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BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

INDUSTRIAL BUILDING AVAILABLE FOR SALE & LEASE

1010 Old Egg Harbor Road, Voorhees Township, NJ 08043

EXECUTIVE SUMMARY

Binswanger is pleased to present 1010 Old Egg Harbor Road in Voorhees Township, a 71,728 SF warehouse situated on 5.27 acres, to be delivered in white-boxed condition..

The facility consists of 71,728 SF on 5.27 acres, featuring ceiling heights 14'3" - 16'7", tailgate loading docks, 1 drive-in and approximately 1,900 SF of office. Ownership will be renovating the facility and delivering in white-boxed condition prior to sale.

The property is conveniently located within Camden County, offering easy access to Route 73, I-295, and the PATCO Lindenwold Station. Camden County's strategic position in the Philadelphia metropolitan area offers convenient access to major consumer markets, including Philadelphia, New York City, and Washington, D.C, making it an attractive location for companies seeking efficient reach to a large and densely populated customer and employee base.

PROPERTY HIGHLIGHTS

- **GROSS BUILDING(S) SIZE:** 71,728 SF
- **LOT SIZE:** 5.27 AC
- **OFFICE SPACE:** 1,897 SF (additional 1,915 SF Mezzanine)
- **COOLER SPACE (REMOVABLE):** 7,040 SF
- **LOADING:** Eight (8) loading docks
- **DRIVE-IN:** One (1) Drive-in with ramp
- **PARKING:** Eight (8) Surface Spaces
- **ELECTRIC POWER:** 600-amp, 277/408 volt, 3-phase
- **CONSTRUCTION:** Concrete Block with Steel Framing and Masonry Façade
- **HVAC:** Split System Fan Coil, Heat Pump, Air-Cooled
- **CEILING HEIGHT:** 14'3" - 16'7"
- **COLUMN SPACING:** 40' x 30'
- **ROOF:** TPO
- **LIGHTING:** LED
- **SPRINKLER SYSTEM:** 100% Wet System
- **YEAR BUILT:** EST. 1960's
- **UTILITIES:** Service provided by Atlantic City Electric
- **WATER:** New Jersey American Water Company
- **SANITARY SEWER:** Voorhees Township
- **TAXES:** \$101,302.92 (Est 2025)



PLANNED IMPROVEMENTS

- Whitebox Painting: Interior and Exterior
- Floor Repairs
- Structural Steel
- Landscaping
- Electrical: Interior LED Lighting and Exterior Lights
- Loading: Bumpers, Door Replacement, and Dock Updates



