

700

RAILROAD AVE
FLORENCE TWP., NJ



*Ideal
Location*



*Convenient Access
to Major Highways*



*Abundant
Labor*

AVAILABLE FOR LEASE
± 152,000 SF Refrigerated /Food Processing Facility

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

BUILDING SPECIFICATIONS

Building Size	152,000 SF
Land Area	17.50 acres
Office Space	±10,400 SF on two (2) levels
Zoning	SM - Special Manufacturing District
Ceiling Height	22' - 30'
Loading	31 dock high doors / 17 equipped with levelers
Trailer Parking	120 spaces
Car Parking	200 spaces
Column Spacing	30' x 40'

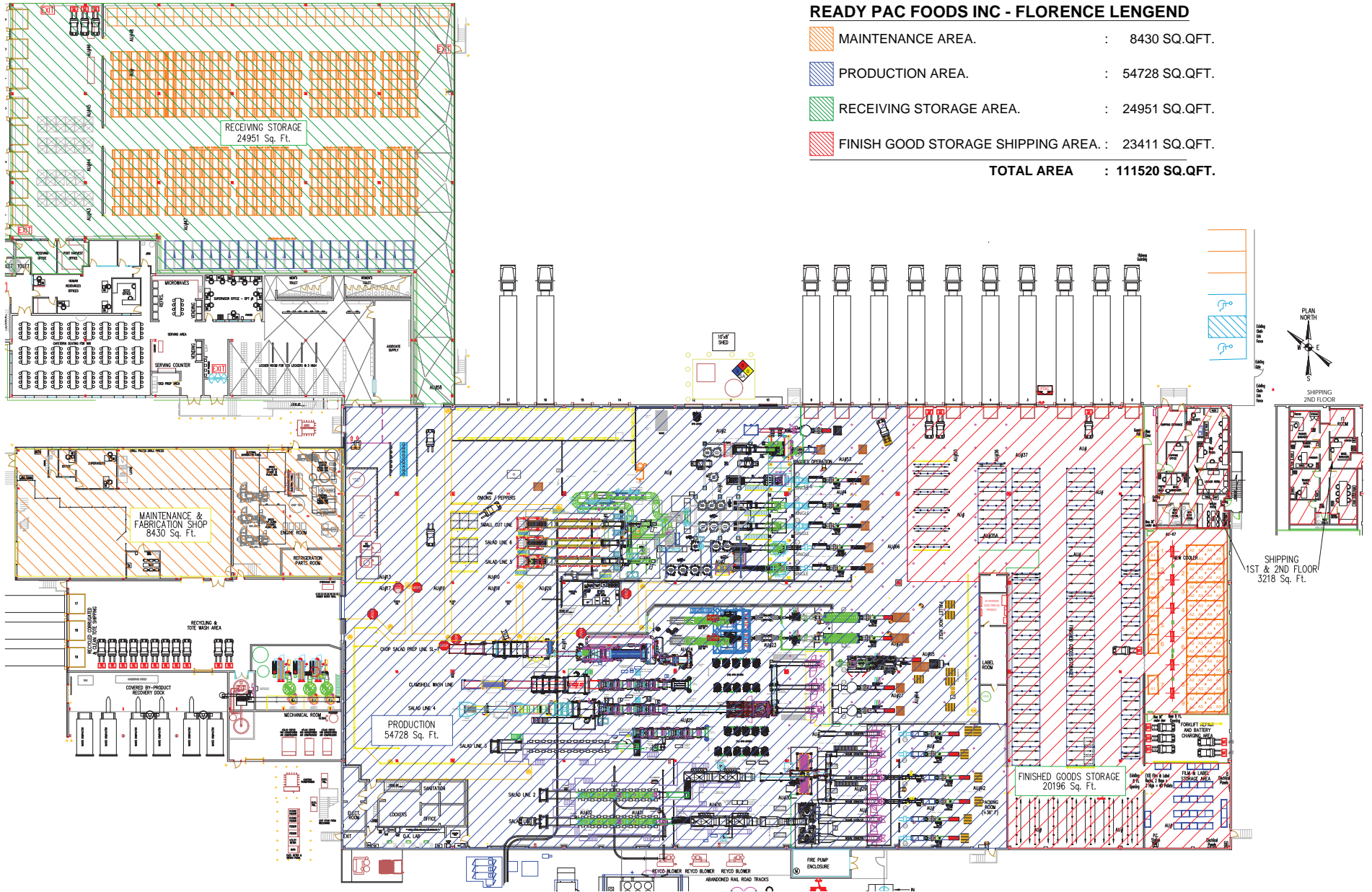


UTILITIES & REFRIGERATION

Utilities	<i>Water:</i> Municipal <i>Sewer:</i> Municipal	<i>Gas:</i> PSE&G Co. <i>Telephone:</i> Verizon	<i>Electricity:</i> PSE&G Co.
Utility Capacities	<i>Water:</i> Six (6) inch pipe reduced into a four (4) inch pipe coming into the building for a total supply of 480 gallons per minute from the township. <i>Waste Water:</i> 18 inch gravity drain that flows back to the township that can handle up to 10,000 gallons per minute. <i>Electricity:</i> 6,000 amps capacity with the possibility to add a 2,000 amps circuit to the switch gear for a total of 8,000 amps.		
Refrigerated Area	±110,000 SF refrigerated to a temperature of 33-37 degrees		
Refrigerated Pallet Positions	2,736		
Solid Waste Separation System	Designed for vegetable products		
Hydraulic Pump Room			
Pressurized Air Lines	Distributed throughout the facility		
Chilled Water Lines	Distributed throughout the processing area		
Nitrogen Delivery System	Distributed throughout the processing area		
Back-Up Power System	Comprised of two (2) 1400 kW natural gas fired generators and one (1) 900 kW diesel generator		



