

INVESTMENT OPPORTUNITY

FULLY LEASED TO FEDEX

4 CANALE DR, EGG HARBOR TWP, NJ



36,720± SF INDUSTRIAL BUILDING

FedEx 5-YEAR LEASE EXTENSION IN EFFECT

PROPERTY DETAILS

- 36,720 SF industrial facility on 5± acres
- Design build-to-suit in 1994
- Renovated for FedEx lease extension in 2022
- 16' clear ceiling height
- 9 over-sized drive-in doors
- 2 tailgates
- Excellent parking

CLICK HERE TO SIGN NDA & ACCESS OFFERING DOCUMENTS

CONTACT

JEFF LICHT, SIOR

+1 215 396 2900 ext 101
jeff.licht@naimertz.com

JARED LICHT

+1 215 396 2900 ext 105
jared.licht@naimertz.com

NAIMertz

INVESTMENT OPPORTUNITY

4 CANALE DRIVE EGG HARBOR TWP, NJ

PROPERTY DETAILS

4 Canale Drive is strategically located in Offshore Industrial Park at the intersection of the Atlantic City Expressway and the Garden State Parkway in Egg Harbor Township, NJ. The Park is home to Pepsi, Harrah's Hotel & Casino, Schindler Elevators Corporation, W.B. Mason, Jomar Corporation, Avalon Flooring and Stanley Steemer, among many others.



[CLICK HERE TO SIGN NDA & ACCESS OFFERING DOCUMENTS](#)

CONTACT

JEFF LIGHT, SIOR

+1 215 396 2900 ext 101
jeff.licht@naimertz.com

JARED LIGHT

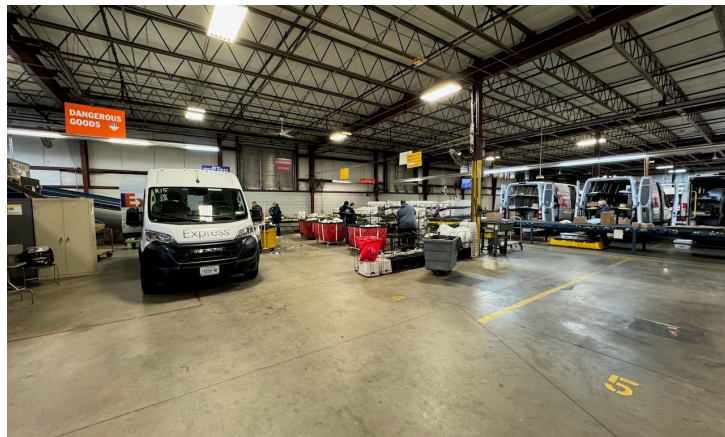
+1 215 396 2900 ext 105
jared.licht@naimertz.com



INVESTMENT OPPORTUNITY

4 CANALE DRIVE EGG HARBOR TWP, NJ

INTERIOR PHOTOS



CLICK HERE TO SIGN NDA & ACCESS OFFERING DOCUMENTS

CONTACT

JEFF LICHT, SIOR

+1 215 396 2900 ext 101

jeff.licht@naimertz.com

JARED LICHT

+1 215 396 2900 ext 105

jared.licht@naimertz.com

Naimertz

INVESTMENT OPPORTUNITY

4 CANALE DRIVE EGG HARBOR TWP, NJ

INTERIOR PHOTOS



[CLICK HERE TO SIGN NDA & ACCESS OFFERING DOCUMENTS](#)

