

45 GRIFFITH STREET

Salem, NJ



WAREHOUSE FOR SALE OR LEASE

92,100 SF TOTAL

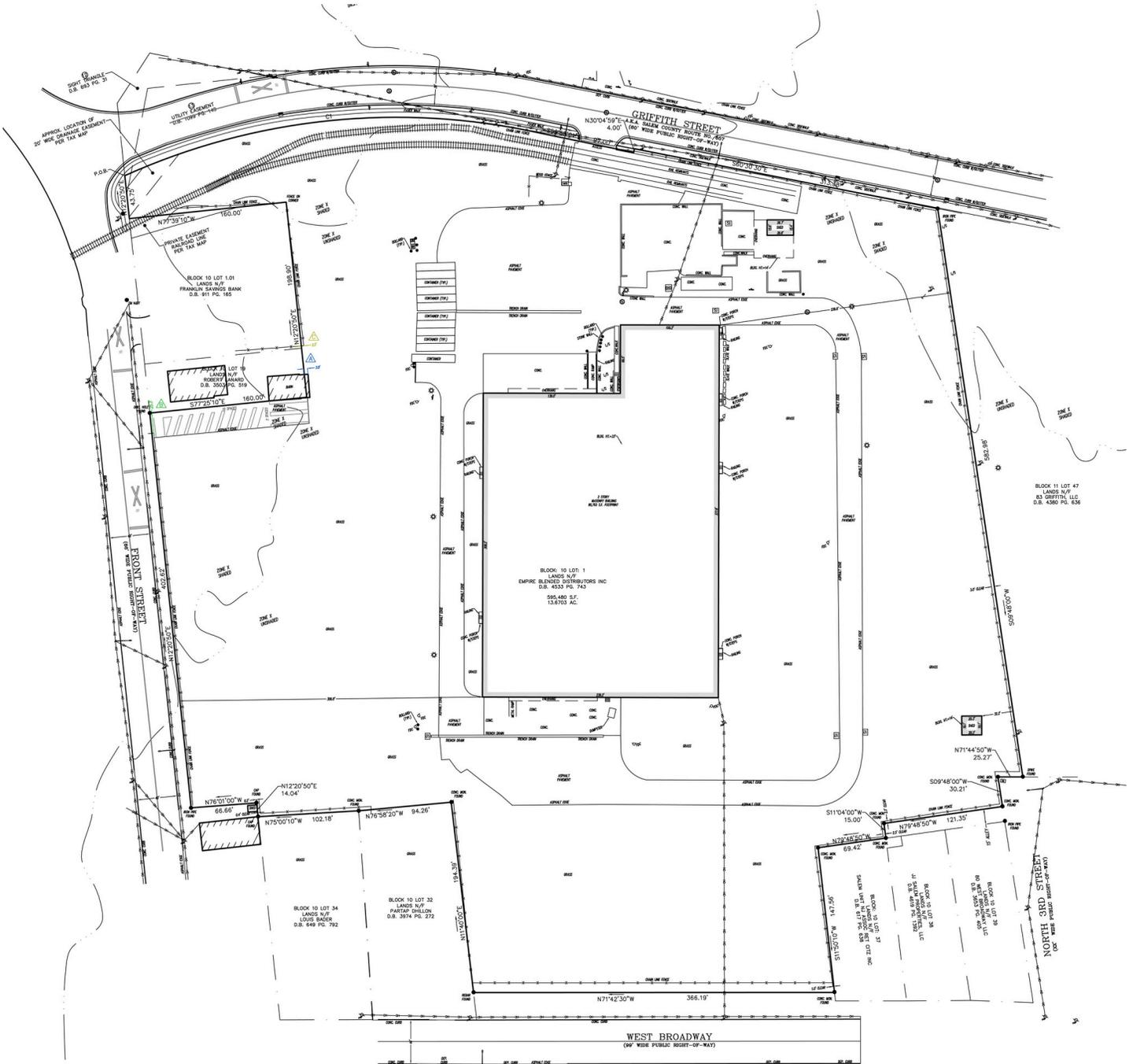
80,100 SF Warehouse
12,000 SF Mezzanine Office

PROPERTY FEATURES

- Sale Price: \$9.2M
- Lease Price: \$8.00/SF NNN
- 16 Dock Height Doors
 - 1 Currently Drive-In
- Rail Served
- 6" Floor Thickness
- Dry Sprinklered System
- Heavy 3 Phase Power/880
- AMP LED Lighting
- Situated on 12.13 Acre Lot
- Easy access to NJ Turnpike, I295 and Delaware Memorial Bridge



