



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

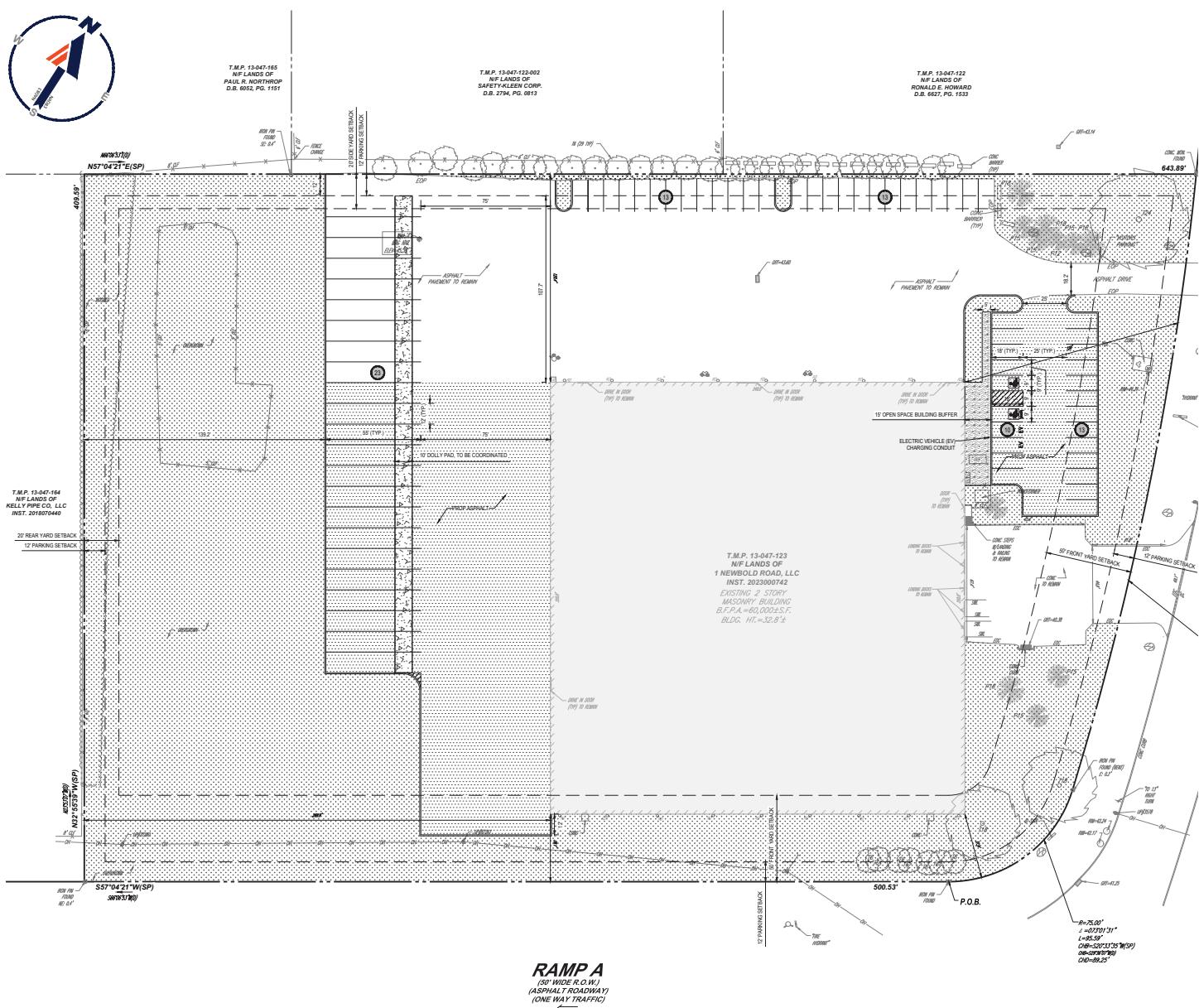


Property Summary

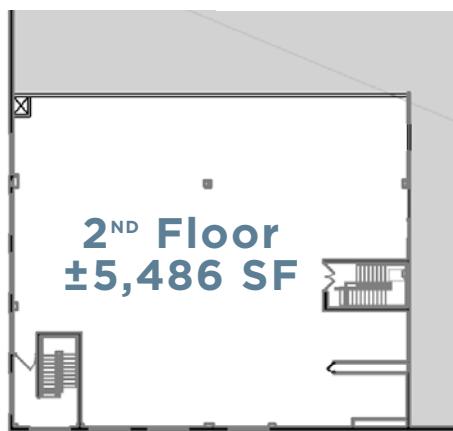
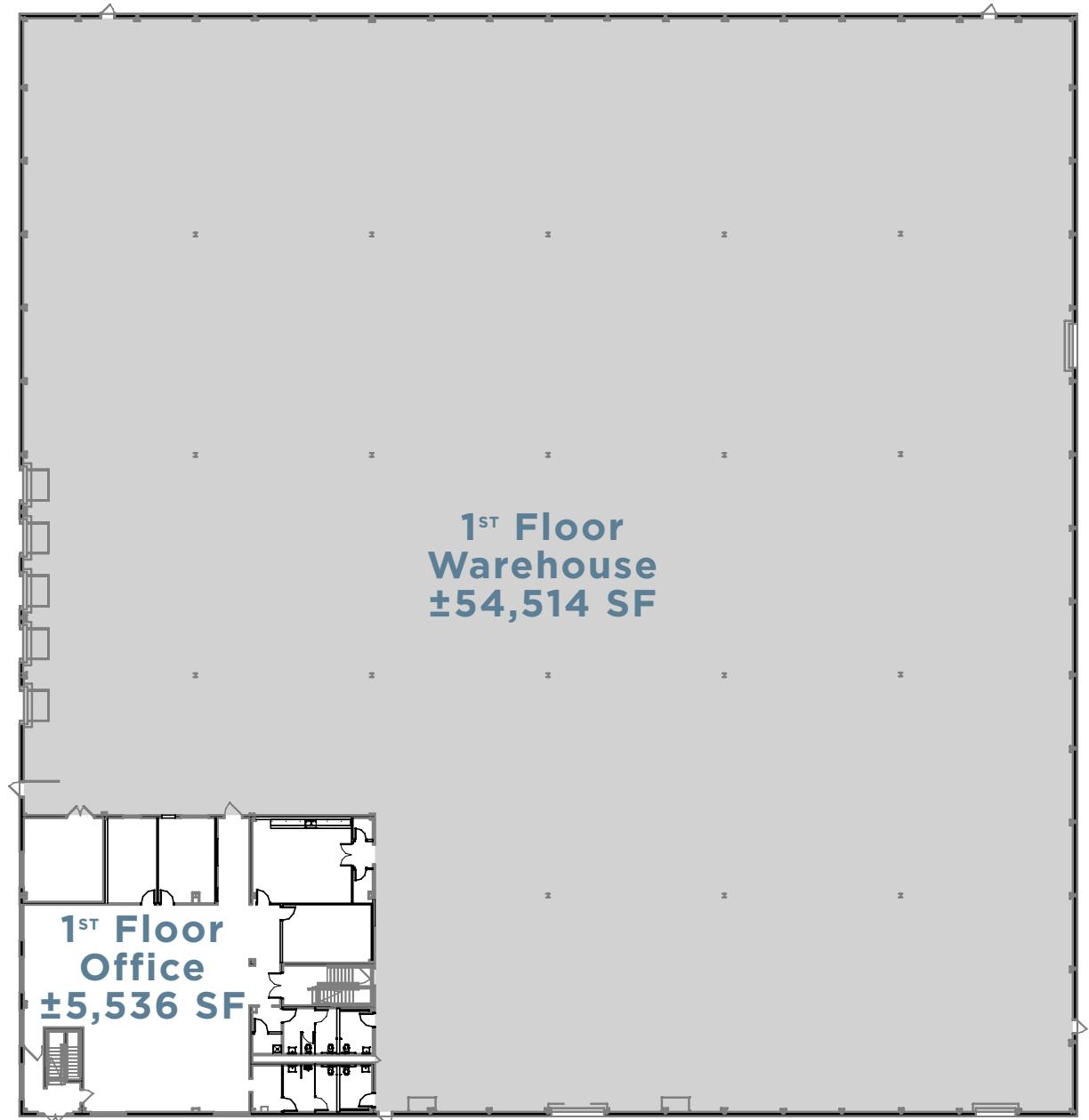
TOTAL BUILDING	65,536 SF on 5.7-acres
TOTAL AVAILABLE	65,536 SF
OFFICE SPACE	5,536 SF newly renovated space
CLEAR HEIGHT	24' - 25'
LOADING DOCKS	5
DRIVE-INS	3
CAR PARKING	49 spaces

