

# AVAILABLE FOR SUBLEASE

22,000 SF on 4.3 Acres

960 CREEK ROAD  
**BELLMAWR, NJ**



# PROPERTY HIGHLIGHTS



## BUILDING SIZE

22,000 SF



## STORIES

One (1) story with limited 2nd floor office, mechanical attic & storage mezzanine



## LAND AREA

4.3 AC



## CEILING HEIGHTS

Production/Primary Area: 13'9" – 17'  
Roof Deck Height: 16' – 20'+



## COLUMN SPACING

Clear width interior spaces with varying dimensions (verify for intended use)



## TRUCK LOADING

Seven (7) Tailgate Loading Docks  
Five (5) 8'x8', Two (2) 10'x8'

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# PROPERTY DETAILS

## GENERAL

### Building Size:

- Production Area: 6,000+/- SF
- Freezer Area: 2,000+/- SF
- Cooler Area: 2,500+/- SF
- Loading/Dry Storage Area: 3,750+/- SF
- Production Support: 4,670+/- SF
- Front Office: 1,580+/- SF
- Spiral Chiller Addition: 1,500+/- SF
- **Total: 22,000 +/- SF**

### Acres:

- 4.3 acres

### Block/Lot:

- Block 48, Lot 6

### Municipality:

- Bellmawr Borough

### Age:

- Est. 1982 (multiple additions prior to 1995)

### Units:

- Single use

### Prior Use:

- Food Processing Plant

### Zoning:

- HI – Heavy Industrial

### Frontage:

- ~175' (Creek Road)

### Real Estate Taxes:

- \$34,596/\$1.57/SF (2025 est.)

### Easements/Restrictions:

- None specifically identified on Deed. Next occupant/owner to review and confirm all easements, rights of way, and restrictions terms and conditions, requirements and potential impacts.

### Flood Zone/Wetlands:

- The property fronts Big Timber Creek; FEMA Flood Zone mapping identifies Flood Zone AE, 100 Year, impacting the open land adjacent to creek and westerly portion of truck court; 500 Year floodplain, area of minimum flood hazard, covers majority of building area. Next owner/occupant to review as required for intended use.
- National Wetlands Inventory mapping identifies freshwater forested wetlands along Big Timber Creek.



# PROPERTY DETAILS

## CONSTRUCTION/FACILITY FEATURES

### Construction:

- Primary sections are pre-engineer metal building type; steel structure, masonry envelope & concrete slab

### Exterior/Facade:

- Metal Siding & Masonry Block

### Roof:

- **Roof System:**
  - **Main Building:** Standing Seam Metal Roof
  - **Refrigerated Section/Spiral Chiller:** TPO single-ply membrane
- **Roof Deck:**
  - Metal; insulated at standing seam roof sections

### Ceiling Heights:

- **Production/Primary Area:** 13'9" – 17'
- **Roof Deck Height:** 16' – 20'+

### Column Spacing:

- Clear width interior spaces with varying dimensions (verify for intended use)

### Windows:

- Double-hung anodized aluminum (office & break room areas only)

### Interior:

- **Interior Partitions:** Drywall & Masonry Block
- **Floor:** Concrete, Quarry Tile (west production area), VCT (office)
- **Floor Drains:** Production areas
- **Ceiling:** Acoustical Ceiling Tiles (production areas), Splined ceiling (office)

### Lighting:

- Combination LED, fluorescent, HID

### Parking:

- 18 marked surface spaces
- Additional parking available in Truck Court

### Curb Cuts:

- Two (2) entrances on Creek Road

### Truck Loading:

- **Seven (7) Tailgate Loading Docks:**
  - Five (5) 8'x8'
  - Two (2) 10'x8'

### Truck Court:

- 87'

### HVAC:

- **Office:** 3 split-system HVAC Units
  - Goodman – 3 ton
  - Arcoaire – 5 ton (2021)
  - Gas-fired furnaces
- **Production:** Rooftop units



