

**4,500±
SQUARE FEET
WAREHOUSE
FOR LEASE**

**1.1 ACRE YARD
FULLY FENCED**

**IMPROVEMENTS
COMING SOON!**

**NEW ROOF
NEW LED LIGHTING
POTENTIAL SOLAR**

**IDEAL LOCATION
W/ EASY ACCESS
TO I-295,
NJ TURNPIKE,
& I-95**

(VIA WALT WHITMAN BRIDGE)

How & Where May We Help You?



AVAILABLE

26 W. MAIN STREET

MOUNT EPHRAIM, NJ

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NAIMertz
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

AVAILABLE

26 W. MAIN STREET

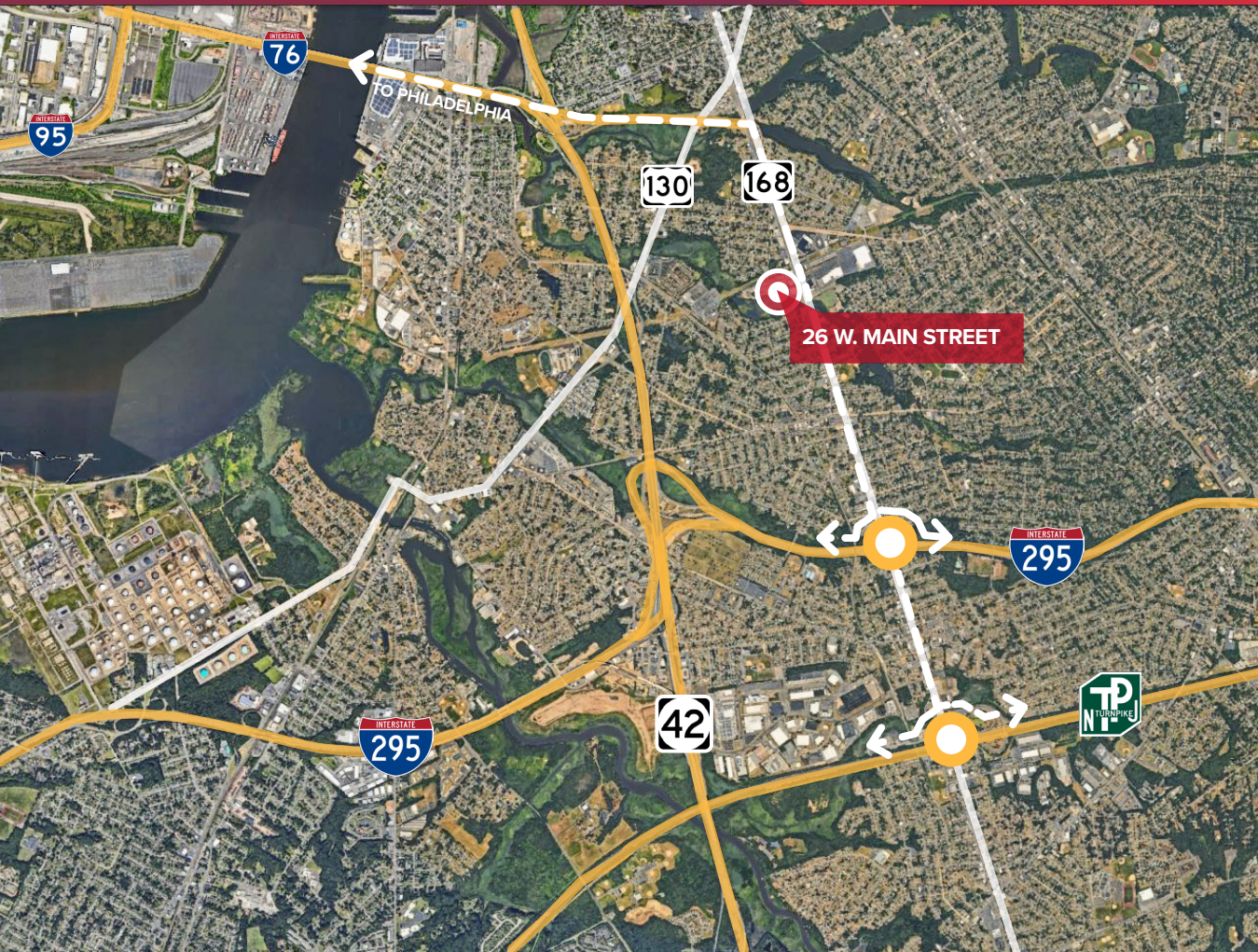
MOUNT EPHRAIM, NJ

BUILDING DESCRIPTION

- 4,500± SF warehouse building with outdoor storage yard
- 1.1 acre lot, fully fenced & lit
- 25' ceilings
- (2) 12'x14' drive-ins
- (1) 10'x10' drive-in
- 400a, 3 phase, 4 wire electric service
- Jib cranes
- Zoning code allows: Truck repair, laydown equipment yard
- Zoned I-1 - Light Industrial. Uses include light industry and manufacturing, offices, wholesale businesses, warehouses, off-street parking
- Close proximity to I-295, I-76 and the Walt Whitman Bridge



LOCATION INFORMATION



AVAILABLE

26 W. MAIN STREET

MOUNT EPHRAIM, NJ

Distance from

Route 130	1.0 mi
I-295	1.4 mi
I-676	1.6 mi
NJ Turnpike (Exit 3)	2.3 mi
Walt Whitman Bridge	2.3 mi
I-95	4.8 mi
Center City Philadelphia	7.5 mi
Philadelphia Int'l Airport	10.0 mi

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