

**INDUSTRIAL**  
FOR LEASE



# 740.....

**COOPERTOWN ROAD | DELANCO, NJ**



**135,770± SF**  
**FULL BUILDING**  
**AVAILABILITY**

**DIVISIBLE INTO TWO (2) UNITS**  
**60,106± SF & 75,664± SF**

**For More Information**

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# BUILDING DETAILS

740 COOPERTOWN ROAD || DELANCO, NJ



**Building Size** 135,770± SF

**Lot Size** 14.33± acres

**Ceiling Height** 22'2" - 23'7"

**Loading** 21 tailgate docks w/ seals  
1 drive-in door

**Column Spacing** 43' x 40'

**Power** 1600a / 480v / 3PH

**Sprinkler** ESFR / Wet sprinkler system

**Lighting** LED

**HVAC** Radiant gas heat

**Office** 5,295 SF, two-story office area  
featuring bullpen, private office,  
IT room, large break room

**Restrooms** Mens & womens restrooms in  
both office and warehouse



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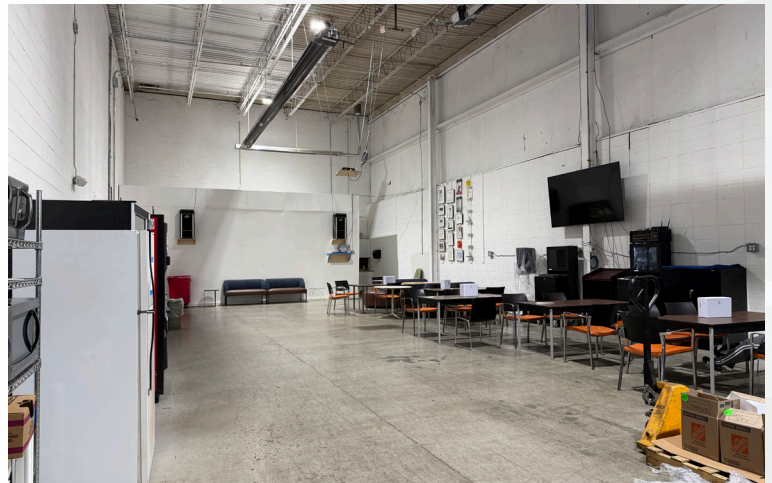
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## ADDITIONAL IMAGES

740 COOPERTOWN ROAD || DELANCO, NJ



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# FLOORPLAN

740 COOPERTOWN ROAD || DELANCO, NJ

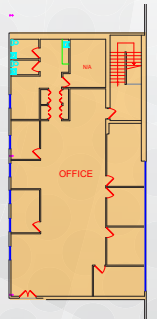


**Faropoint**



**SUITES CAN BE COMBINED FOR  
SINGLE TENANT OCCUPANCY**  
**135,770± SF TOTAL**

**SUITE 200  
MEZZANINE  
OFFICE**



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# LOCATION INFORMATION

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## Distance to:

Route 130	1.9 mi
Burlington-Bristol Bridge	5.8 mi
I-295 (Exit 45)	6.1 mi
I-295 (Exit 47)	6.6 mi
Tacony-Palmyra Bridge	6.6 mi
NJ Turnpike (Exit 5)	9.1 mi
Betsy Ross Bridge	9.6 mi
NJ Turnpike (Exit 6A to PA Tpk)	10.2 mi



**16 MI TO**  
CENTER CITY PHILA



**26 MI TO**  
PHILA INTL AIRPORT



**13 MI TO PHILAPORT**  
TIOGA TERMINAL

**21 MI TO PHILAPORT**  
PACKER AVE TERMINAL

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