

800 COOPERTOWN ROAD

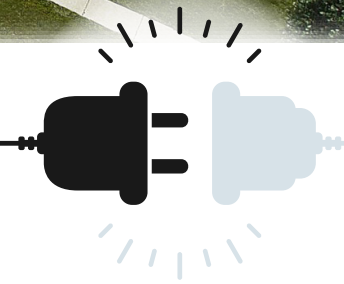
DELANCO, BURLINGTON COUNTY, NEW JERSEY



CROSS-DOCKED

INDUSTRIAL PLUG AND PLAY OPPORTUNITY

271,336 SF INDUSTRIAL FOR LEASE (DIVISIBLE)



BUILDING SIZE 271,336± SF (Add'l 3,000 SF out-building for storage)

ACREAGE 26.68 acres

CEILING HEIGHT 22' clear

LOADING (36) 8'x10' tailgates w/ levelers, seals, bumpers, LED light arms, & trailer safety signals; (2) drive-in doors (12'x14' & 12'x20')

RAIL Rail service can be reactivated, Conrail/ CSX

COLUMN SPACING 40' x 40'

POWER 3000 amp, 480 volt, 3P

OFFICE AREA 13,000 SF, lower clear height (7,000 SF ceiling removed & returned to warehouse conditions)

LIGHTING New LED lighting in warehouse

SPRINKLER High hazard dry sprinkler system

SECURITY 100+ security cameras installed

HEATING Radiant gas heat

ROOF EPDM roofing system

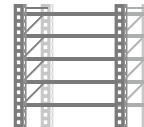
PARKING 50+ trailer spaces
152 employee parking spaces

ZONING LI - Limited Industrial

TAXES \$0.80± PSF

INSURANCE \$0.09 PSF (Estimated at \$24,000 Annually)

