



INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE

1803 Underwood Blvd, Delran, NJ

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:**
17,801 SF
- **LAND:**
1.02 AC
- **CLEAR HEIGHT:**
17' – 4"
- **TRUCK COURT DEPTH:**
84'
- **LOADING DOCKS:**
Two (2) 8'x8' tailgate loading docks
- **DRIVE INS:**
One (1) 8'x8' ramped drive-in door
- **PARKING:**
Thirty (30) marked surface spaces
- **ELECTRICAL SERVICES:**
400 AMP, 3-Phase 480/277v
- **COLUMN SPACING:**
30' x 50'
- **FIRE PROTECTION:**
100% wet sprinkler system
- **ROOF:**
EPDM
- **LIGHTING:**
LED
- **SEWAGE:**
Public Water and Sewer
- **PARCEL:**
Block 9, Lot 41.02
- **2023 CAM ESTIMATE:**
\$2.30 / SF
- **ZONING:**
M-1 – Limited Industrial / Office
- **Recently renovated with new LED lighting, white boxed interior, office fit-out, façade work and parking lot striping**

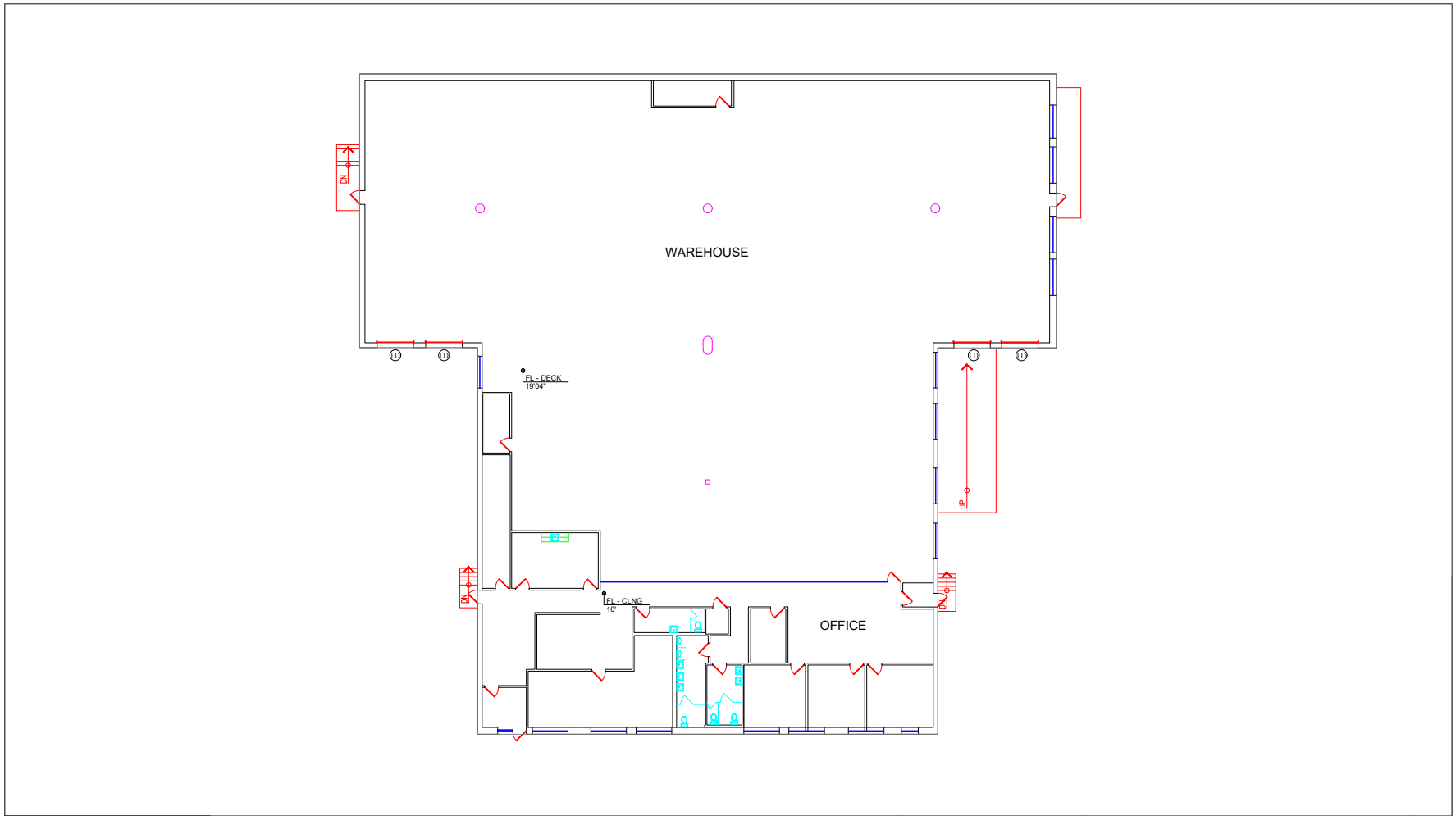


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ABOUT FAROPOINT:

Faropoint is a well-capitalized and fully integrated real estate investment firm that specializes in industrial asset acquisitions, redevelopment and management. Local asset management and construction infrastructure with proven track record of local development experience.

