

# For Lease

**40 Twosome Drive, Suite 1-3  
Moorestown, NJ 08057**



**14,400 SF  
Industrial Space**



**The  
Flynn  
Company**

**DAVID M. RICCI**  
**DRICCI@FLYNNCO.COM**  
**215-561-6565 x 154**

**BRANDO CASALICCHIO**  
**BCASALICCHIO@FLYNNCO.COM**  
**215-561-6565 x 153**

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.*



# For Lease

**40 Twosome Drive, Suite 1-3  
Moorestown, NJ 08057**



## PROPERTY HIGHLIGHTS



**Total SF:** 14,400 SF (divisible to 4,800 SF)



**Warehouse SF:** 10,648 SF



**Office SF:** 3,752 SF



**Loading:** 5 Tailgate Doors



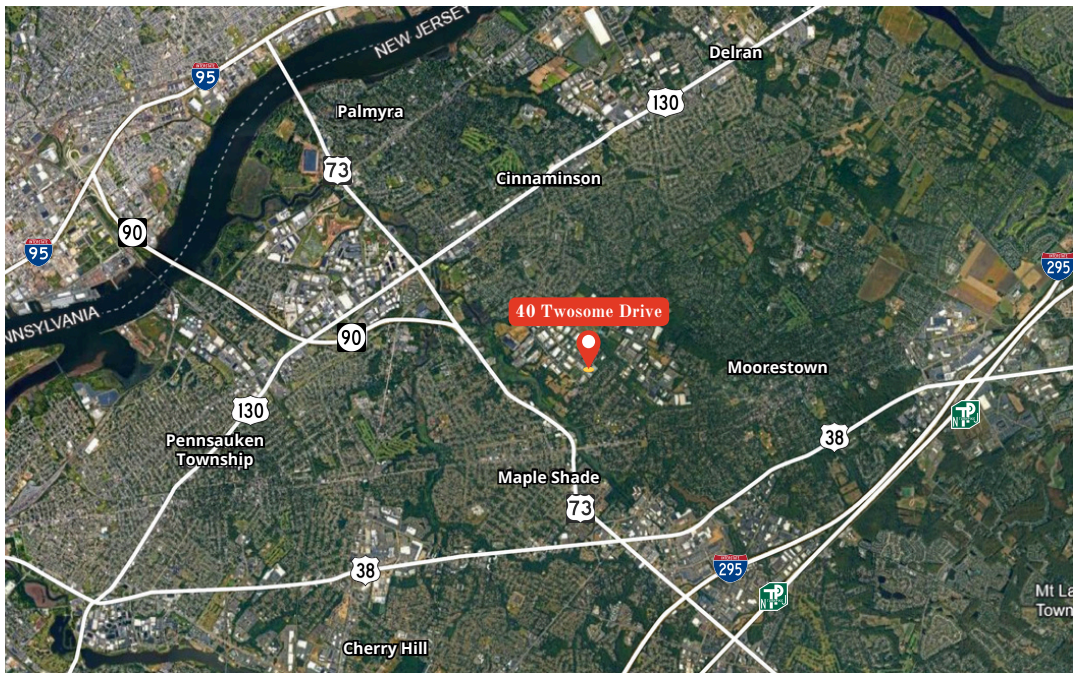
**Bathrooms:** Separate warehouse & office bathrooms



**Clear Height:** 18'



## LOCATION



- Situated in Moorestown West Corporate Center, a 133 acre, 5,000,000 SF professional campus with over 100 buildings
- Located off North Church Street in Moorestown, NJ with easy access to I-295, the NJ Turnpike, the Betsy Ross and Tacony Bridge and Routes 38, 73, 90 and 130
- Minutes to Center City Philadelphia and its airports

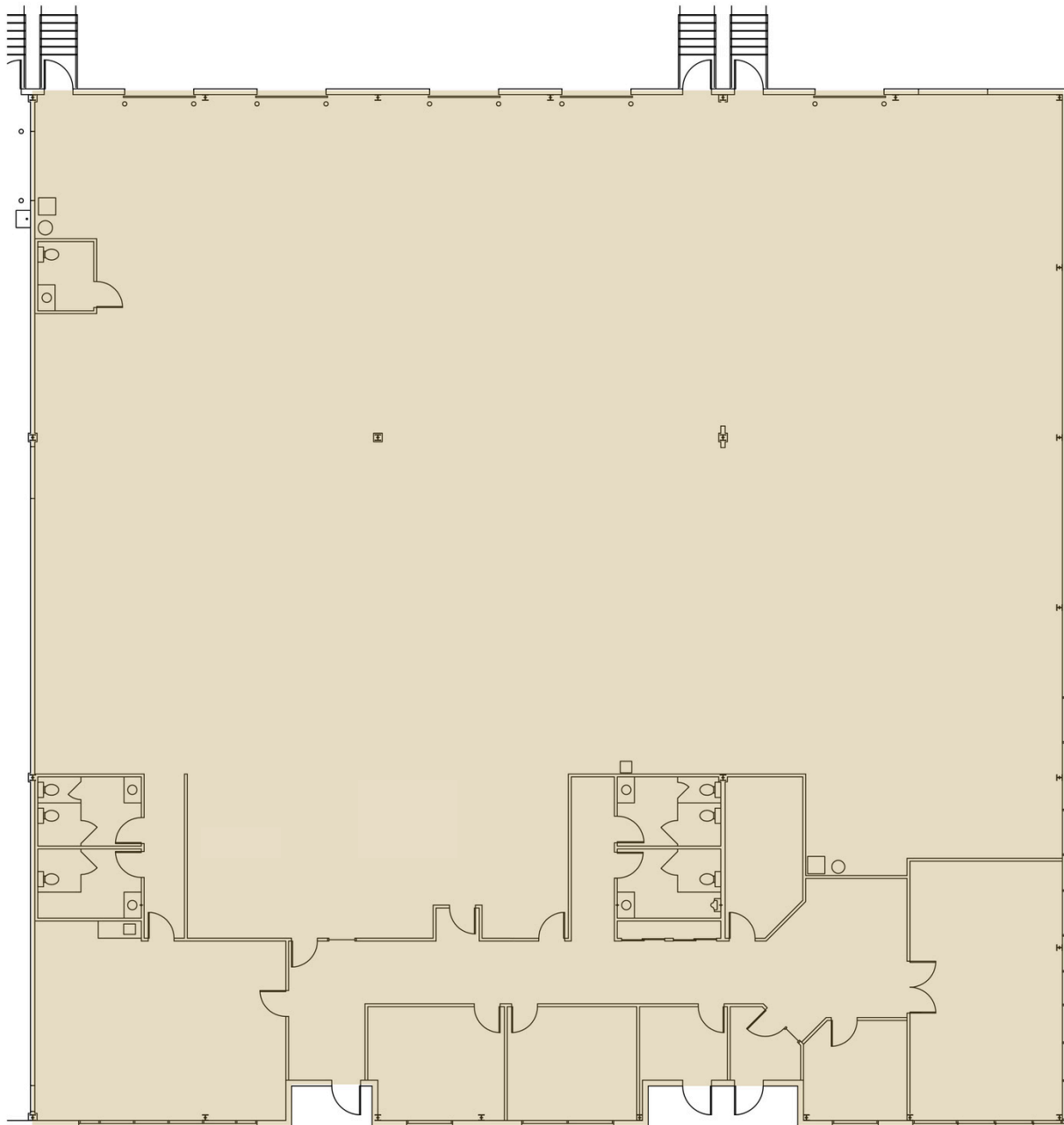
*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.*

# For Lease

**40 Twosome Drive, Suite 1-3  
Moorestown, NJ 08057**



## FLOOR PLAN



*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.*