



1435 River Avenue Camden, NJ 08105

3 Acre - Fenced Yard with Shop

Available for Lease

Class A ISF/IOS


NORTHMARQ ADVISORS


CATALYST
INVESTMENT PARTNERS

Property Features



Land Area:

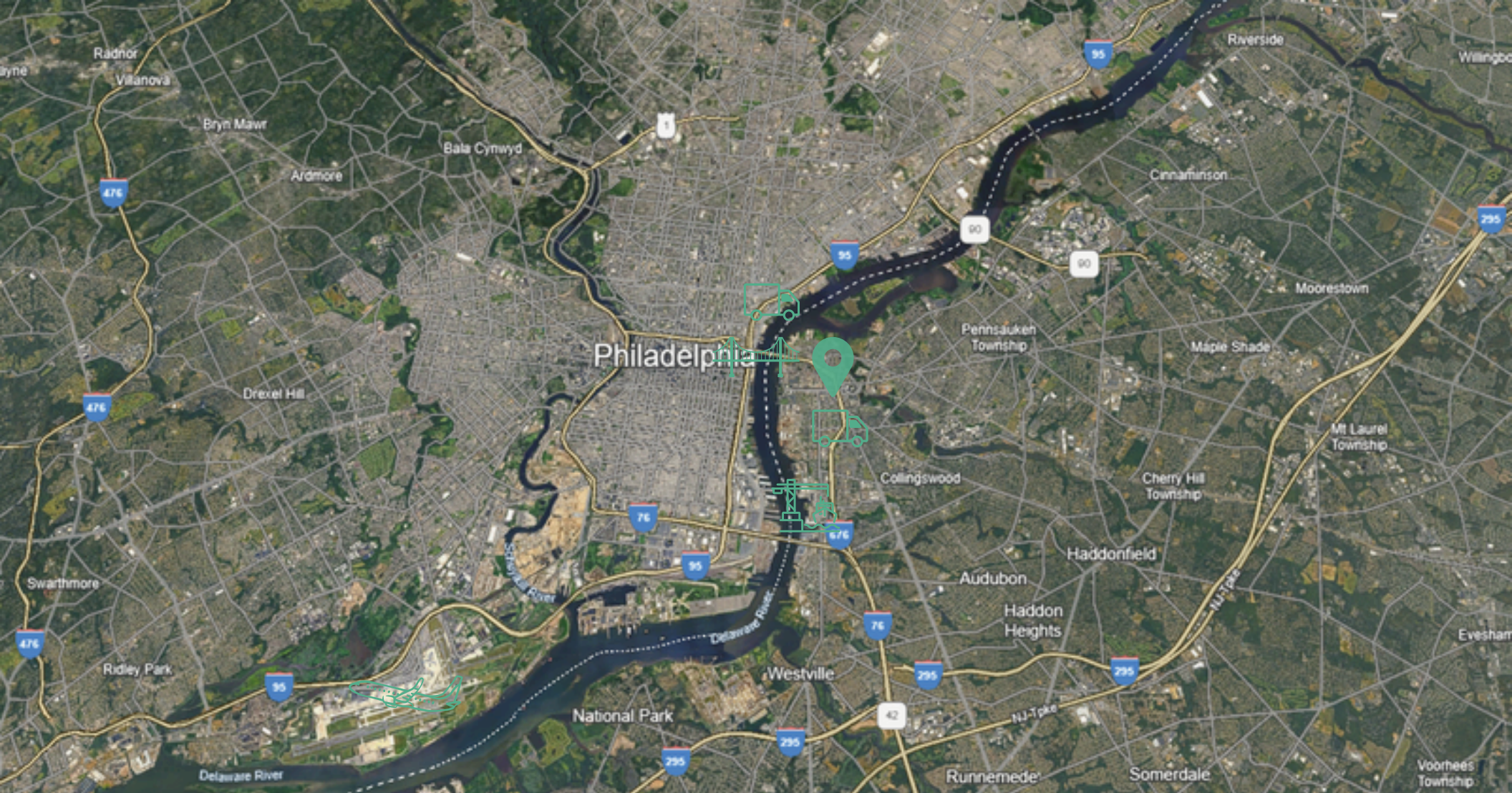
- \pm 3 Acre
- Graveled lot
- Electronic Gate Operator
- CCTV Security System
- Barbed Wire Fencing
- **On-site Shop (4,230 SF)**
- **On-site Office (2,498 SF)**
- **Private Gated Entrance**



Uses/Zoning:

Zoning: Industrial (LI-2)
Truck Repair
Fleet Service
Equipment Rental
Truck Parking
Building Materials
Other Industrial Uses

Property Location



2 Miles to I-676



4 Miles to I-95



2 Miles to Benjamin Franklin Bridge



3 Miles to Port of South Jersey



13 Miles to Philadelphia Int. Airport

Location Highlights



DRIVING DISTANCE:

i-676

2 mi

Benjamin
Franklin Bridge

2 mi

Port of South
Jersey

4 mi

I-95

4 mi

Packer Ave
Marine Terminal

8 mi

Philadelphia
International
Airport

13 mi



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