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>

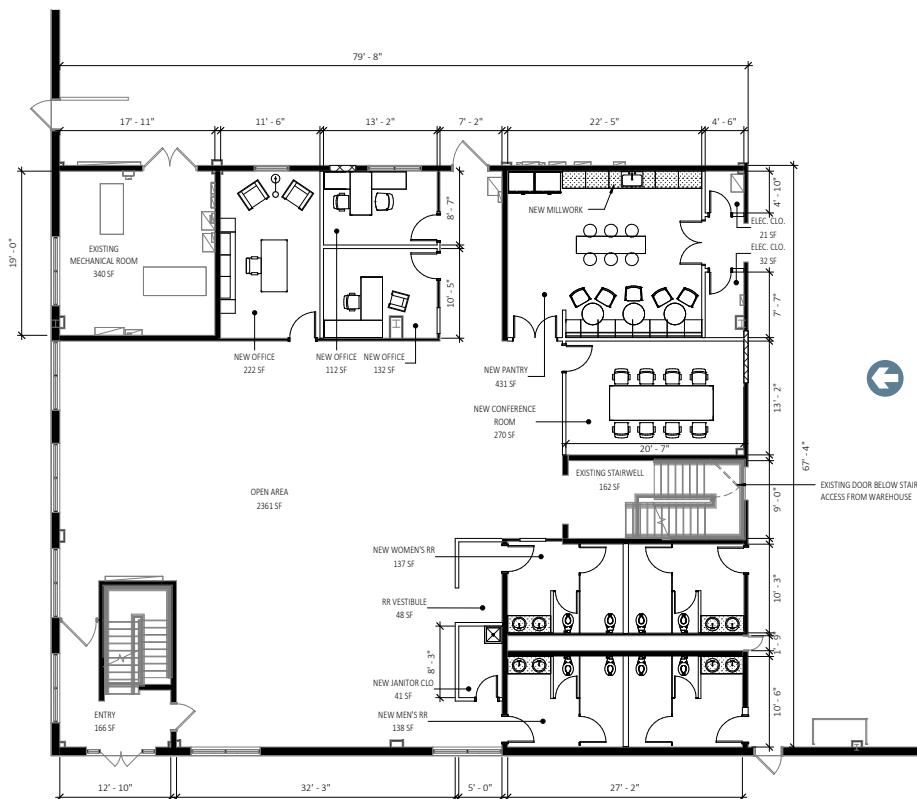
EXTERIOR RENOVATION PLAN



