



Colliers



1 HARMON DRIVE, BLACKWOOD, NEW JERSEY

Office Headquarters with Warehouse Space Available **For Lease**

Ideally suited for office-oriented users, this property offers a highly improved office headquarters with integrated warehouse space. The property's efficient layout, ample parking, and strategic location make it well suited for a variety of office-oriented businesses.

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Accelerating success.

Property Overview

- **Building Size** 21,000 SF
- **Lot Size** 1.99 AC
- **Office Space** 14,000 SF
- **Warehouse Space** 7,000 SF
- **Ceiling Height** 17' clear
- **Loading** One (1) drive-in door
- **Power** 400A electrical service
- **Parking** 90 surface spaces
- **Signage** Building signage available

Highlights



Extensive Office Buildout

Approximately 14,000 Sf of finished office space with private offices, conference rooms, and open work areas



Integrated Warehouse

7,000 SF of attached warehouse space provides convenient operational and storage capabilities



Abundant Parking

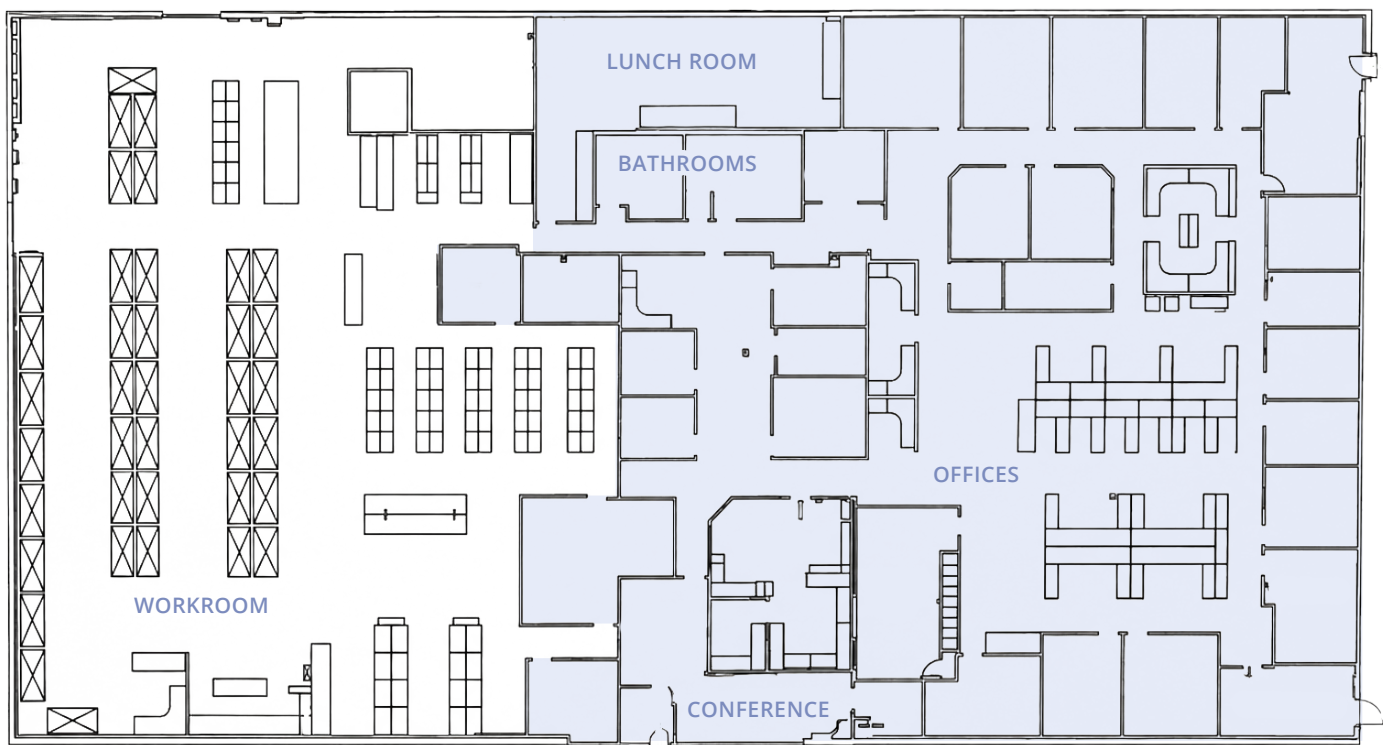
Approximately 90 on-site parking spaces accommodate employees and visitors with ease



