

**2,994
TO 17,073
SQUARE FEET**

**INDUSTRIAL / FLEX
UNITS AVAILABLE
FOR LEASE**

**IDEAL LOCATION
MINUTES FROM
TACONY-PALMYRA
BRIDGE & I-95**



AVAILABLE FOR LEASE
2601-2603 RIVER ROAD
CINNAMINSON, NJ

OWNED BY

**Camber
Real Estate
Partners**

MP **MARCUS
PARTNERS**

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NAIMertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

How & Where May We Help You?

AVAILABLE FOR LEASE

2601-2603 RIVER ROAD

CINNAMINSON, NJ

CURRENT AVAILABILITIES

UNIT 3

- 3,576 SF
- 14' clear ceiling height
- (1) 10' x 10' tailgate
- (1) 10' x 10' drive-in door
- Power: 200a, 240/120v

UNIT 4

- 7,076 SF
- 14' clear ceiling height
- (2) 8' x 10' tailgates
- (2) 10' x 10' drive-in doors

UNIT 5

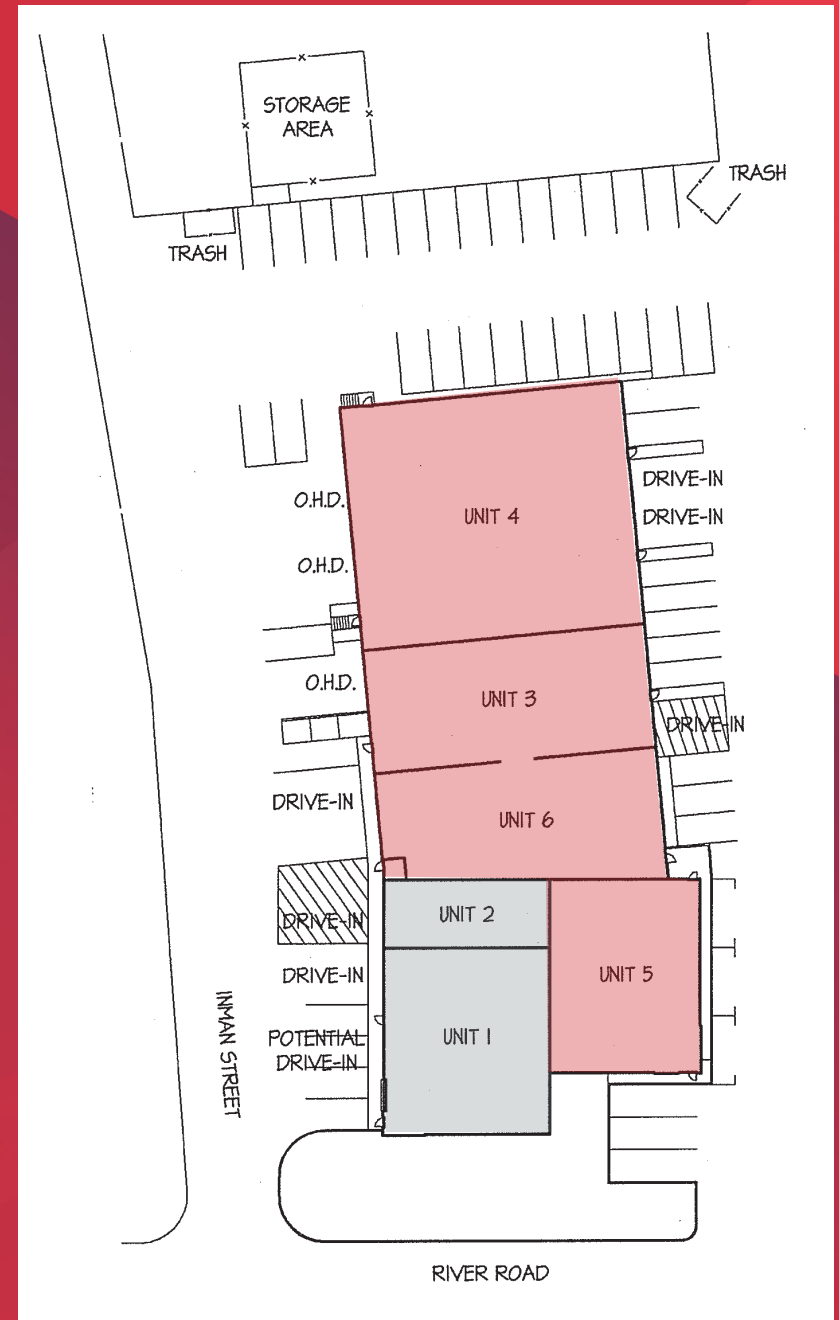
- 2,994 SF
- 14' clear ceiling height
- Air-conditioned
- Private offices, bullpen area
- 2 restrooms
- Utility closets

UNIT 6

- 3,427 SF
- 14' clear ceiling height
- (1) 12' x 14' drive-in door
- Power: 200a, 240/120v