SURVEY



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

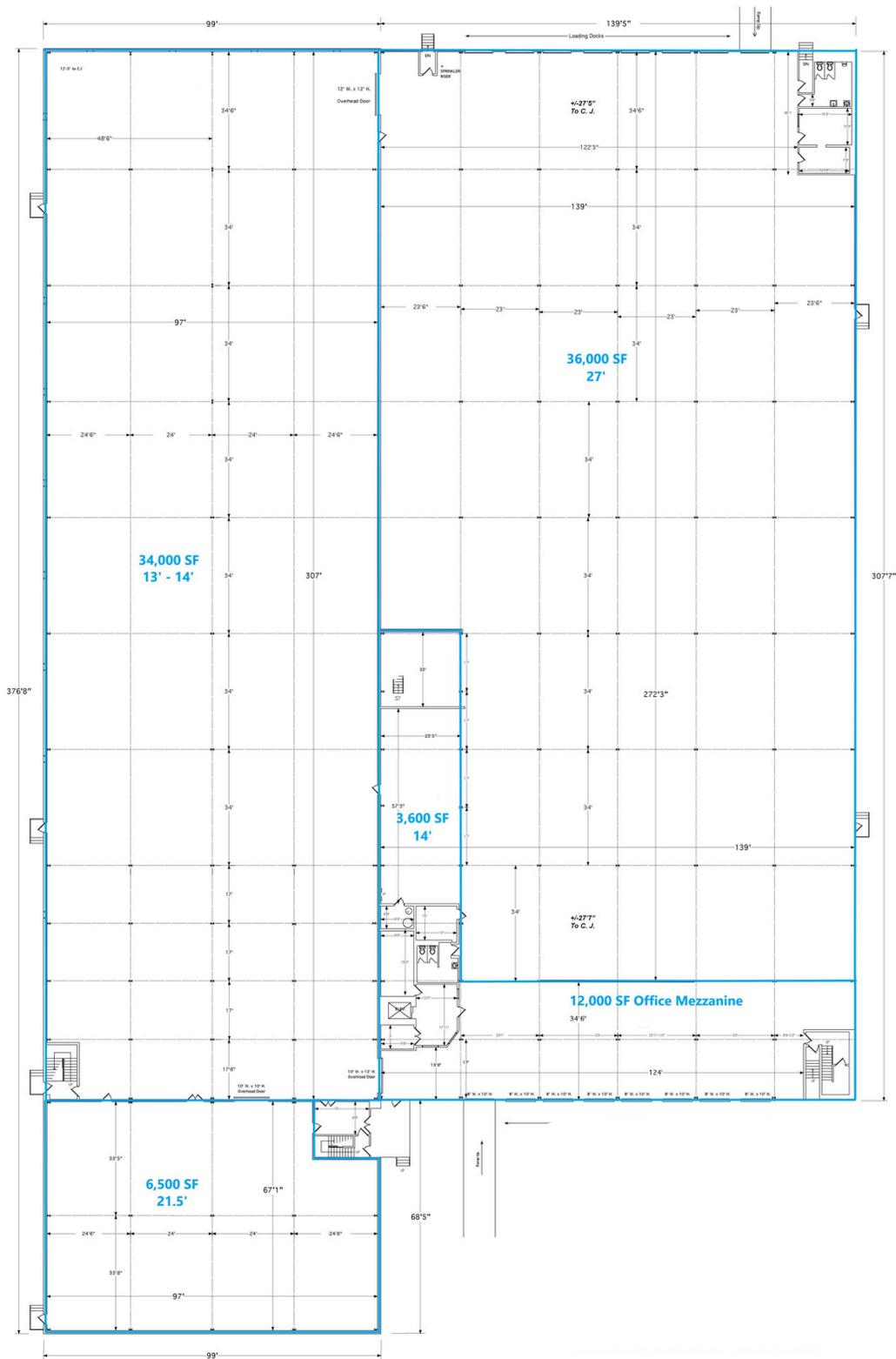


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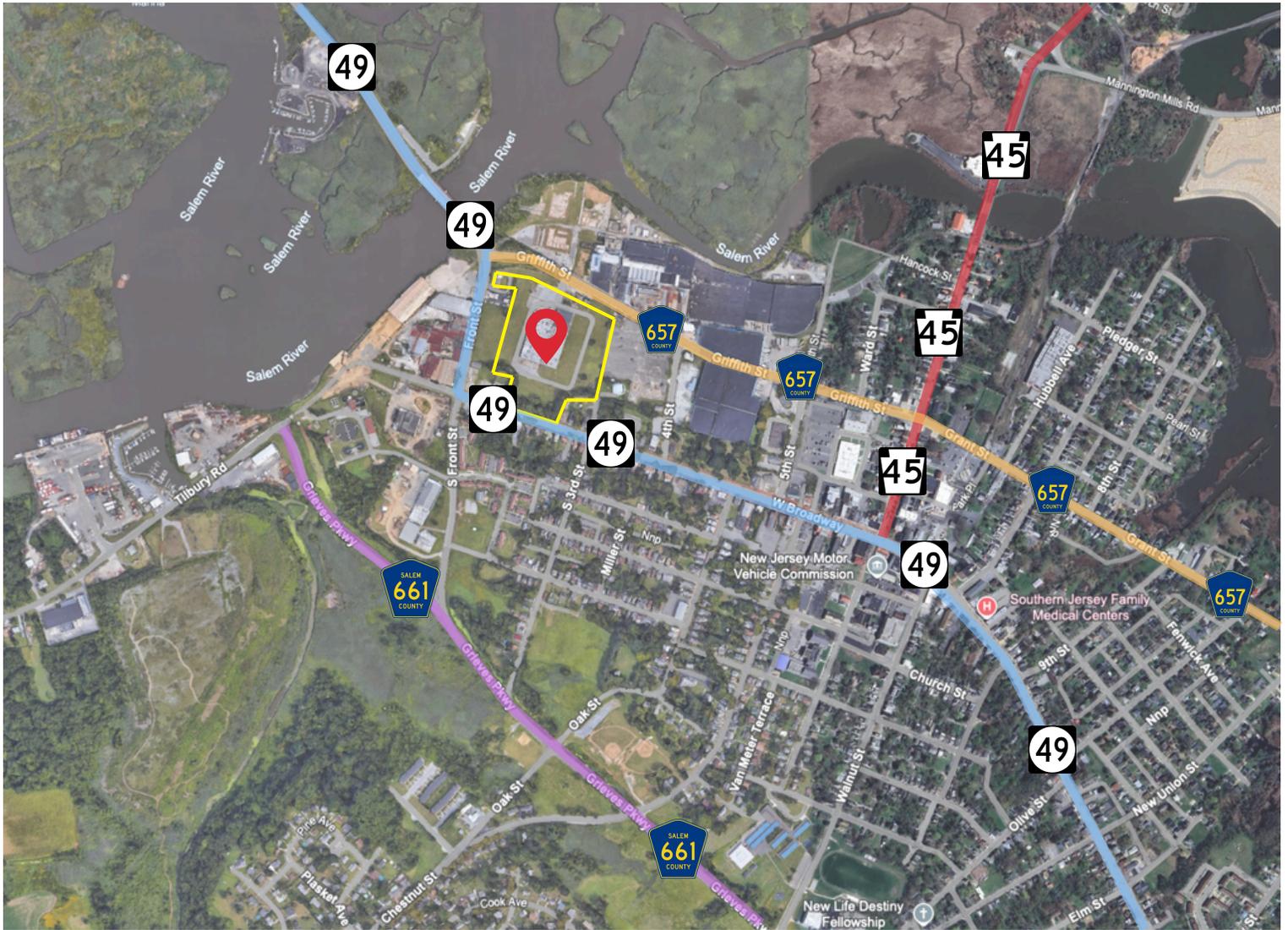


FLOOR PLAN



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LOCAL MAP & TRANSIT ROUTES



State Highways & U.S. Routes

- **New Jersey Route 49:** A major east–west state route that runs through Salem, connecting the town to the New Jersey Turnpike, Interstate 295 (I-295), and U.S. Route 40 in Deepwater
- **New Jersey Route 45:** Starts at its southern terminus in Salem at Route 49, heading north through Woodstown and beyond. It's a main north–south artery linking to other communities .
- **U.S. Route 40:** Runs east–west across Salem County, entering via the Delaware Memorial Bridge and intersecting with Route 45 in Woodstown.