Regional Connectivity

Minutes from Route 42, I-295, and the NJ Turnpike for convenient regional access

Floor Plan



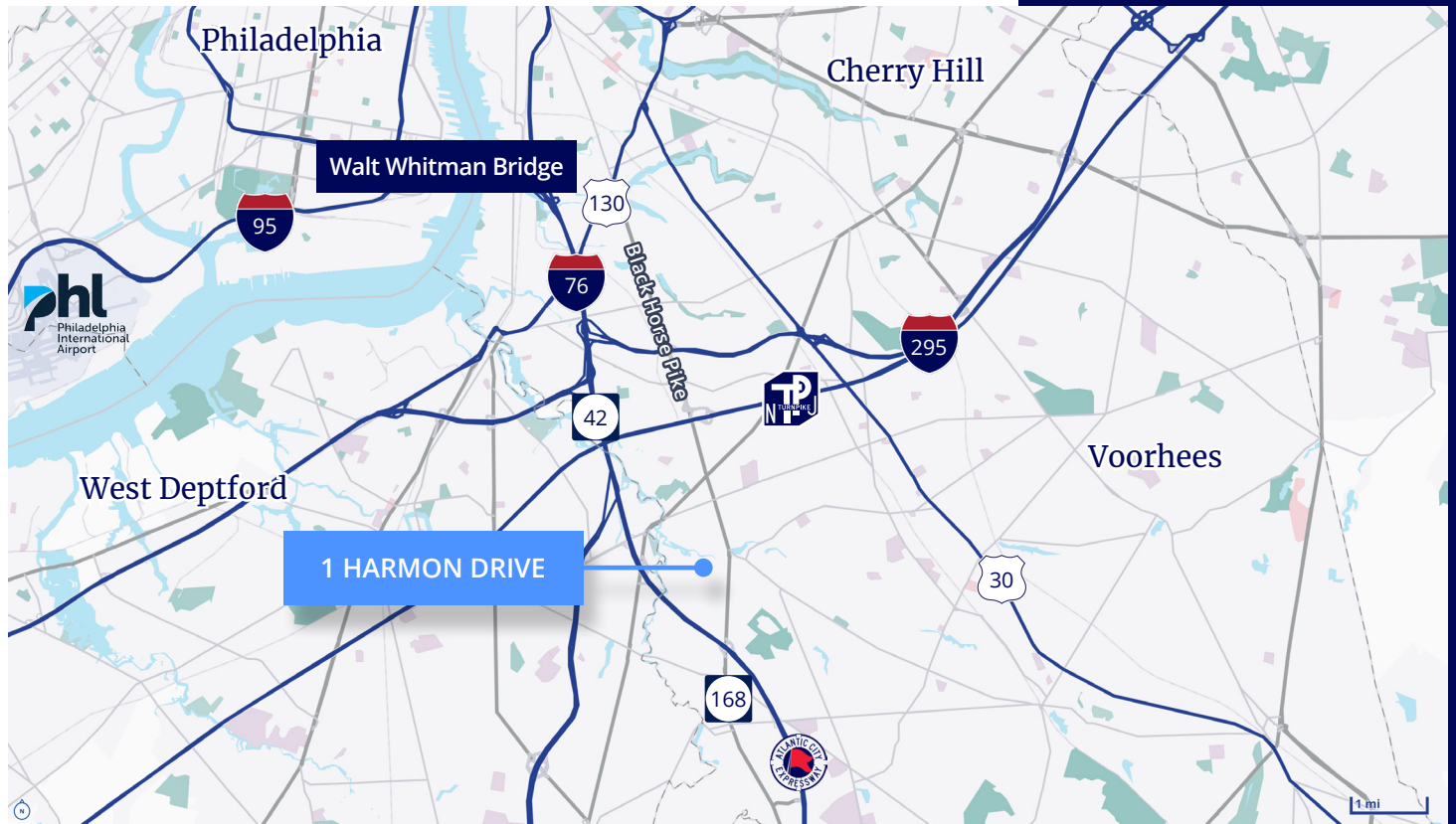
INTERIOR IMAGES



1 HARMON DRIVE, BLACKWOOD, NJ



Conveniently located in Blackwood, New Jersey with immediate access to Route 42, I-295, the New Jersey Turnpike and the greater Philadelphia region



Drive Times

Route 42	3 minutes
I-295	7 minutes
Atlantic City Expressway	8 minutes
New Jersey Turnpike	10 minutes
Walt Whitman Bridge	15 minutes
Philadelphia International Airport	23 minutes

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