CONTACT

JEFF LIGHT, SIOR

+1 215 396 2900 ext 101

jeff.licht@naimertz.com

JARED LIGHT

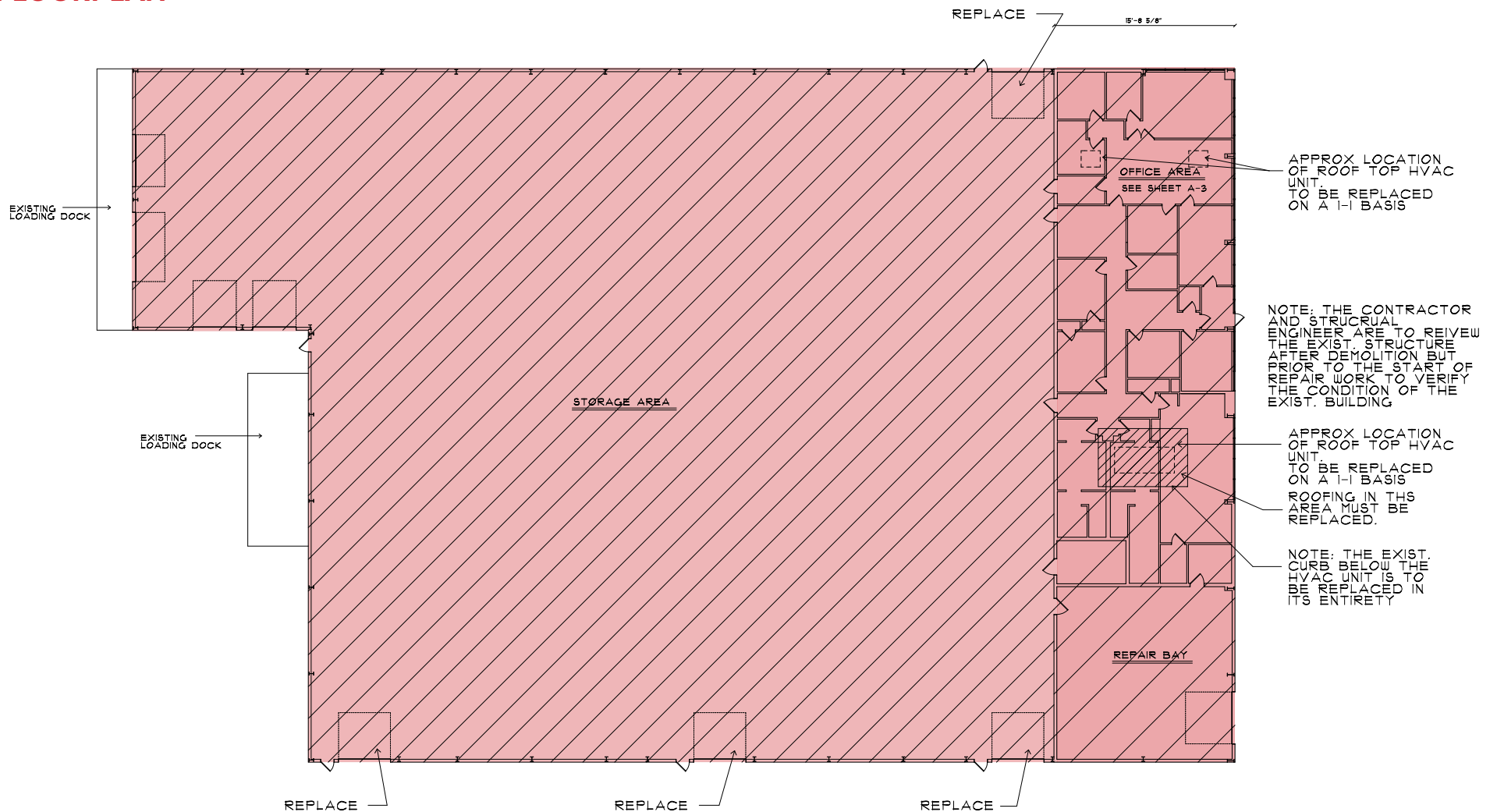
+1 215 396 2900 ext 105

jared.licht@naimertz.com

Naimertz

INVESTMENT OPPORTUNITY FLOORPLAN

4 CANALE DRIVE EGG HARBOR TWP, NJ



CLICK HERE TO SIGN NDA & ACCESS OFFERING DOCUMENTS

CONTACT

JEFF LIGHT, SIOR

+1 215 396 2900 ext 101

jeff.licht@naimertz.com

JARED LIGHT

+1 215 396 2900 ext 105

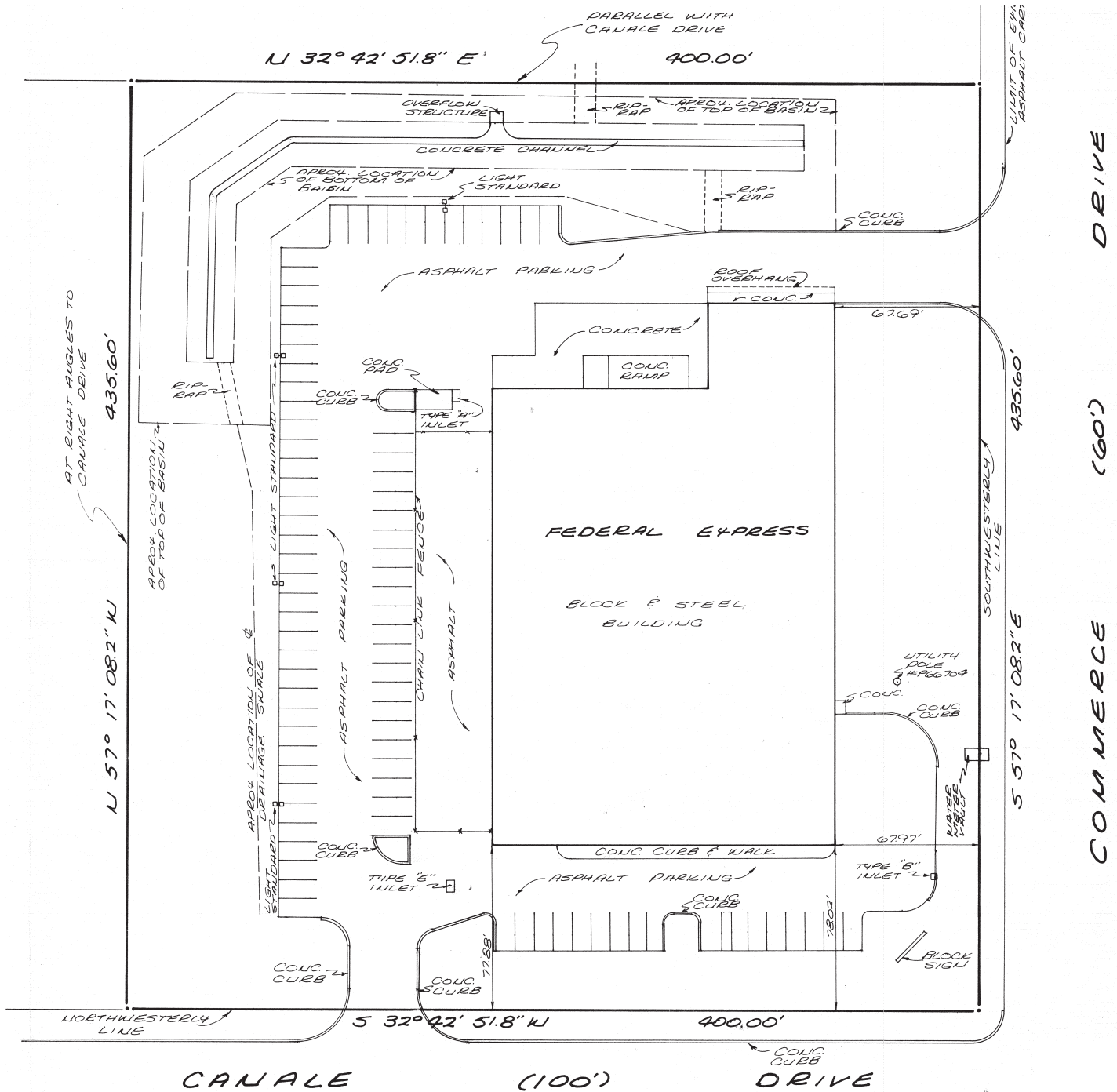
jared.licht@naimertz.com



INVESTMENT OPPORTUNITY

4 CANALE DRIVE EGG HARBOR TWP, NJ

SURVEY



CLICK HERE TO SIGN NDA & ACCESS OFFERING DOCUMENTS

CONTACT

JEFF LICHT, SIOR

+1 215 396 2900 ext 101

jeff.licht@naimertz.com

JARED LICHT

+1 215 396 2900 ext 105

jared.licht@naimertz.com

Naimertz

INVESTMENT OPPORTUNITY

4 CANALE DRIVE EGG HARBOR TWP, NJ

LOCATION INFORMATION



Situated at intersection of Atlantic City Expressway and Garden State Parkway.

9 MILES TO AC | **53 MILES** TO PHILA | **121 MILES** TO NYC | **179 MILES** TO DC

CLICK HERE TO SIGN NDA & ACCESS OFFERING DOCUMENTS

CONTACT

JEFF LIGHT, SIOR

+1 215 396 2900 ext 101
jeff.licht@naimertz.com

JARED LIGHT

+1 215 396 2900 ext 105
jared.licht@naimertz.com

Naimertz