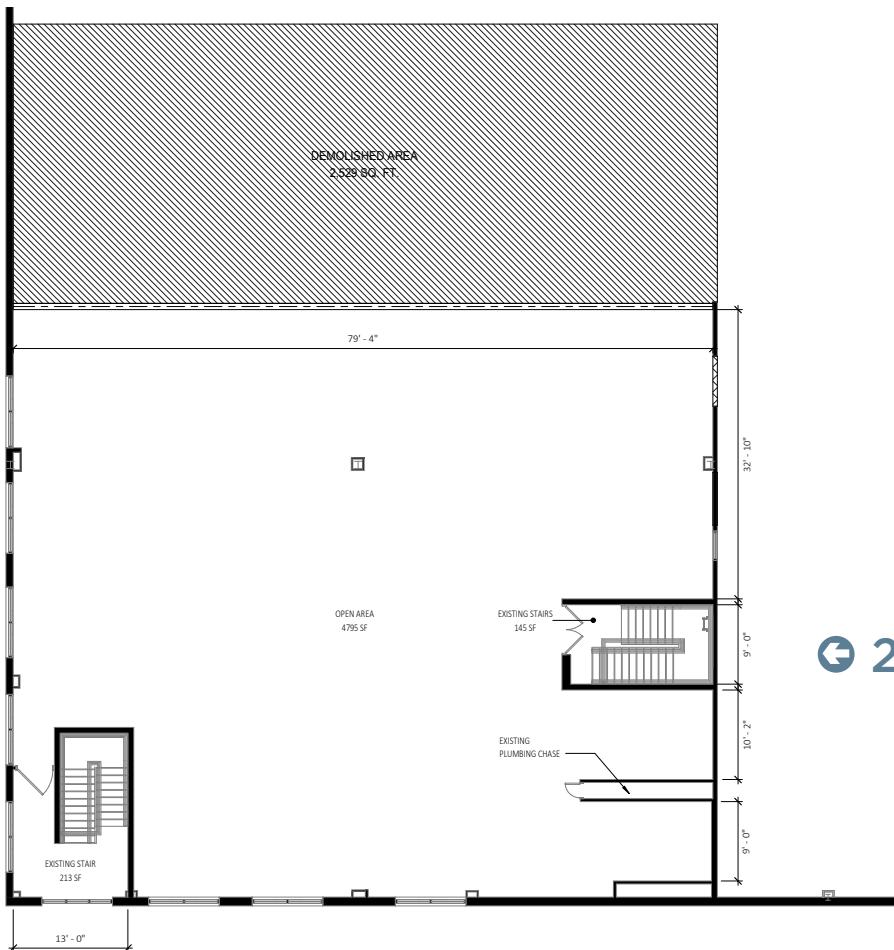
FLOOR PLANS



PROPOSED OFFICE PLANS

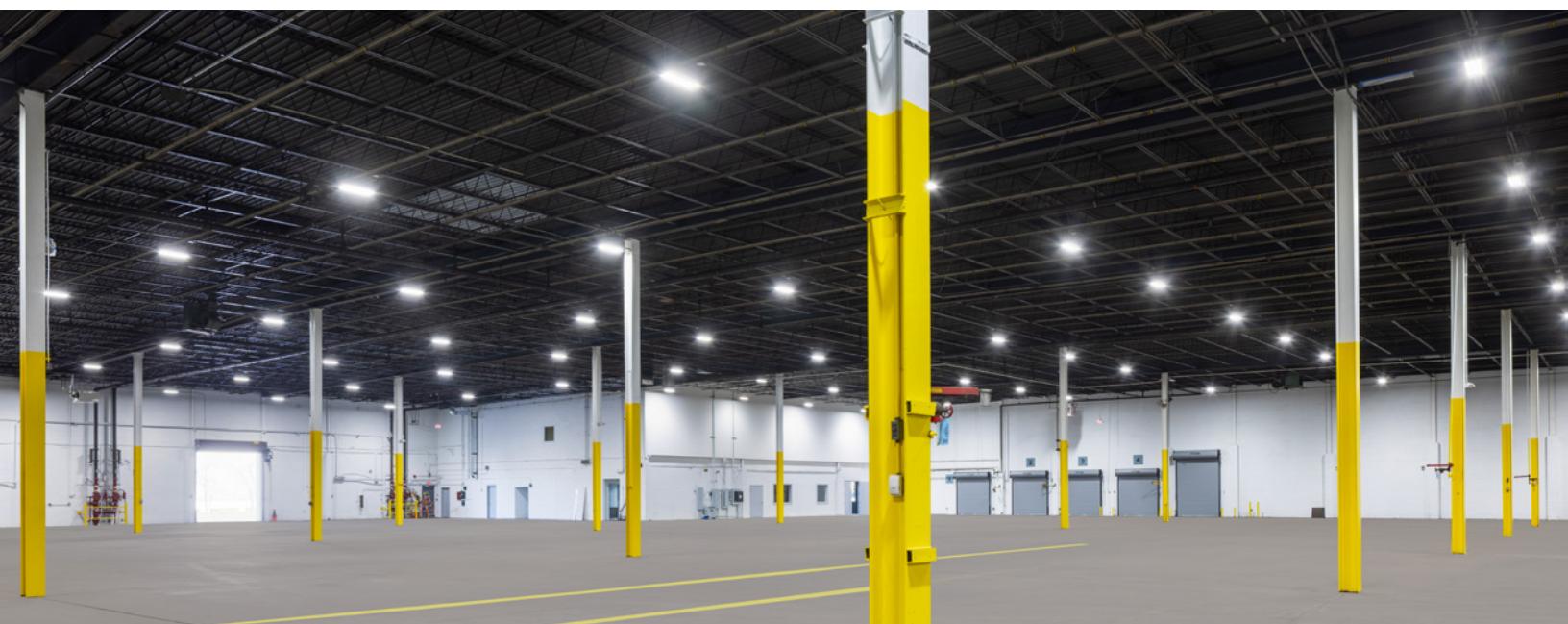