BUILDING DESCRIPTION

- 21,496 SF industrial/flex building
- 1.69 acre lot
- Tailgate and drive-in loading
- Heavy power: 1000a; 120/240v; 3-Phase
- Wet sprinkler system

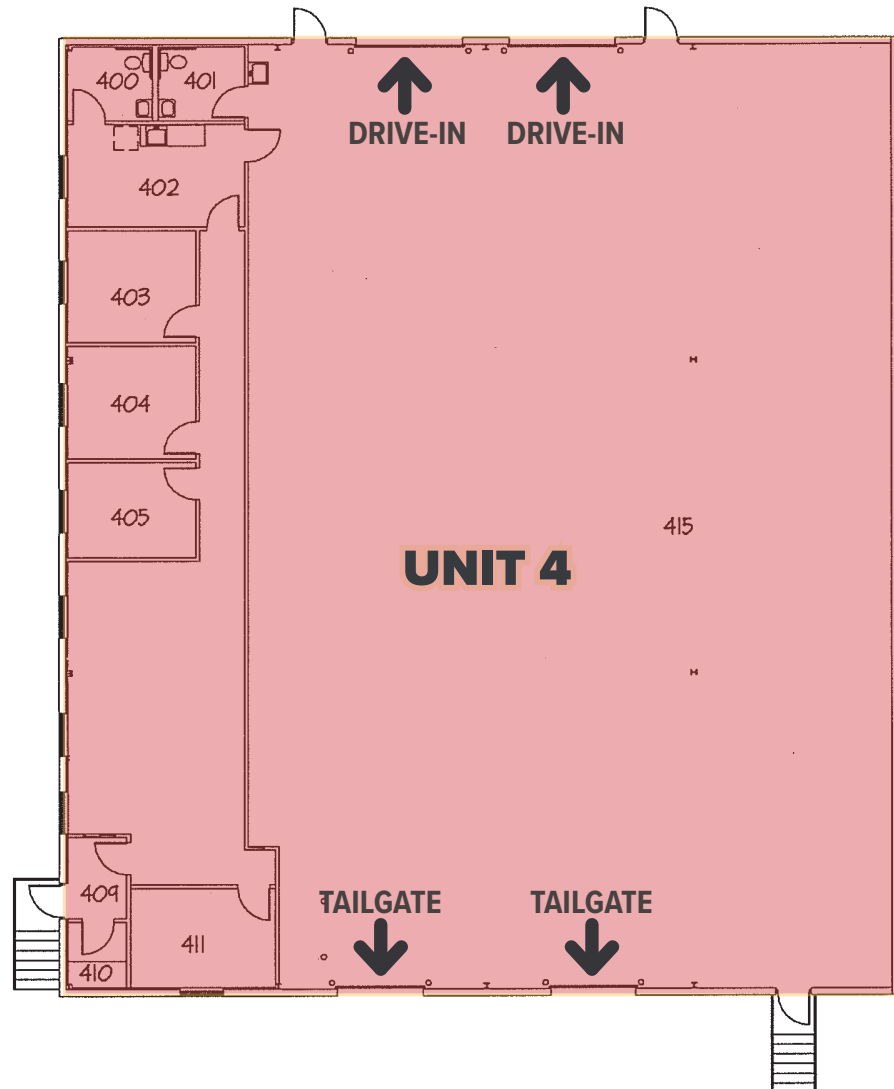
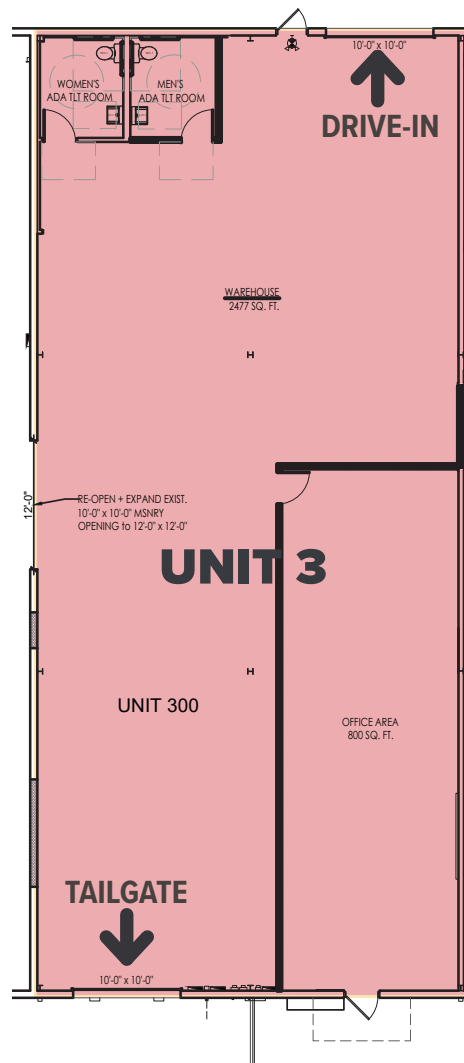