FLOOR PLAN



INTERIOR LAYOUT BASED OFF CLIENT PDFs
SUBJECT TO FIELD VERIFICATION & MEASUREMENTS



www.faropoint.com

1803 Underwood Blvd, Delran, NJ 08075

GROUND FLOOR - PLAN

AREA CHART	
BUILDING TOTAL	17,801 SQFT

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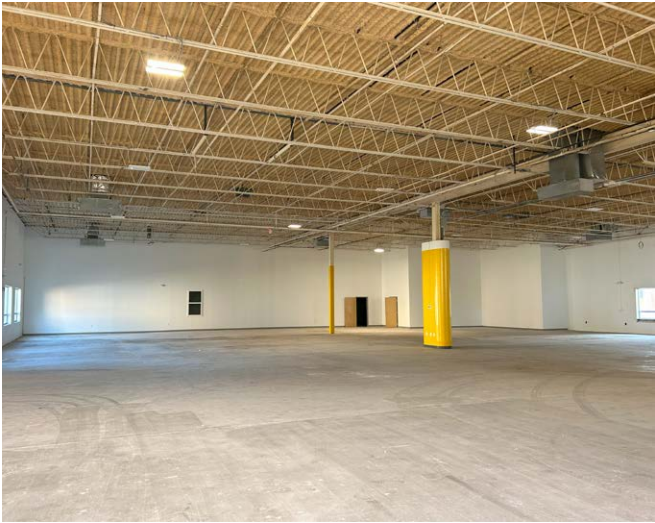


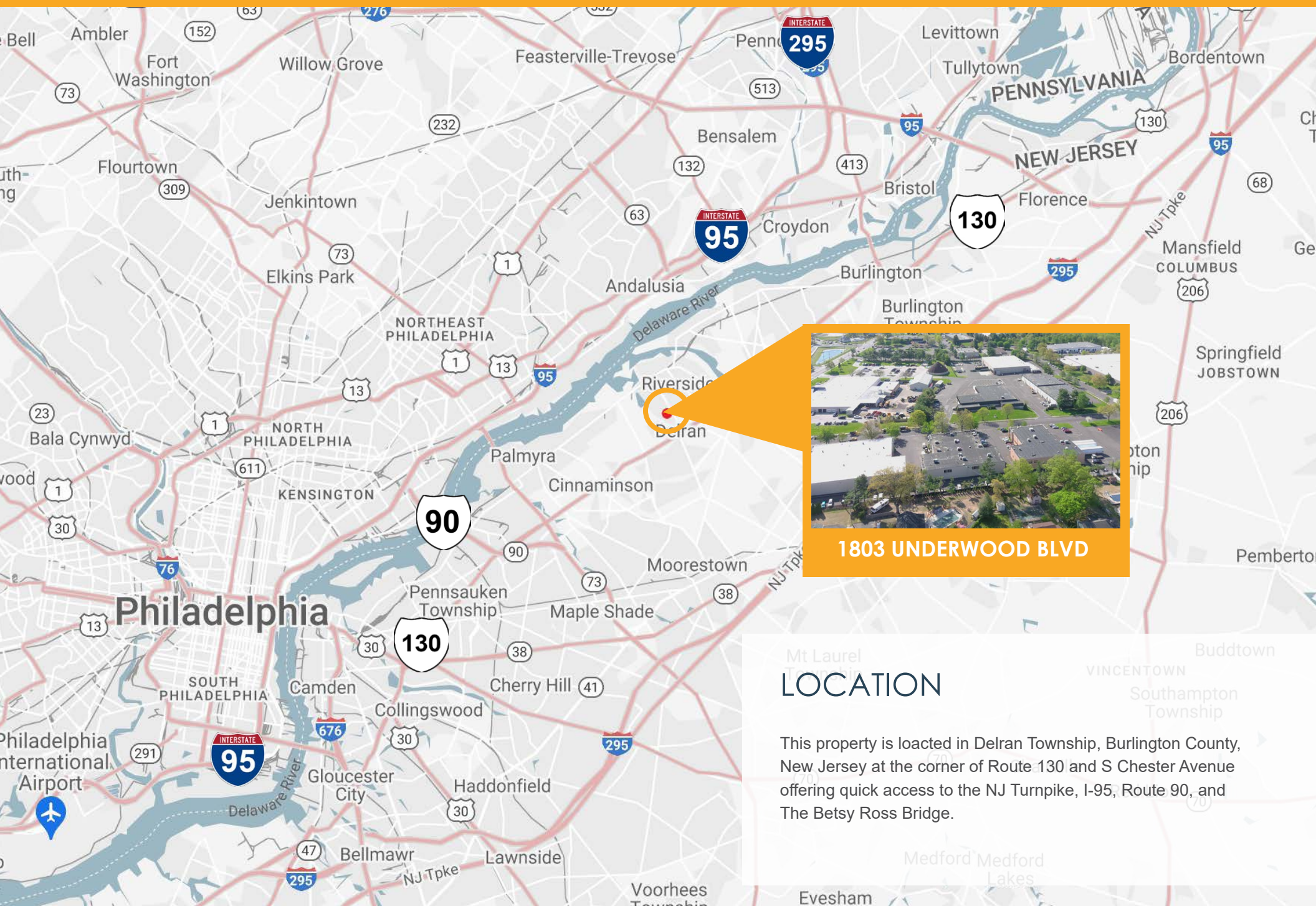
SCALE

NTS

DATE:	05.20.2022	Drafted by:	VJ
SHEET:	1 OF 1	FL-00	

PROPERTY PHOTOS





1803 UNDERWOOD BLVD

LOCATION

This property is located in Delran Township, Burlington County, New Jersey at the corner of Route 130 and S Chester Avenue offering quick access to the NJ Turnpike, I-95, Route 90, and The Betsy Ross Bridge.

CONTACT



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