RACKING IN PLACE



12,000±
PALLET
POSITIONS

4,200 PICKABLE | 7,747 RESERVED



21 CHARGING
STATIONS

LEASING CONTACT

Scott Mertz, SIOR

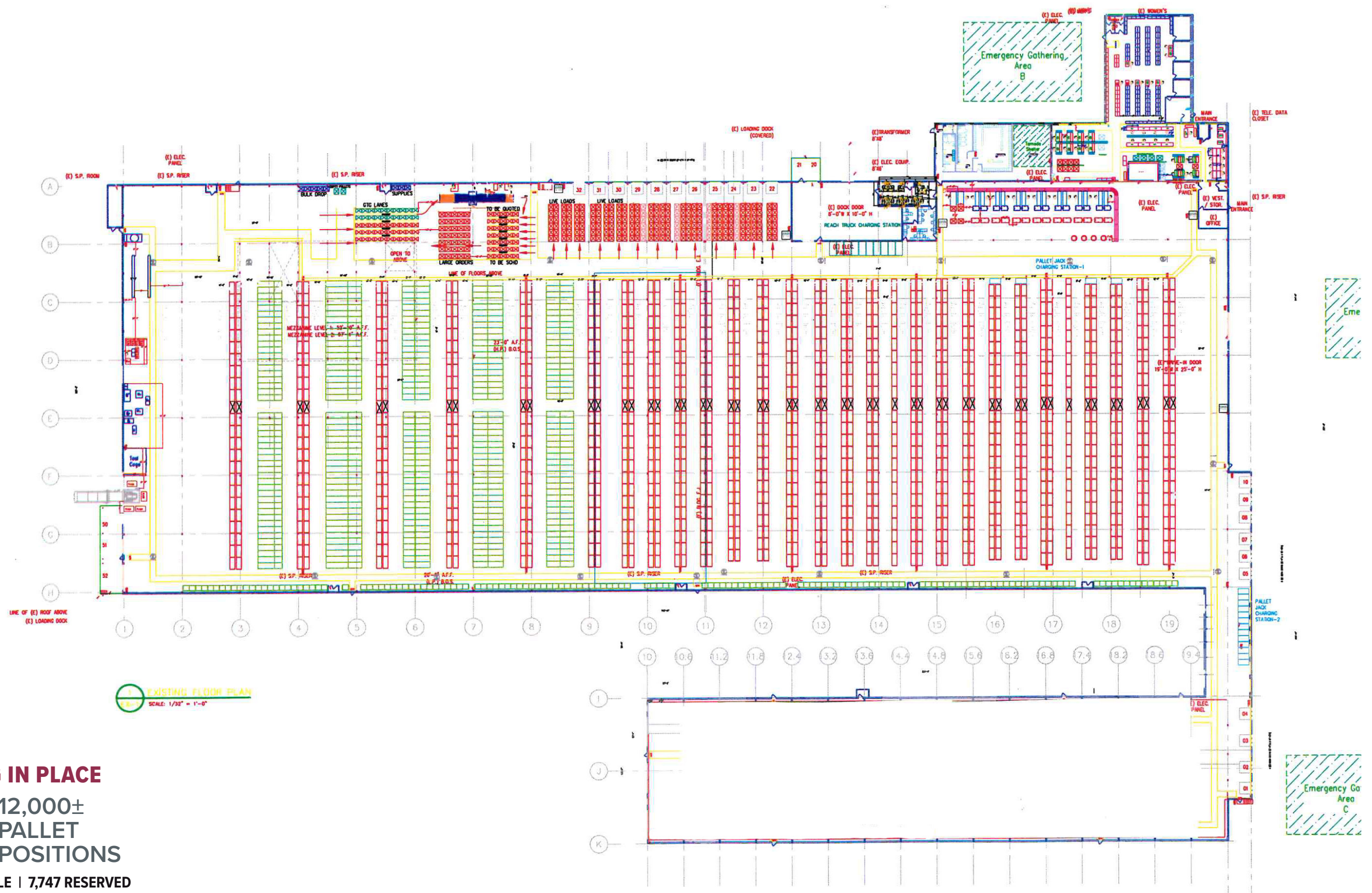
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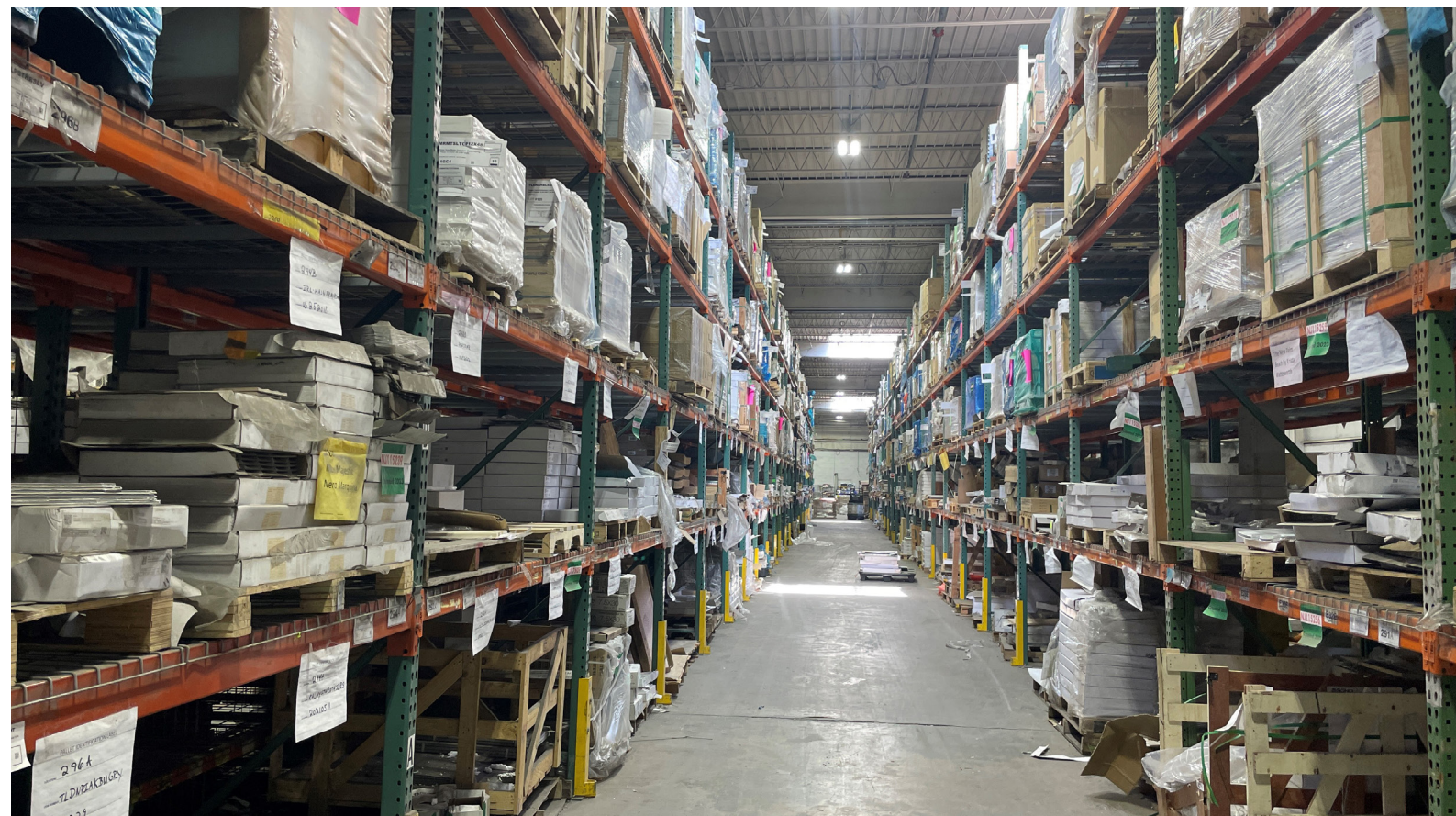
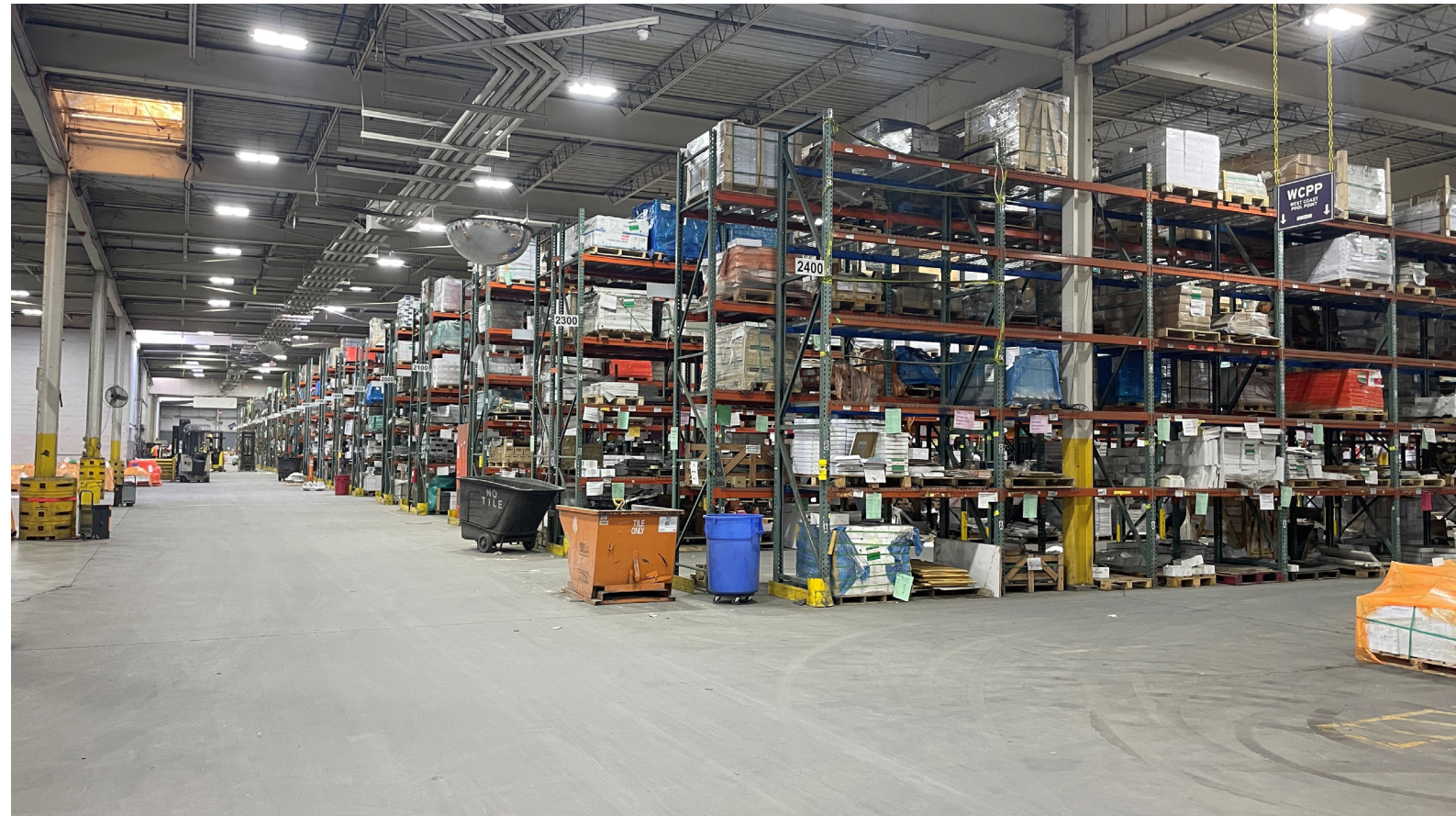


