ARES INDUSTRIAL MANAGEMENT

MID-ATLANTIC CORPORATE CENTER

1480 GRANDVIEW AVENUE, PAULSBORO, NJ 08066

99,783 Leasable SQ FT | **Industrial Warehouse**

AVAILABLE DEC 1, 2024
(Can be made available earlier)

POTENTIAL OUTSIDE STORAGE

FREE RACKING AVAILABLE FOR NEW TENANT

INTERSTATE 295

BUILDING HIGHLIGHTS

- 20' clear ceiling height
- 8 (8'x10') tailgates w/ bumpers & seals
- 1 (12'x14') drive-in door
- 1 (8'x10') drive-in door
- 37' x 41' column spacing
- 800 amp, 3 phase electrical service
- Wet sprinkler system
- New LED lighting w/ motion sensors in warehouse

- Free racking will be available for new tenant
- Exhaust fans throughout
- Office area will be reduced to 3,000 SF and painted & carpeted
- New finishes in restrooms
- 87 parking spaces

FOR LEASING INFORMATION

Scott Mertz, SIOR
856-802-6529
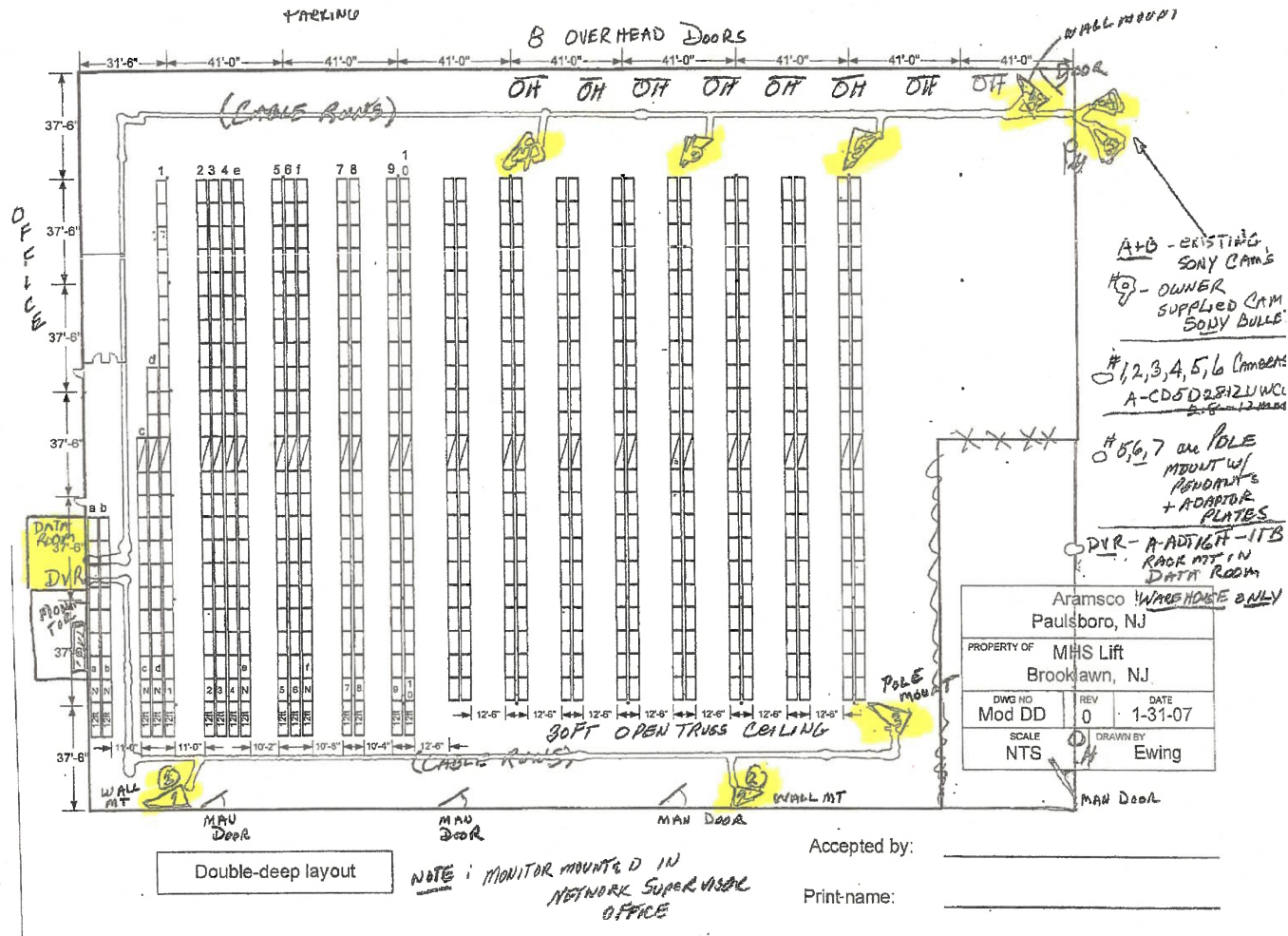scott.mertz@naimertz.com

