



ONE NEWBOLD ROAD

FAIRLESS HILLS, PENNSYLVANIA

FOR LEASE

**65,536 SF Warehouse
with 2.0 Acres of Paved Area**

23 Lined, Trailer Parking Spaces

SITE PLAN

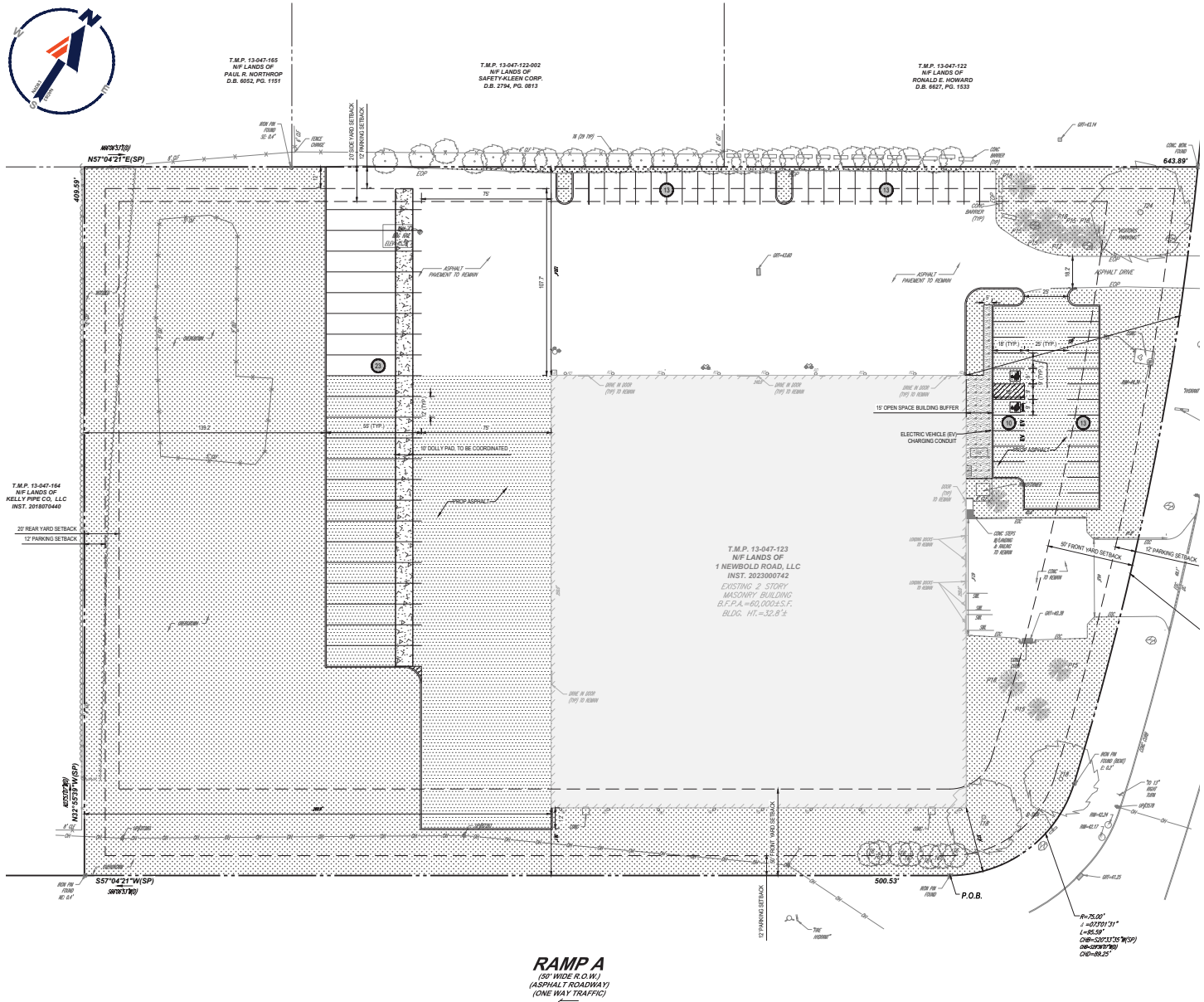


Property Summary