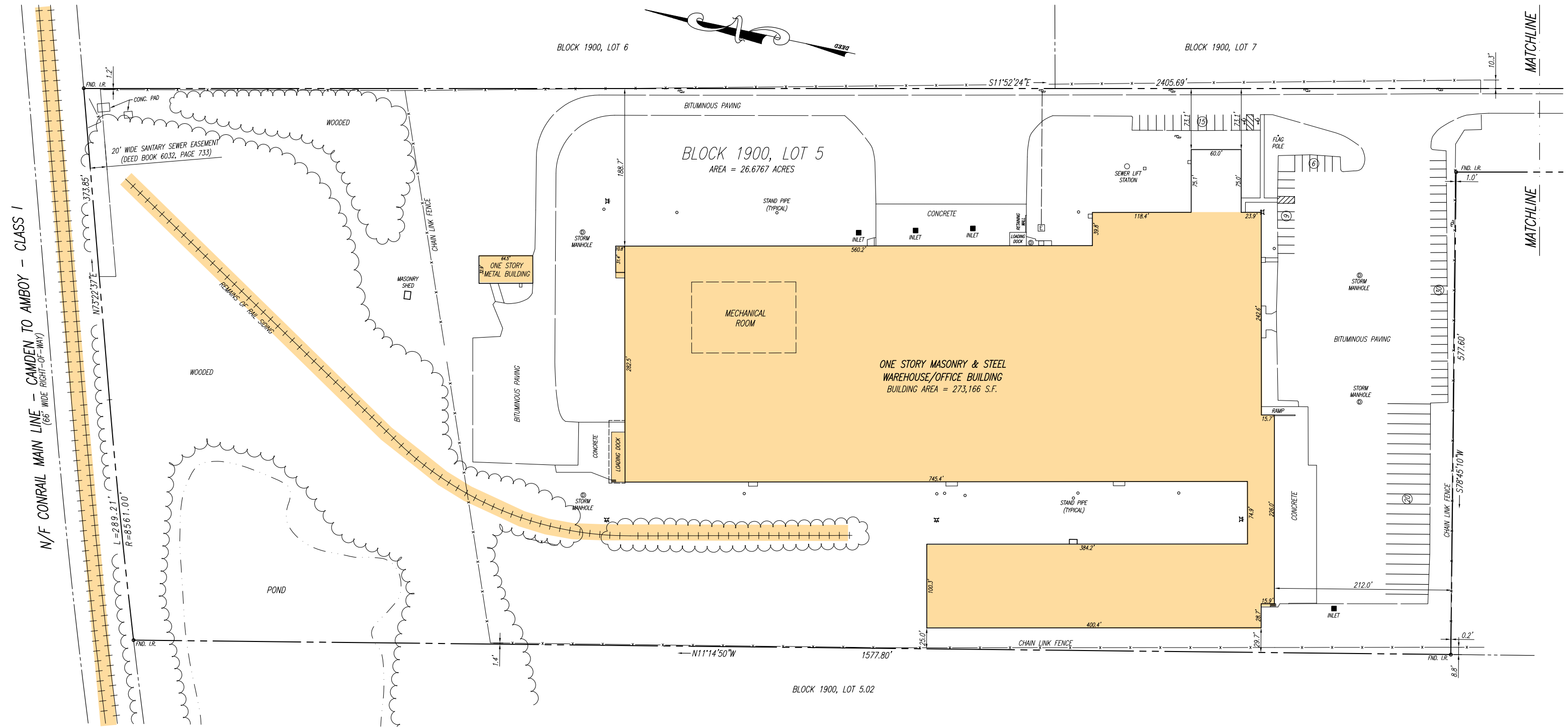
EXISTING FLOOR PLAN
SCALE: 1/32" = 1'-0"