FLOORPLANS

AVAILABLE FOR LEASE

2601-2603 RIVER ROAD

CINNAMINSON, NJ

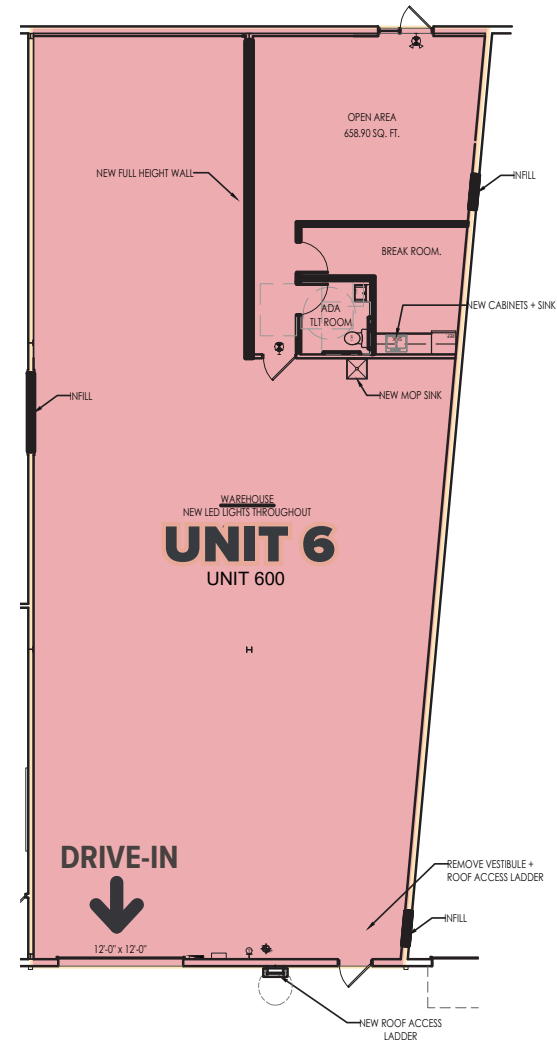
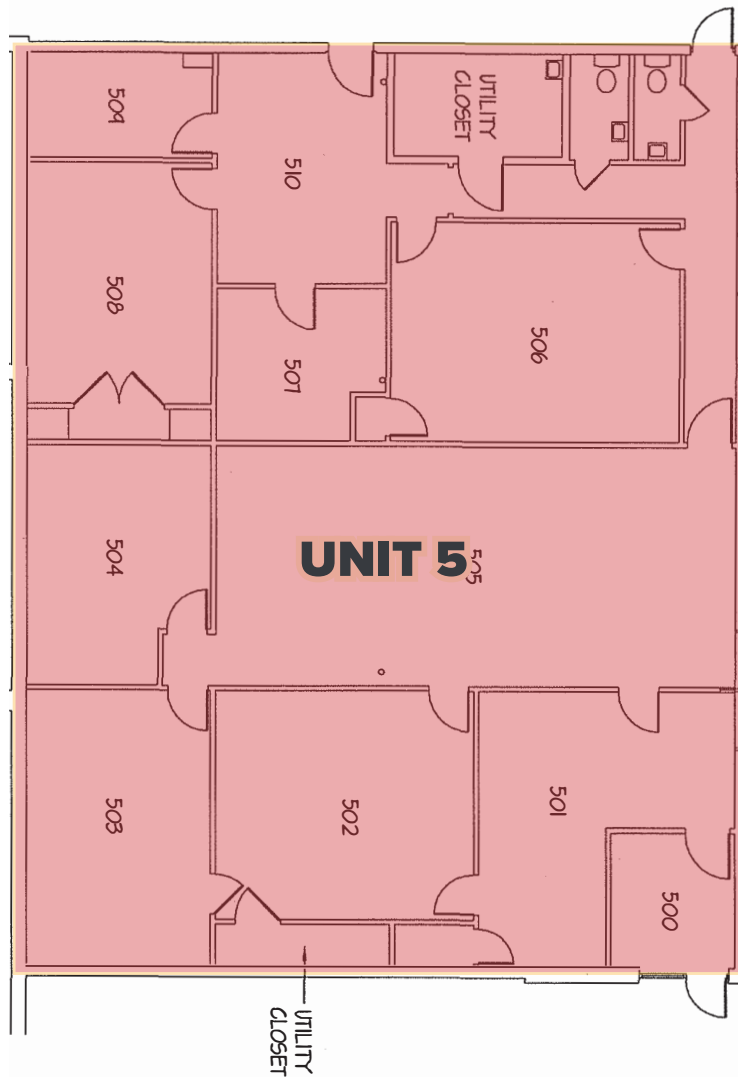


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LOCATION INFORMATION



AVAILABLE FOR LEASE

2601-2603 RIVER ROAD

CINNAMINSON, NJ

Distance to

Route 130	1.7 mi
Route 73	3 mi
Tacony-Palmyra Bridge	3 mi
I-95 N	4.5 mi
Betsy Ross Bridge	7.5 mi
Center City Philadelphia	12 mi

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