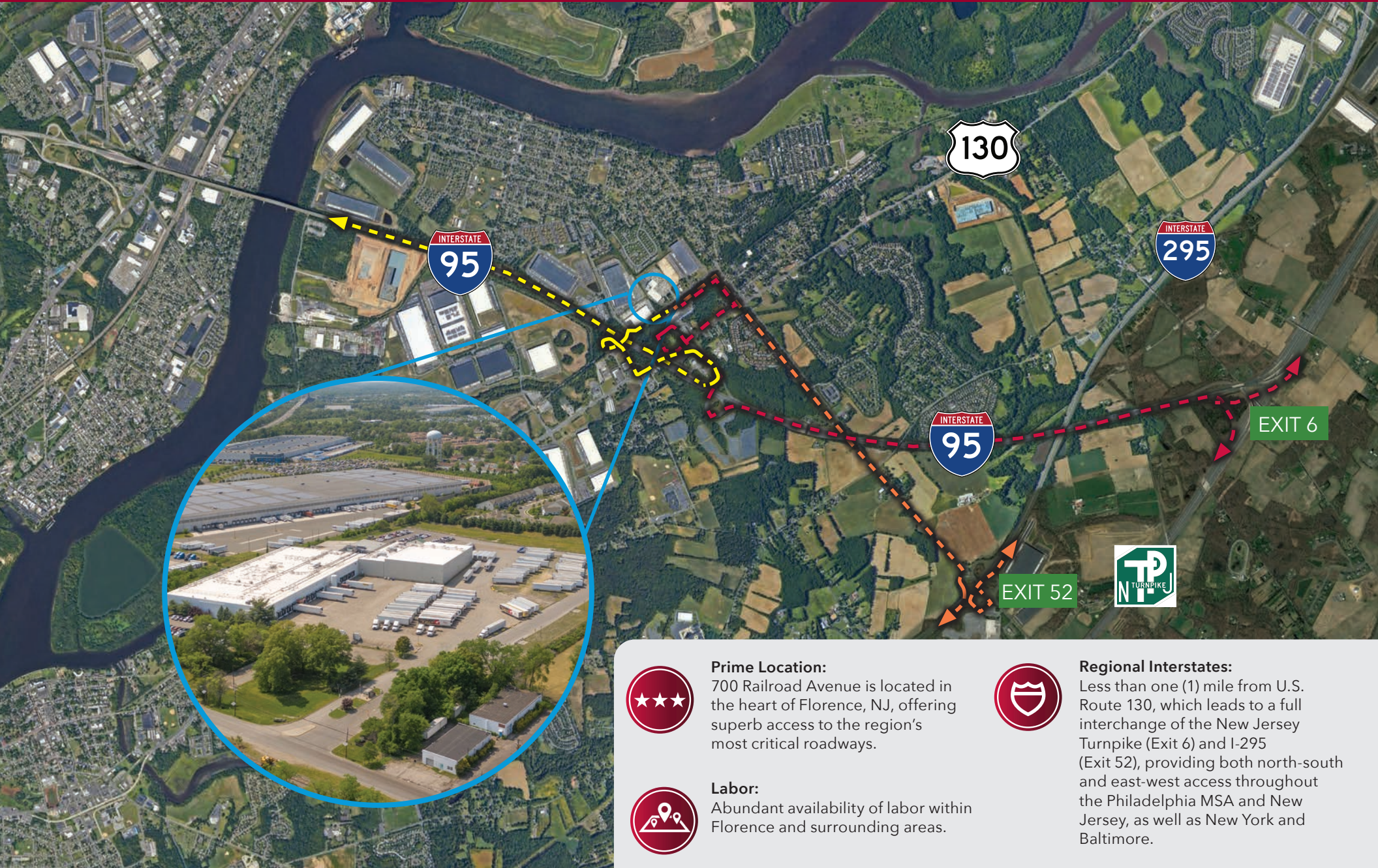
SPACE PLAN



BUILDING AERIALS



ACCESSIBILITY & INFRASTRUCTURE



Prime Location:

700 Railroad Avenue is located in the heart of Florence, NJ, offering superb access to the region's most critical roadways.



Labor:

