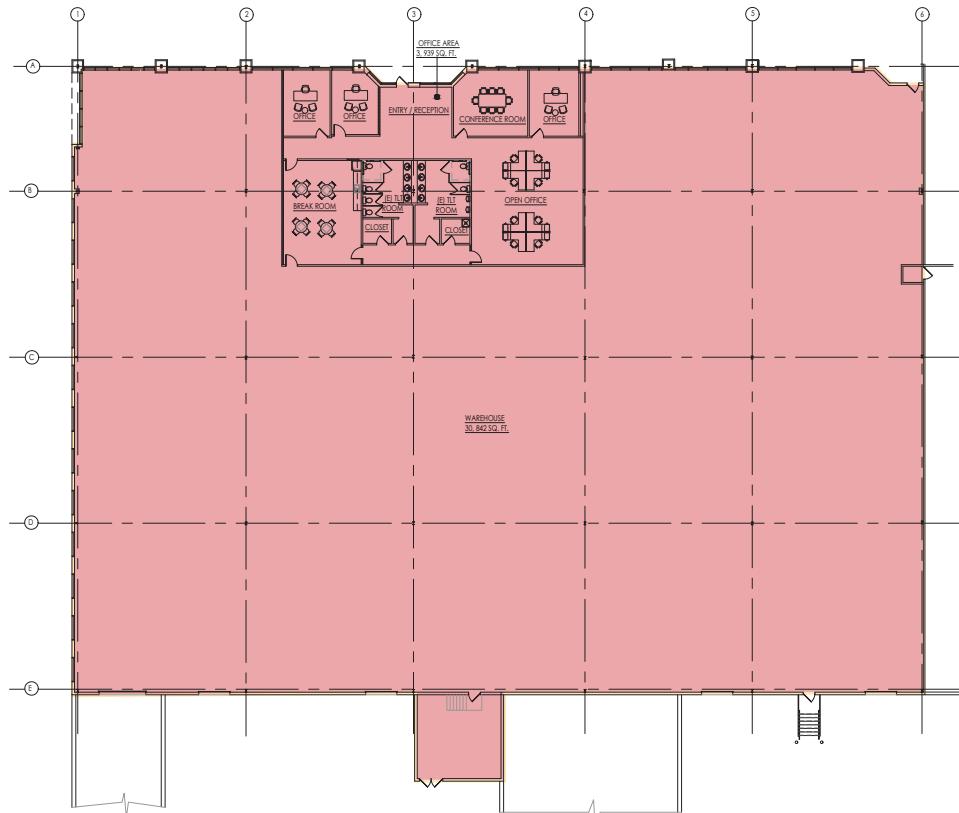
CURRENT AVAILABILITY

UNIT 5-6-7

- 30,918 SF warehouse / flex unit
- 5,456 SF office area (can be removed)
- (4) tailgates, (1) 10' x 12' drive-in door
- Multiple 480/277 volt, 3 phase, 225 amp & 200 amp electric service
- 25'3"-27' clear ceiling height
- 40' x 40' column spacing

BUILDING DESCRIPTION

- 78,596 SF multi-tenanted, warehouse / industrial building
- 5.69 acre lot
- Tailgate and drive-in loading
- 3,000a, 480v, 3 Phase electrical service
- Wet sprinkler system
- Sprinkler density: 50 gpm/SF over 2,000gpm
- Zoning: I-2 Planned Industrial



