

LIGHT INDUSTRIAL WAREHOUSE

FOR LEASE

450 S. FELLOWSHIP ROAD
MAPLE SHADE, NJ



ABOUT THE PROPERTY

- +/-32,000 SF building on +/- 3 acre lot
- Units available from 1,000 SF to 6,000 SF
- Drive-in overhead doors for warehouse units
- 1,000 kW (1 megawatt) power capacity with 3-phase power to all units
- Gas and electric service in each unit and separately metered
- Ample on-site parking for tenants and visitors
- High-visibility signage along State Route 73
- Full commission for brokers who bring their own tenant—both sides honored



**BROKER
INCENTIVE**



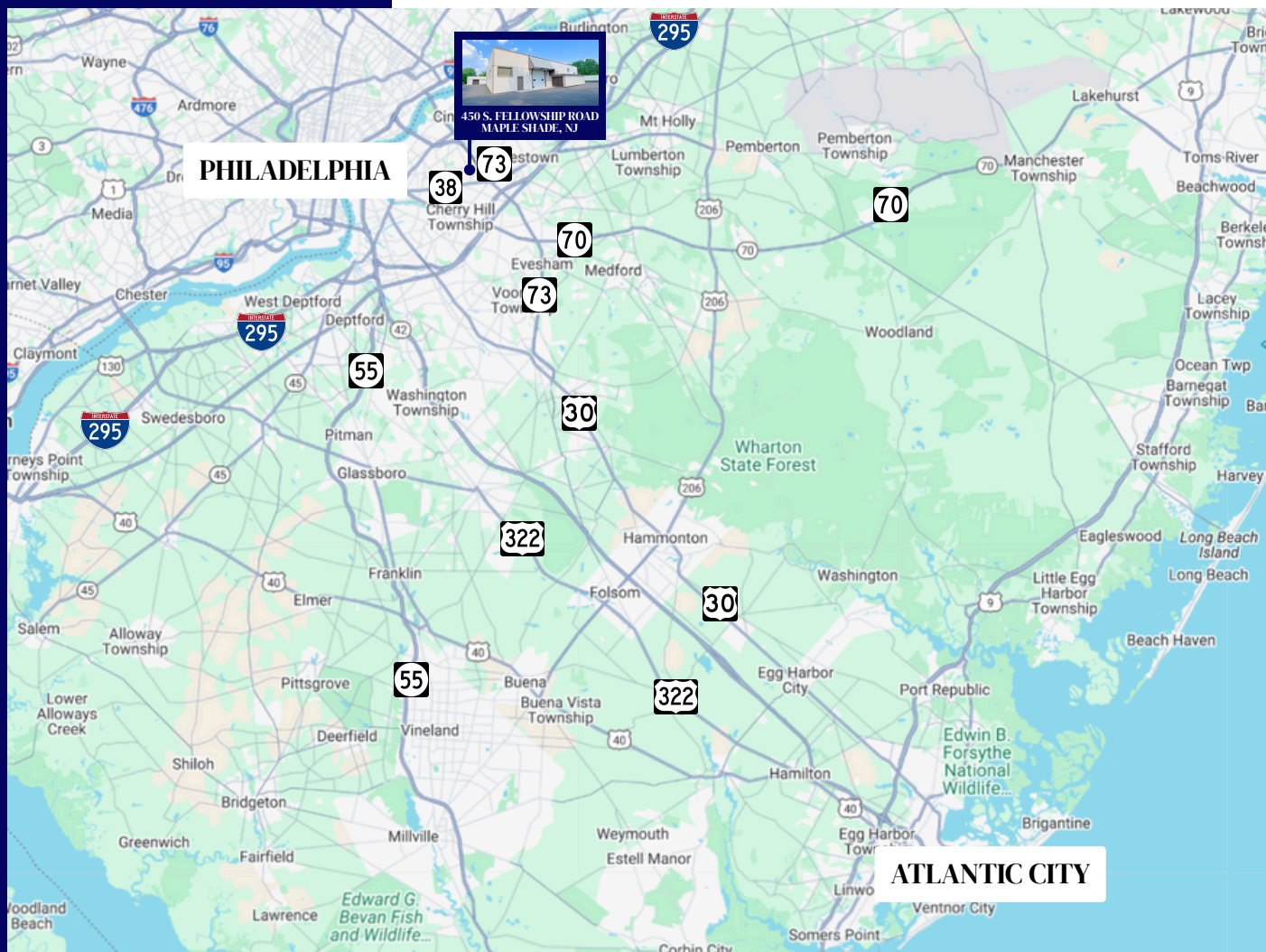
**6 UNITS
1000 - 6,000 SF**



**SCAN FOR
PROPERTY
DETAILS**

450 S. FELLOWSHIP ROAD | MAPLE SHADE, NJ

PROPERTY MAP



AIRPORTS

Philadelphia Int'l Airport (PHL): 21 miles
Atlantic City Int'l Airport (ACY): 41 miles
Trenton Mercer Airport (TTN): 35 miles



MAJOR ROADWAYS

Route 38: .3 miles
Route 73: 1.5 miles
Route 70: 2.5 miles
I-295: 3.5 miles
Route 30: 5.5 miles
Route 322: 20 miles
Route 55: 28 miles



MAJOR CITIES

Center City: 12 miles
Atlantic City: 54 miles

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