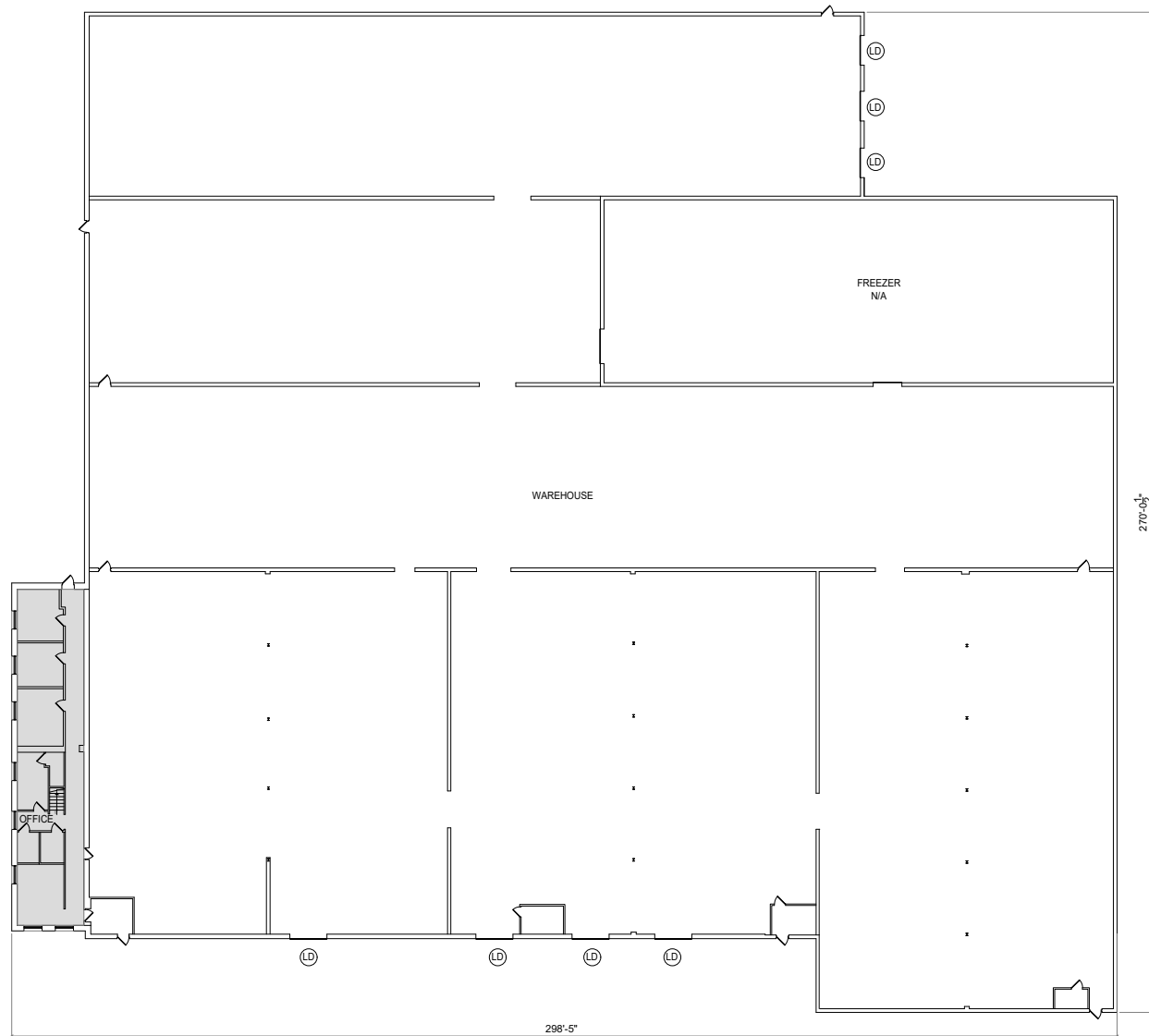
ADDITIONAL PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



AREA MAP

PHILADELPHIA, PA

WALT WHITMAN BRIDGE

PHILADELPHIA
INTERNATIONAL AIRPORT

1010 Old Egg Harbor Rd.
Voorhees Township, NJ

LINDENWOLD STATION

KEY DISTRIBUTION POINTS

- Route 73 - **3 miles**
- Lindenwold Station PATCO Transit - **3.4 miles**
- I-295 - **4.2 miles**
- Route 70 - **4.6 miles**
- Atlantic City Expressway - **7.1 miles**
- NJ Turnpike - **8.7 miles**
- I-76 - **9.8 miles**
- Walt Whitman Bridge - **12 miles**
- I-676 - **12.9 miles**
- Philadelphia International Airport - **21 miles**

ZONING

EIB – Economic Industrial Business District (Voorhees Township)

The purpose and intent of this zoning is to provide low intensity retail sales and businesses, light industrial and warehousing uses in appropriate areas.

Permitted Uses

- Warehousing, Distribution, Light Industrial
- Accessory Outdoor Storage
- Vehicle Storage
- Bulk Laundry Processing
- Auction Houses
- Research, Development and Testing Laboratories
- Wholesaling
- Self Service Public Storage Facilities
- Community Recreation



Continuing Care Retirement Community (CCRC Overlay)

This overlay zone is created to allow for adult retirement housing and specialized living and continuing care facilities and services for individuals over the age of 55.

**CLICK HERE FOR VOORHEES
TOWNSHIP ZONING ORDINANCE**

THE PHILADELPHIA MSA INDUSTRIAL MARKET



\$11.54

Market Asking
Rent/SF
(Q1 2025)



\$123

Market Sale
Price/SF
(Q1 2025)



7.3%

Market Cap
Rate
(Q1 2025)



4.49%

Annual Rent
Growth
(Q1 2025)



6.1M

12-month Net
Absorption SF
(Q1 2025)

STATISTICS FOR CAMDEN COUNTY INDUSTRIAL



\$10.46

Lease Rate/SF
(Q1 2025)



4.8%

Vacancy Rate
(Q1 2025)