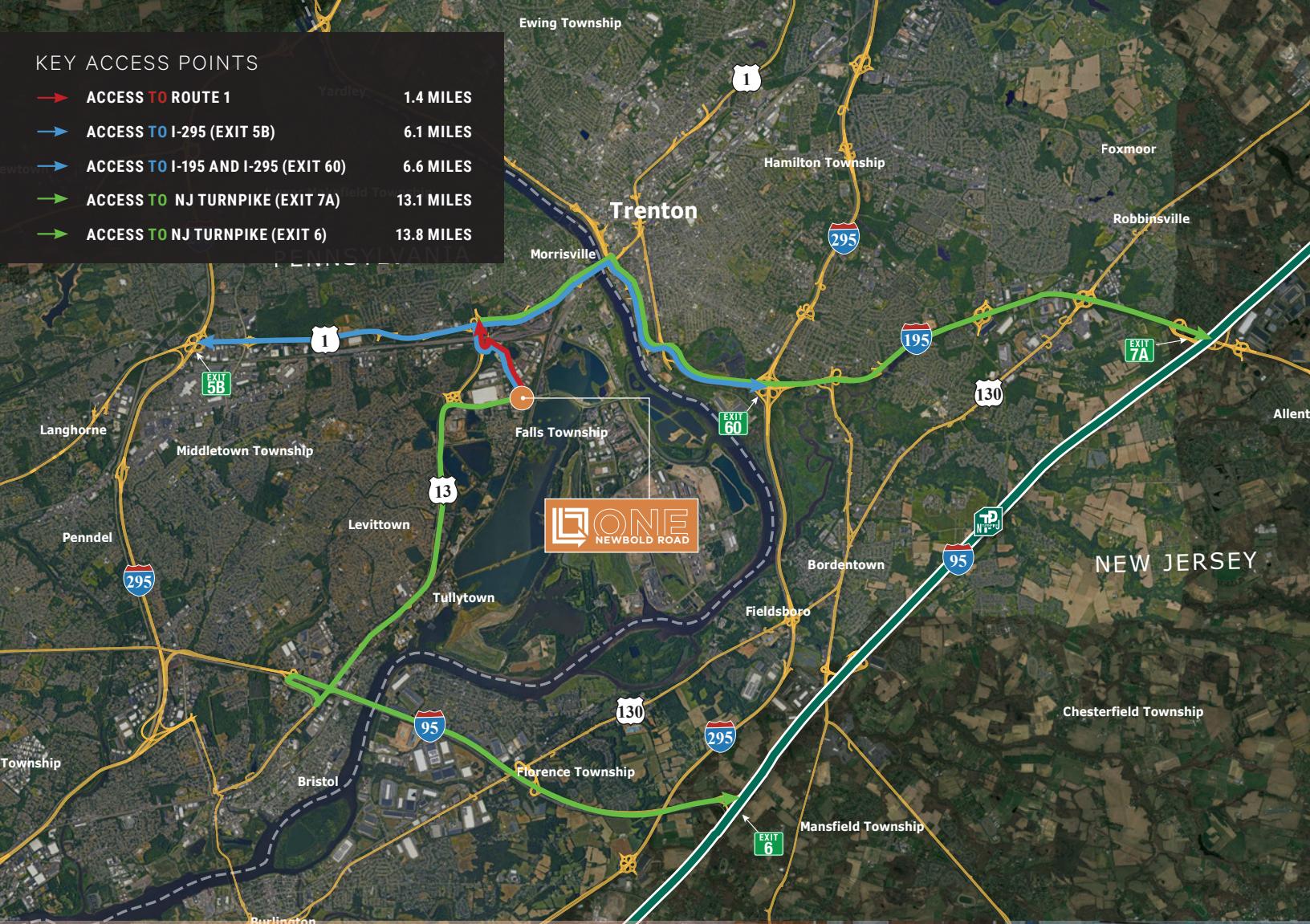
 1st Floor



← 2nd Floor







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