RACKING IN PLACE



4,200 PICKABLE | 7,747 RESERVED





RAIL POTENTIAL
Rail service via CSX / Conrail can be reactivated



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DELAWARE RIVER

Burlington

NVR

800 COOPERTOWN RD

RLS
Logistics

SMARTPLAY
INTERNATIONAL, INC.

STYLEX

COOPERTOWN ROAD

CARVANA

AMERICAN STRIP STEEL

FedEx

LifeStorage

130

Boise Cascade

CREEK ROAD

LOCATION INFORMATION



DISTANCE TO

ROUTE 130	1.7 miles	5 minutes
BURLINGTON-BRISTOL BRIDGE	6.5 miles	14 minutes
I-295 (EXIT 45)	6.6 miles	14 minutes
I-295 (EXIT 43)	6.7 miles	13 minutes
I-295 (EXIT 47)	7.1 miles	18 minutes
ROUTE 73	7.1 miles	18 minutes
TACONY-PALMYRA BRIDGE	7.1 miles	18 minutes
NJ TURNPIKE (EXIT 5)	8.8 miles	21 minutes
I-95	9.0 miles	25 minutes
BETSY ROSS BRIDGE	9.8 miles	19 minutes
PHILAPORT (TIOGA)	13.2 miles	25 minutes
CENTER CITY PHILADELPHIA	16.5 miles	29 minutes
PHILAPORT (PACKER AVE)	21.4 miles	35 minutes
PHILADELPHIA INT'L AIRPORT	26.6 miles	37 minutes

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