Interstates & Turnpike

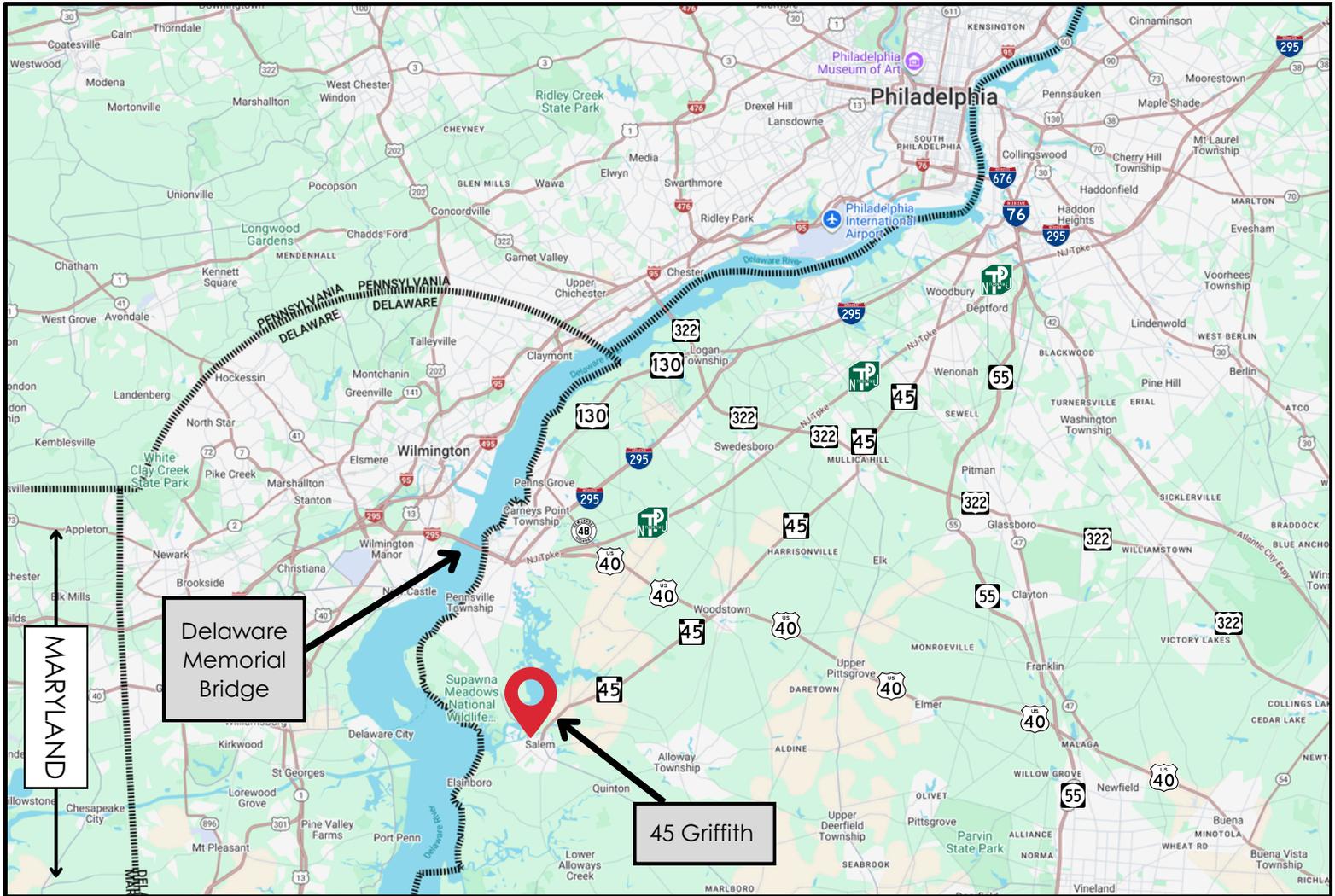
- **Interstate 295 (I-295):** Bypasses nearby and connects Salem to the Delaware Memorial Bridge. It briefly shares alignment with US 40 and Route 49, providing access to the major highway network .
- **New Jersey Turnpike:** Also in the vicinity, providing broader regional connectivity, including links to I-295 and US 40

County Routes

- CR 657 (Griffith Street)—runs east–west through Salem and includes Griffith Street, which is directly relevant to Griffith Ave (which likely aligns with or continues this corridor)
- CR 625, CR 658, and others crisscross the city, connecting local streets with state highways

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LOCAL MAP & TRANSIT ROUTES CONT.



DISTANCE TO:

| | |
|---------------------------|-----------|
| New Jersey Turnpike: | 8.2 Miles |
| Delaware Memorial Bridge: | 9.0 Miles |
| I-295: | 9.0 Miles |

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RAIL MAP

REGIONAL RAIL MAP FROM SALEM TO PHILADELPHIA



CONCENTRATED RAIL MAP IN SALEM



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PROPERTY IMAGES



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