# PROPERTY DETAILS

## CONSTRUCTION/FACILITY FEATURES

### Heating:

- Gas-fired Space Heaters

### Steam Boiler:

- **Maker:** Miura
- **Model:** Model LX-100 SG-12, gas-fired
- **BHP:** 100
- **Output:** 3.348 MMBTU/Hr
- **Year:** 2017

### Air Compressor:

- **Maker:** Powerex (2 units)
- **Model:** SET30B7EOAJ rotary oil-less scroll air compressors
- **HP:** 30
- **SCFM:** 93.6 CFM @ 100 PSI
- **Year:** 2023
- **Air Dryers:** Mikropor

### Locker Rooms:

- Men's & Women's (Office/Production Area)

### Ventilation:

- Exhaust fans

### Life Safety:

- **Fire Protection:** Fully sprinklered, combination Wet & Dry
- **Fire Alarm:** Honeywell fire alarm control panel
- **Fire Extinguishers:** Located throughout
- **Monitoring:** Central station, N/A
- **Security:** Burglar, Cameras
- **Notes:** Confirm and review service as required for intended use

### Miscellaneous:

- Fenced Lot
- Two (2) office trailers

## TEMPERATURE-CONTROLLED SPACE

### Refrigerator:

- **Estimated SF:** ~2,000 SF
- **Temperature:** +/- 35F
- **Systems:** Supplied by individual split evaporator and condenser system

### Freezer:

- **Estimated SF:** ~2,500 SF
- **Temperature:** -10F
- **Systems:** Supplied by individual split evaporator and condenser system

### Spiral Chiller:

- **Estimated SF:** 1,500 SF (add'l 450 SF in production area)
- **Temperature:** -20 to -10F
- **Systems:** Three (3) Frick rotary compressor units and related equipment
- **Refrigerant:** Freon
- **Condenser:** Two (2) cooling towers on roof

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# PROPERTY DETAILS

## UTILITIES

### Electric:

- **Supplied by:** PSEG
- **Primary, V:** N/A
- **Secondary, V:** 480/277 V
- **Phase:** 3
- **Capacity:** 750 KVA (marked on transformer) 900 A (calculated based on KVA & V, to be confirmed by next owner/occupant)
- **Distribution:** Main Switchboard in Shop/ Main Electrical/ Mechanical Room; Multiple switchboards including 120/ 208V; Distribution panels
- **Emergency Power:** Battery & Emergency and exit lights
- **Notes:** **Electric one-line diagram not available; Confirm and review electrical service and distribution as required for intended use.**

### Natural Gas:

- **Supplied by:** PSEG
- **Service:** 4"; Meter rated at 11,000 CFH Max
- **Primary use:** Steam boiler, Heating, Water heaters
- **Notes:** **Confirm and review process requirements for intended use**

### Water:

- **Supplied by:** New Jersey American Water
- **Domestic Service Size:** 2" (meter)
- **Fire Service Size:** 8"
- **Backflow prevention:** N/A

## SEWER

### Supplied by:

- Bellmawr/Camden County (CCMUA)
- **Sewer Main Size:** N/A
- **Septic/Industrial Wastewater:** Wastewater from processes reported flowed to septic system and was pumped out to empty and dispose off-site; (2) tanks, main and overflow.
- **Notes:** **Next occupant/owner to confirm system details**



