

25,000
SQUARE FEET
WAREHOUSE
FOR LEASE

IDEAL
LOCATION
JUST OFF I-295
AT EXIT 20

LOCATED IN
MID-ATLANTIC
CORPORATE
CENTER

How & Where May We Help You?



OWNED BY

Camber
Real Estate
Partners

AVAILABLE FOR LEASE

1251 METROPOLITAN AVE

THOROFARE, NJ

Scott Mertz, SIOR
+1 856 802 6529
scott.mertz@naimertz.com

NAI Mertz
21 Roland Avenue | Mount Laurel, NJ 08054
+1 856 234 9600 | naimertz.com

NAI Mertz
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

AVAILABLE FOR LEASE

1251 METROPOLITAN AVE

THOROFARE, NJ

CURRENT AVAILABILITIES

SUITE A

- 25,000 SF unit
- (1) 12' x 14' drive in
- (4) tailgates
 - 1 in-pit leveler
 - 3 doors under canopy w/ levelers
- 20' clear height
- 28' x 38' column spacing
- 3,240 SF office area (45' x 72') - includes Lunchroom kitchenette
- LED lighting
- Wet sprinkler system
- Gas Reznor heating units
- 3 restrooms (2 office, 1 warehouse)
- Power: 1 main and 2 sub panels
 - Main: 400a, 480-277v with stepdown transformers
 - Sub panel 1: 250a, 208-120v
 - Sub panel 2: 200a, 240v
- Slop sink in warehouse

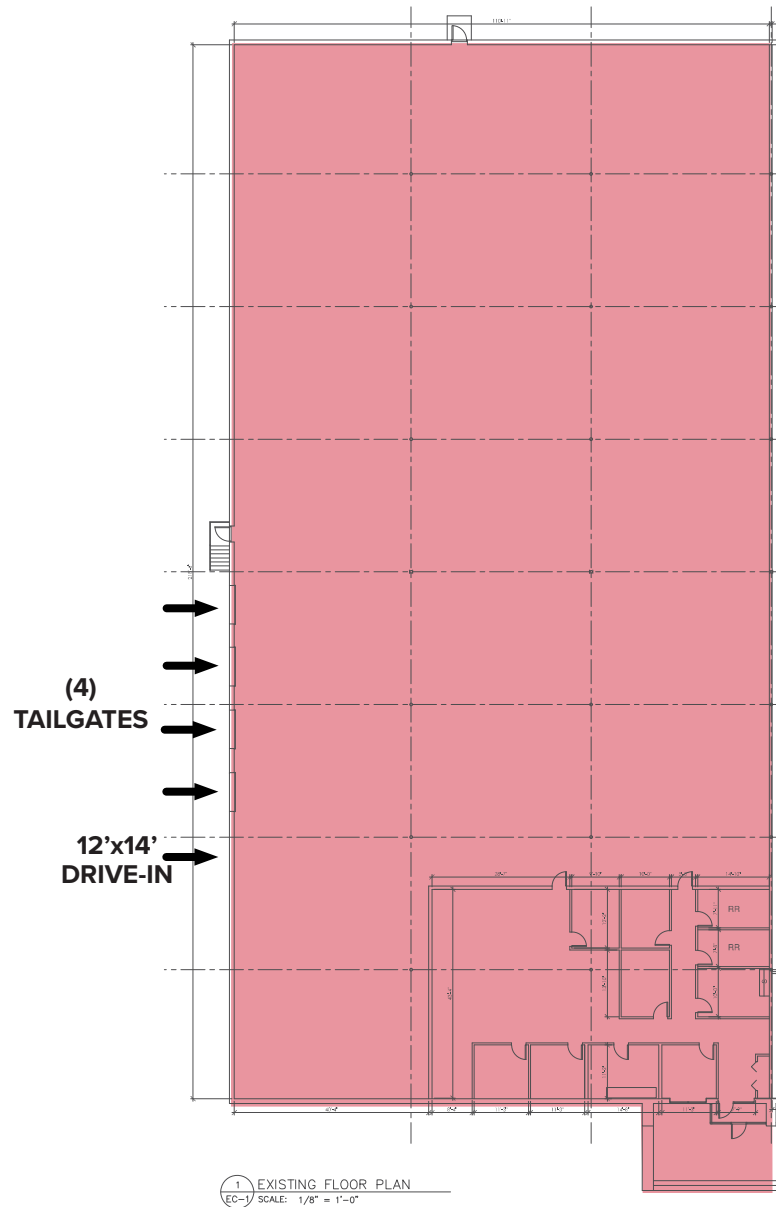
BUILDING DESCRIPTION

- 50,000 SF multi-tenanted, industrial / flex building
- 3.63 acre lot
- Tailgate & drive-in loading
- 20'± clear ceiling height
- Located in Mid-Atlantic Corporate Center
- Just off I-295 (Exit 20)