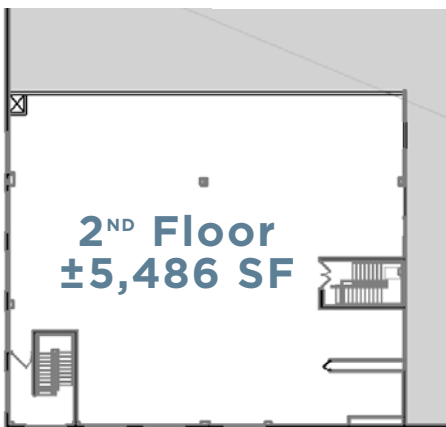
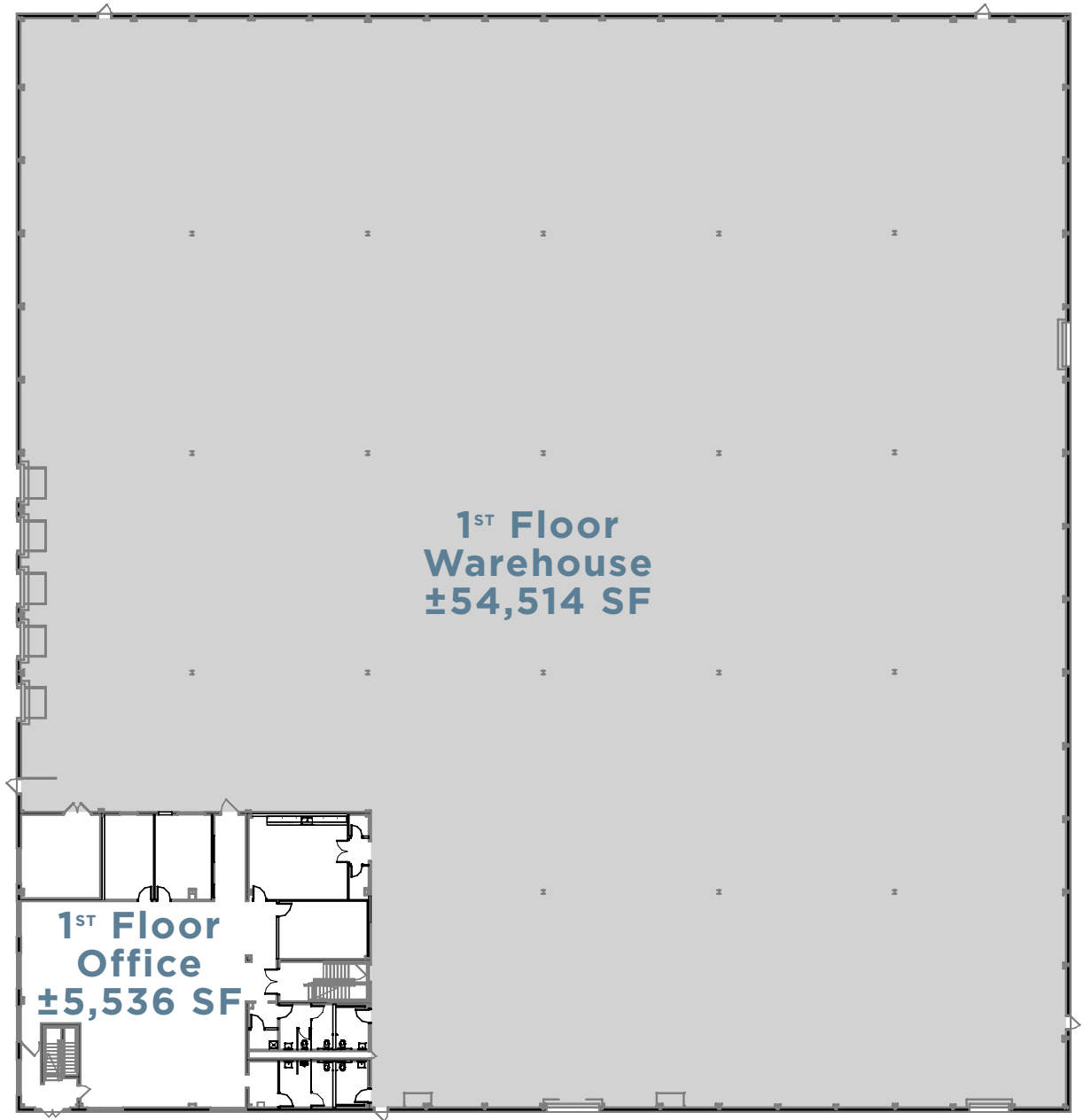
TOTAL BUILDING	65,536 SF on 5.7-acres
TOTAL AVAILABLE	65,536 SF
OFFICE SPACE	5,536 SF newly renovated space
CLEAR HEIGHT	24' - 25'
LOADING DOCKS	5
DRIVE-INS	3
CAR PARKING	49 spaces

TRAILER PARKING	23 lined spaces, expandable on 2.0 acres of paved area
COLUMN SPACING	40' x 50'
STRUCTURE	Concrete Slab on Grade
FLOOR SLAB THICKNESS	7" - 9"
SPRINKLER	Wet
POWER	800-amp main panel at 480v 3 phase <i>*upon tenant verification</i>

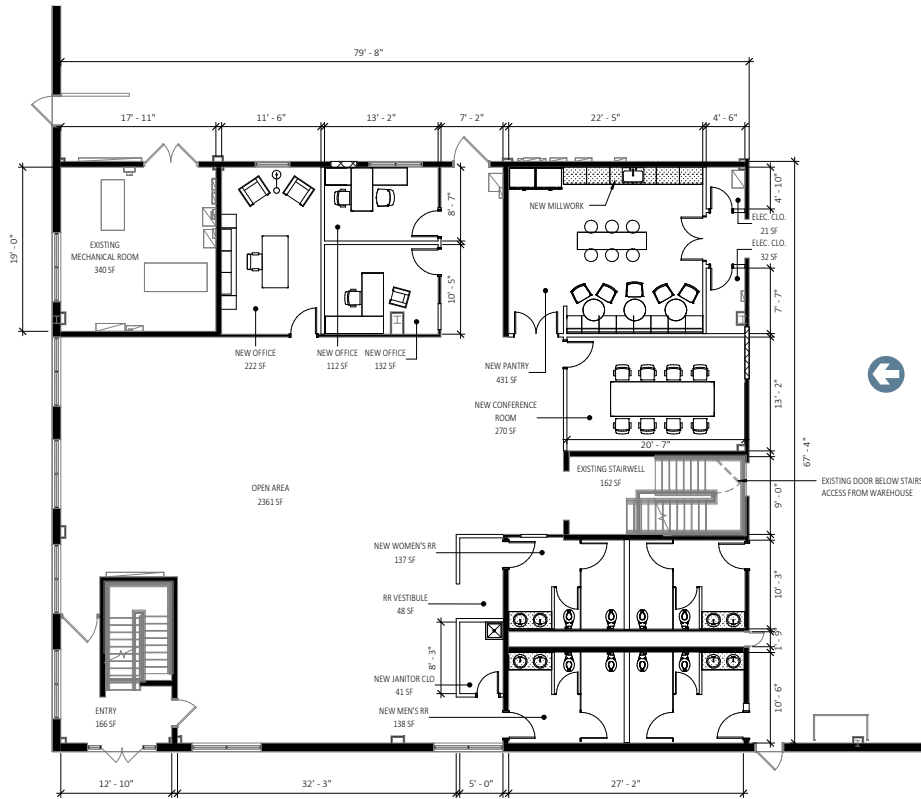
EXTERIOR RENOVATION PLAN