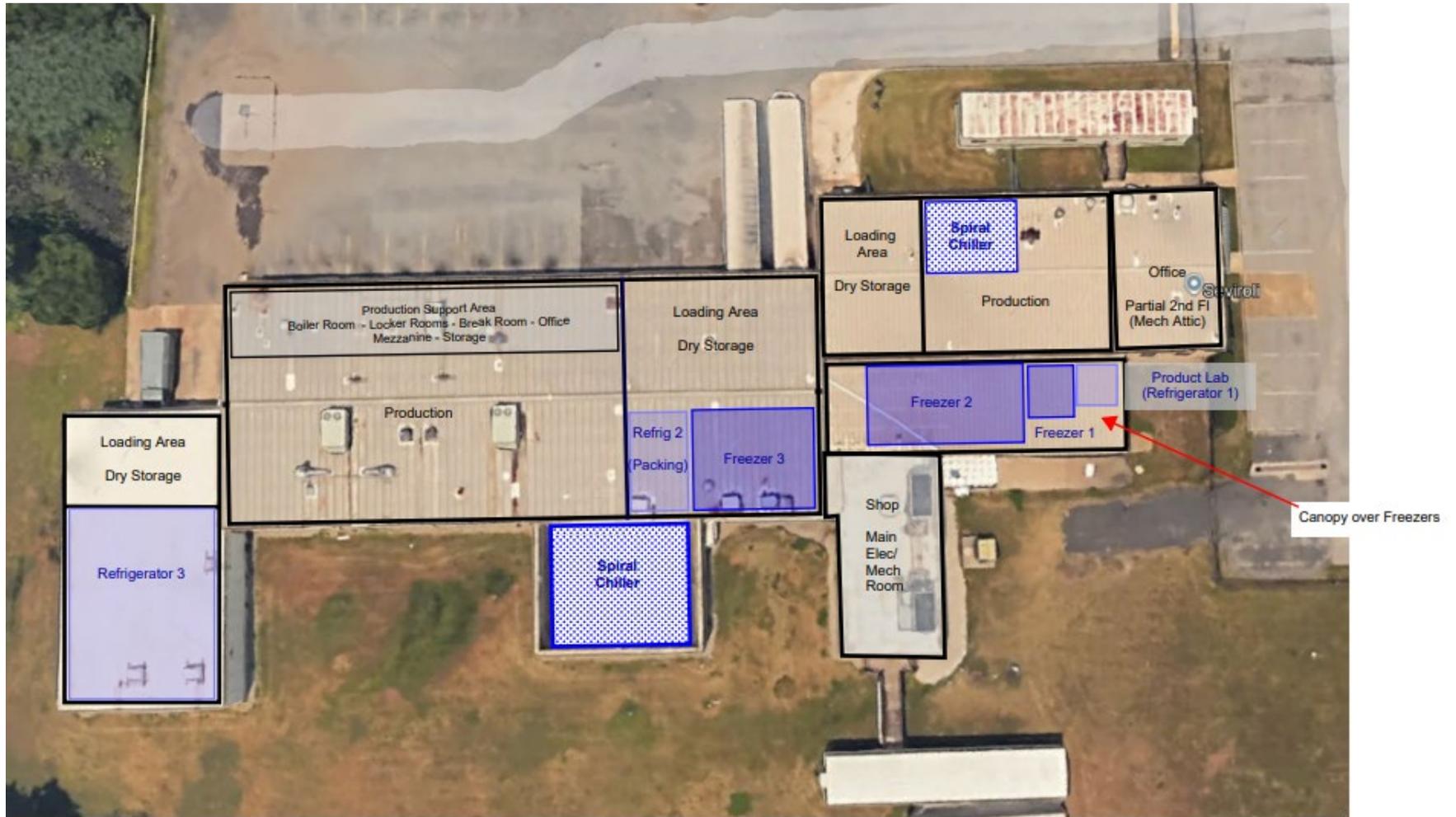
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# ADDITIONAL IMAGES



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# FLOOR PLAN



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# AREA MAP

The property is ideally located near the interchange of I-295 and NJ Route 42/NJ Route 55, providing easy access to the NJ Turnpike (Exit 3), US Route 130, and the Walt Whitman Bridge.

The property is serviced by NJ Transit Bus Routes 401, 402, 408, 410 & 412 (Broadway at Timber Ave).



**NEW YORK, NY**



**PHILADELPHIA, PA**



**960 CREEK ROAD**

**WILMINGTON, DE**



**BALTIMORE, MD**



# PRIMARY CONTACTS



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