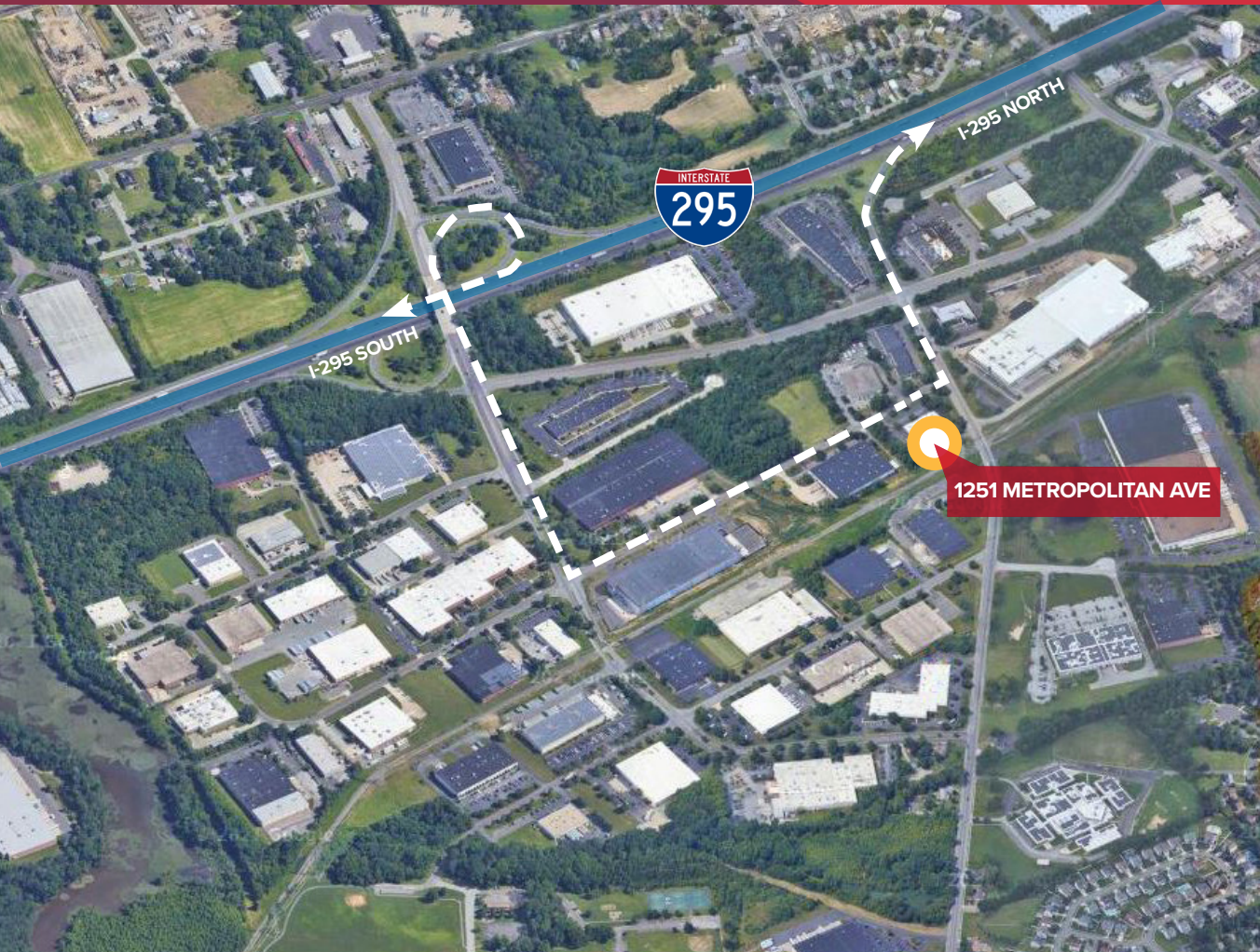


FLOORPLAN

AVAILABLE FOR LEASE
1251 METROPOLITAN AVE
THOROFARE, NJ



LOCATION INFORMATION



AVAILABLE FOR LEASE

1251 METROPOLITAN AVE

THOROFARE, NJ

Distance from

I-295 (Exit 20 N)	0.5 mi
I-295 (Exit 20 S)	1.0 mi
Route 55	6.5 mi
NJ Turnpike (Exit 3)	8.5 mi
Walt Whitman Bridge	9.2 mi
Commodore Barry Bridge	10.7 mi
I-95	11.5 mi
Center City Philadelphia	14.5 mi
Philadelphia Int'l Airport	16.5 mi

OWNED BY

**Camber
Real Estate
Partners**

Scott Mertz, SIOR

+1 856 802 6529

scott.mertz@naimertz.com

NAI Mertz

21 Roland Avenue | Mount Laurel, NJ 08054

+1 856 234 9600 | naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAIMertz

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE