



**READY FOR
OCCUPANCY!**

COOPERTOWN LOGISTICS CENTER

780 & 790 COOPERTOWN ROAD, DELANCO, NJ 08075

FOR LEASE | 98,115 SF | Class A Warehouse Facility

127,535 SF JUST LEASED



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DEVELOPED BY



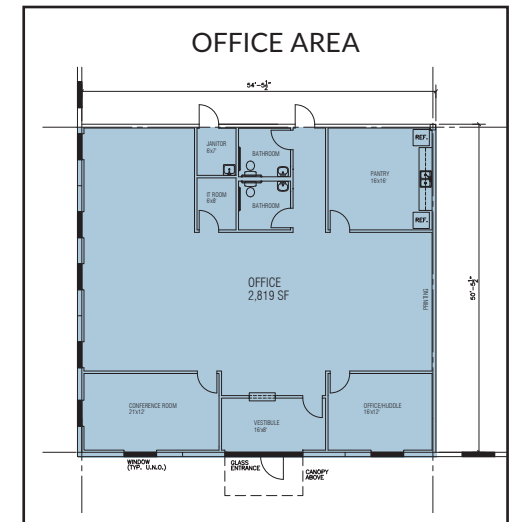
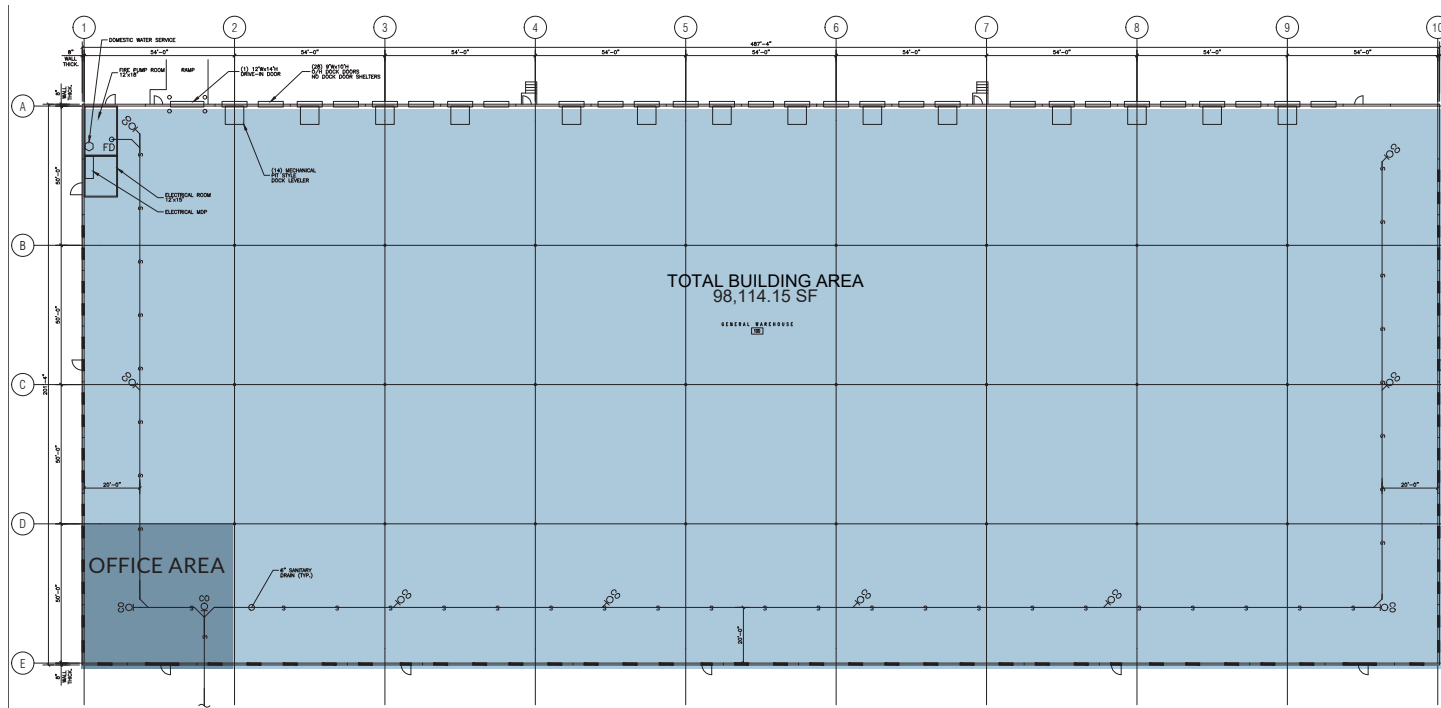
Property FEATURES

790 COOPERTOWN ROAD

- 36' ceiling clear height
- 28 loading dock doors w/ bumpers, pit levelers and dock seals
- 1 drive-in door
- 54' x 50' column spacing

- Office area built to suit
- 133 car parking spaces
- ESFR sprinkler system
- 800 amps @ 480/277v 3phase
- 60 mil EPDM roof w/ 15 year warranty

DIVISIBLE TO 32,750 SF



Location HIGHLIGHTS

- Route 130 - 1.6mi
- I-295 (Exit 45) - 6.1mi
- I-95 (Exit) - 8.2mi
- NJ Turnpike (Exit 5) - 9mi
- PA Turnpike - 10mi
- Philadelphia - 17mi
- New York - 78mi
- Baltimore - 115mi
- Washington, DC - 155mi
- Boston - 291mi



ABOUT ARES MANAGEMENT CORPORATION

Ares Industrial Management is a leading vertically integrated industrial real estate operating platform with approximately 150 million square feet of industrial assets owned and under development throughout the U.S. Led by a dedicated team of 150 professionals and with experience spanning over 30 years in the industrial sector, Ares Industrial Management has developed a deep network of relationships to source, operate, and execute on attractive opportunities across major U.S. logistics markets. Ares Industrial Management is a part of the Ares Management Corporation Real Estate team, which had approximately \$46 billion of assets under management as of March 31, 2022. For more information, please visit www.aresmgmt.com.



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