NAIMertz

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← DRIVE-IN

← DRIVE-IN

8 TAILGATES

PROJECT NORTH

OFFICE AREA CAN BE DEMISED TO 3,000± SF

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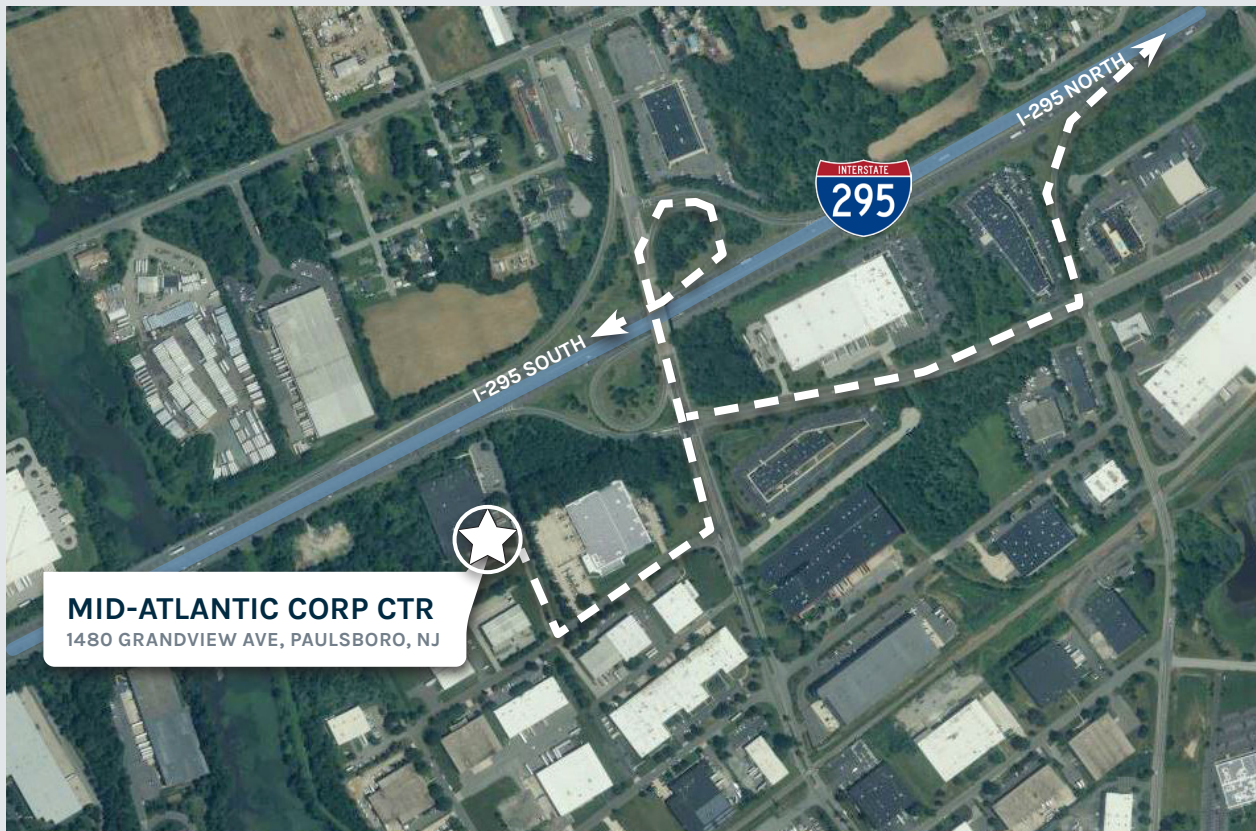scott.mertz@naimertz.com

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I-295 NORTH

I-295 SOUTH

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1480 GRANDVIEW AVE, PAULSBORO, NJ

DRIVING DISTANCES

I-295 (Exit 20)	< 1 mi	Commodore Barry Bridge	9.4 mi
NJ Turnpike (Exit 2)	8.6 mi	I-95	12.0 mi
NJ Turnpike (Exit 3)	9.0 mi	Center City Philadelphia	13.5 mi
Walt Whitman Bridge	9.2 mi	Philadelphia Int'l Airport	17.4 mi

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