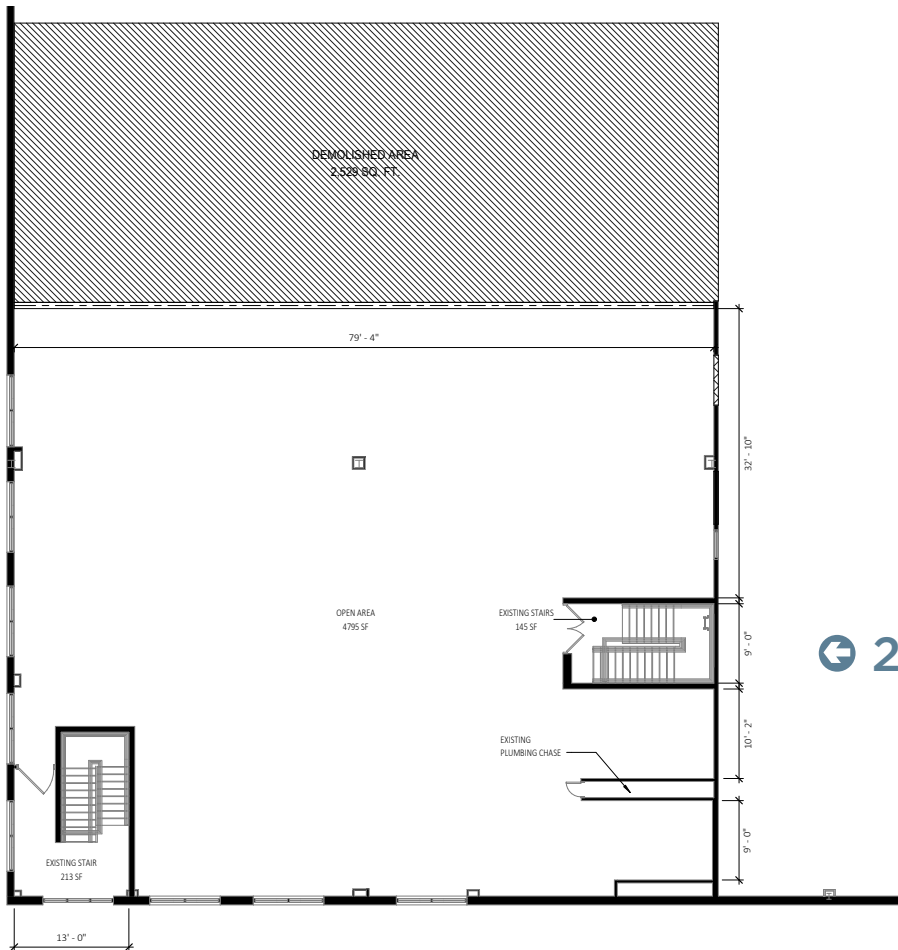
FLOOR PLANS



PROPOSED OFFICE PLANS



← 1st Floor



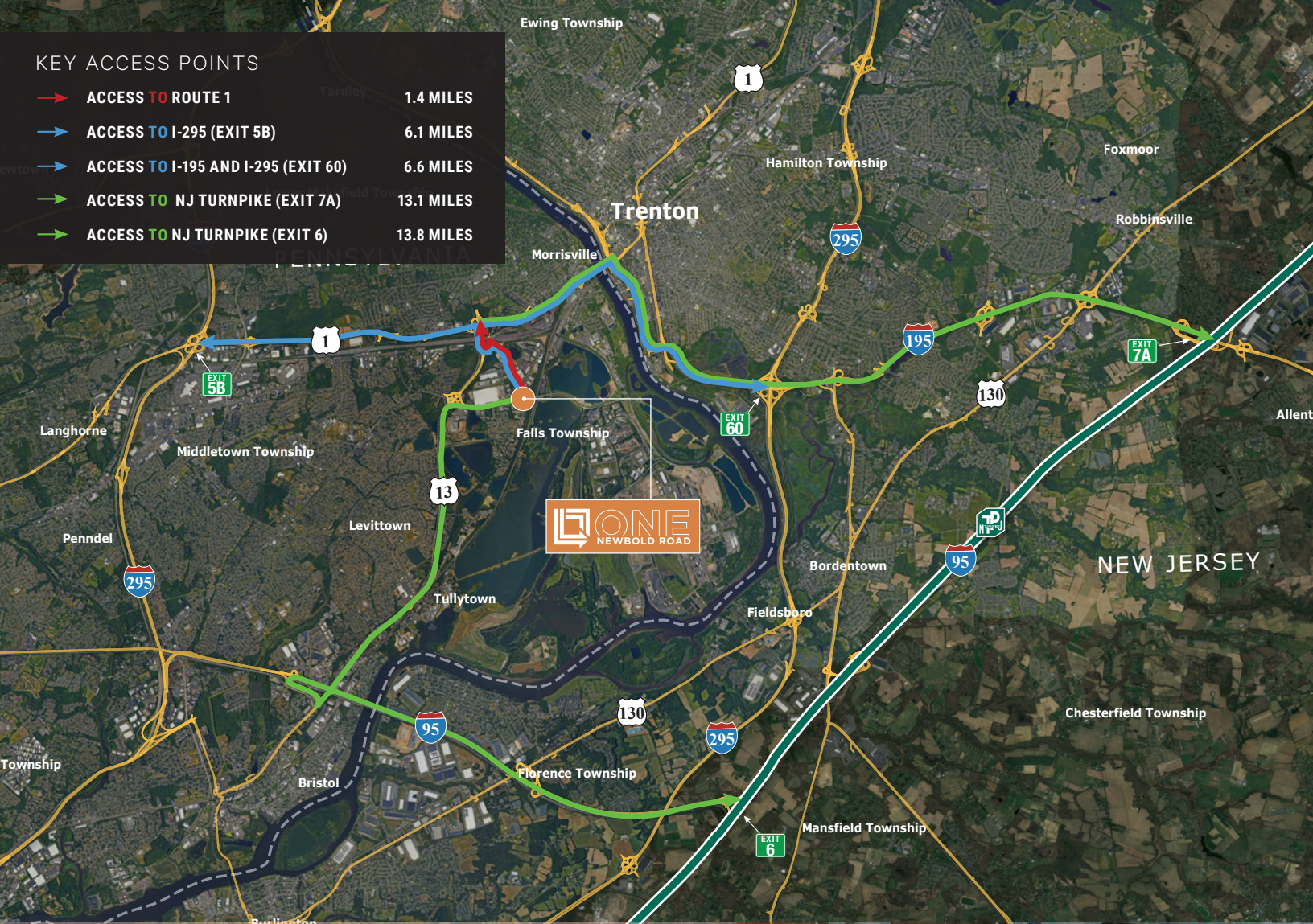
2nd Floor





KEY ACCESS POINTS

- ACCESS TO ROUTE 1 1.4 MILES
- ACCESS TO I-295 (EXIT 5B) 6.1 MILES
- ACCESS TO I-195 AND I-295 (EXIT 60) 6.6 MILES
- ACCESS TO NJ TURNPIKE (EXIT 7A) 13.1 MILES
- ACCESS TO NJ TURNPIKE (EXIT 6) 13.8 MILES



EXCLUSIVE MARKETING AGENT

Justin Bell
Senior Managing Director
t 610-755-6979
m 215-901-0233
justin.bell@nmrk.com

Newmark | Licensed Real Estate Broker | 1000 Continental Drive, Suite 200, King of Prussia, PA 19406 | t 610-265-0600

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