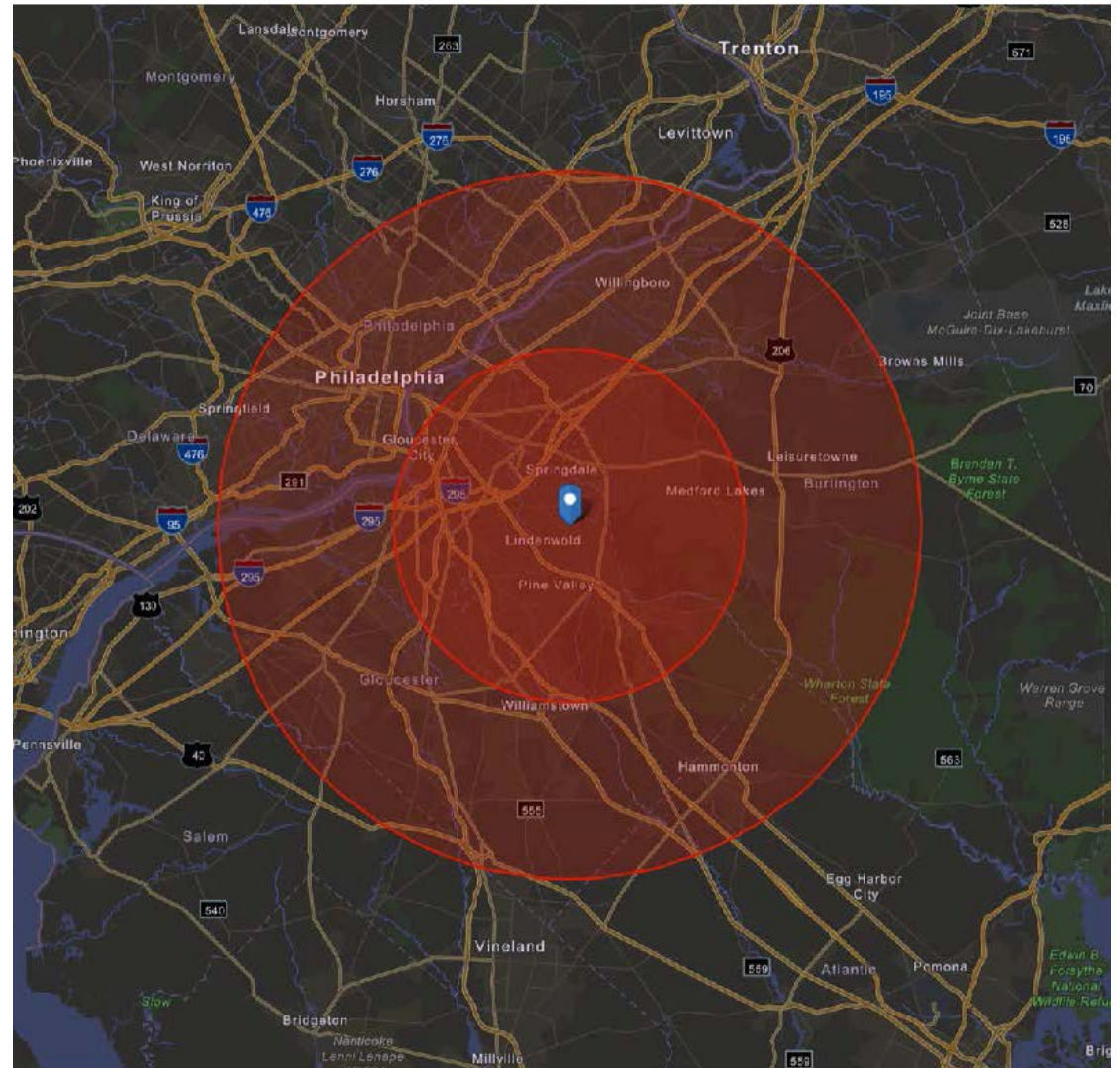


\$107

Sale Price/SF
(Q1 2025)

LABOR STATISTICS

10 MILES	20 MILES
724,754 Population	3,201,225 Population
4.7% Unemployed	5.4% Unemployed
19,616 Manufacturing Workers	80,814 Manufacturing Workers
7,559 Distribution Workers	58,083 Distribution Workers



SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the property at 1010 Old Egg Harbor Road in Voorhees Township, NJ.

Research

This Properties are being offered to prospective purchasers through an offer process. The Properties will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to mtorsiello@binswanger.com.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

CONTACT



Mike Torsiello, SIOR
Senior Vice President
215.448.6210
mtorsiello@binswanger.com



Art Keegan
Sales Associate
215.448.6035
akeegan@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA, 19103
Phone: 215.448.6000
binswanger.com

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