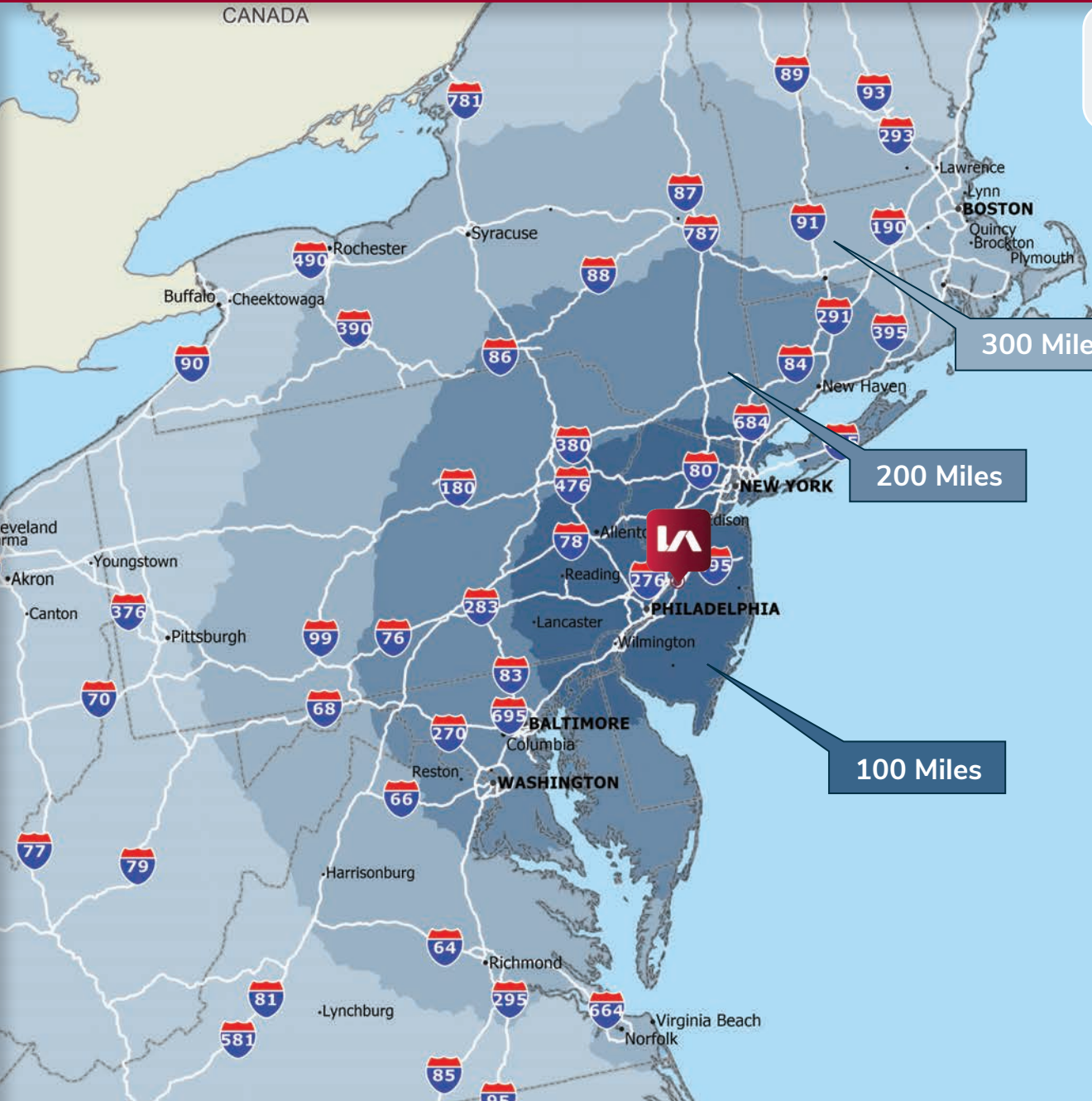
Abundant availability of labor within Florence and surrounding areas.



Regional Interstates:

Less than one (1) mile from U.S. Route 130, which leads to a full interchange of the New Jersey Turnpike (Exit 6) and I-295 (Exit 52), providing both north-south and east-west access throughout the Philadelphia MSA and New Jersey, as well as New York and Baltimore.

LOCATION & DEMOGRAPHICS



Population
 20 Mile 1,600,106
 20 Minute 440,159



Workforce (18+)
 20 Mile 1,246,573
 20 Minute 332,292



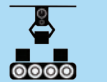
Same Day Delivery



Ports



Airports



Parcel



Intermodal

	Miles	Minutes
Philadelphia, PA	28	41
New York, NY	70	79
Harrisburg, PA	124	123
Baltimore, MD	127	128
Washington DC	166	185
Port of Philadelphia	24	35
Port of Wilmington	61	60
Port of Newark	63	64
Port of Elizabeth	75	76
Port of Baltimore	131	127
Philadelphia Intl.	36	43
Newark Liberty Intl.	58	54
Baltimore Washington Intl.	138	129
UPS Freight, Bensalem, PA	13	19
FedEx Ground, Barrington, NJ	26	38
UPS Freight, Pennsauken, NJ	24	33
USPS Dist. Center, Philadelphia, PA	36	46
FedEx Ground, Philadelphia, PA	39	50
UPS Supply Chain, Pedricktown, NJ	53	54
Norfolk Southern Intermodal, Philadelphia, PA	30	37
SMS Rail Line, Logan Township, NJ	49	51
CSX Intermodal, Wilmington, DE	62	67



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