PROPOSED FLOORPLAN FOR UNITS 5-6-7
30,842 SF warehouse / 3,939 SF office area

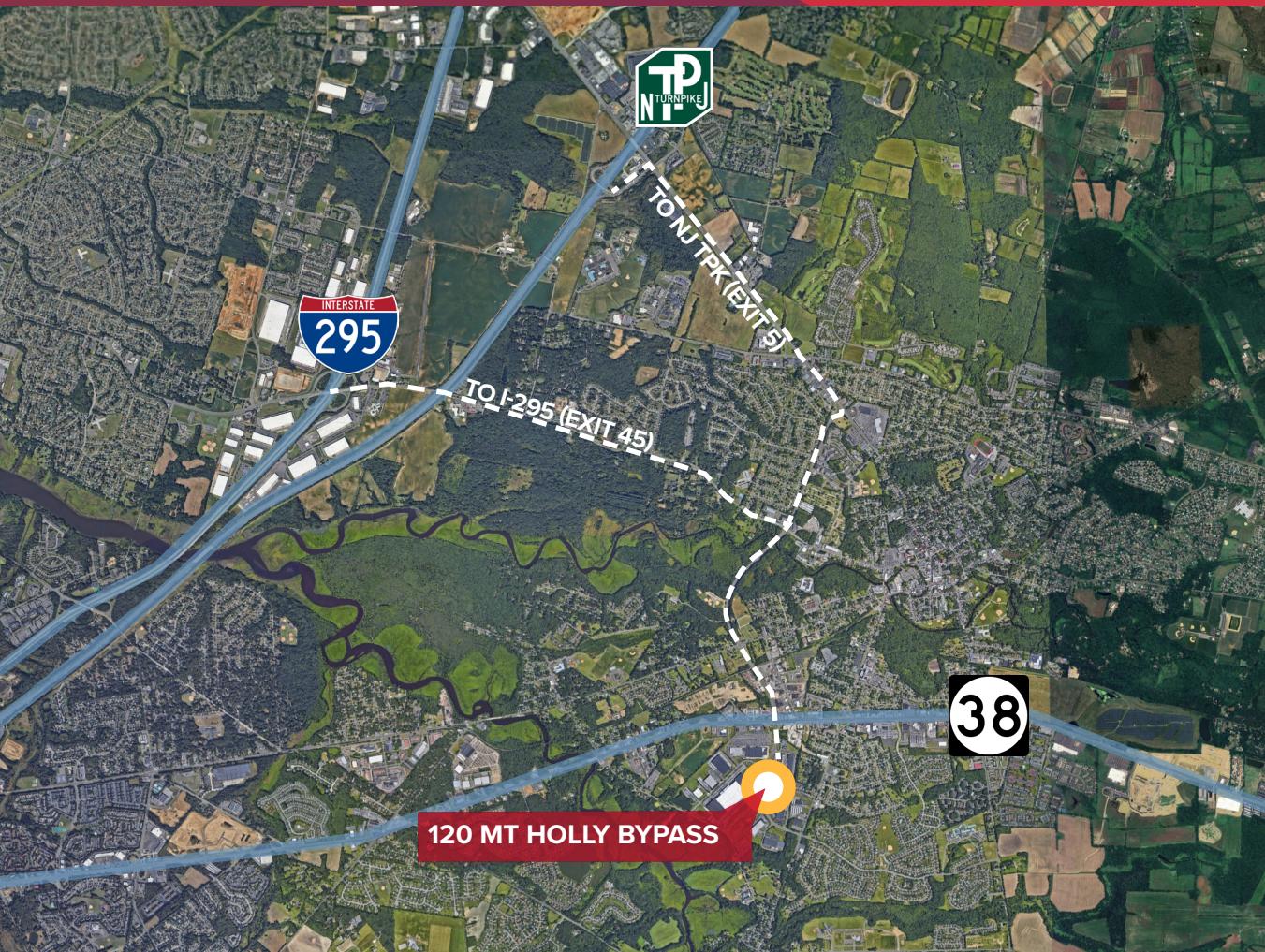
AVAILABLE FOR LEASE

120 MT HOLLY BYPASS

LUMBERTON, NJ



LOCATION INFORMATION



AVAILABLE FOR LEASE 120 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

NAI Mertz

21 Roland Avenue | Mount Laurel, NJ 08054

+1 856 234 9600 | 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, AND ANY TO BE IMPLIED.