



# ONE NEWBOLD ROAD

FAIRLESS HILLS, PENNSYLVANIA

**FOR LEASE**  
**68,000 SF Warehouse and**  
**23 Trailer Parking Spaces**



# SITE PLAN

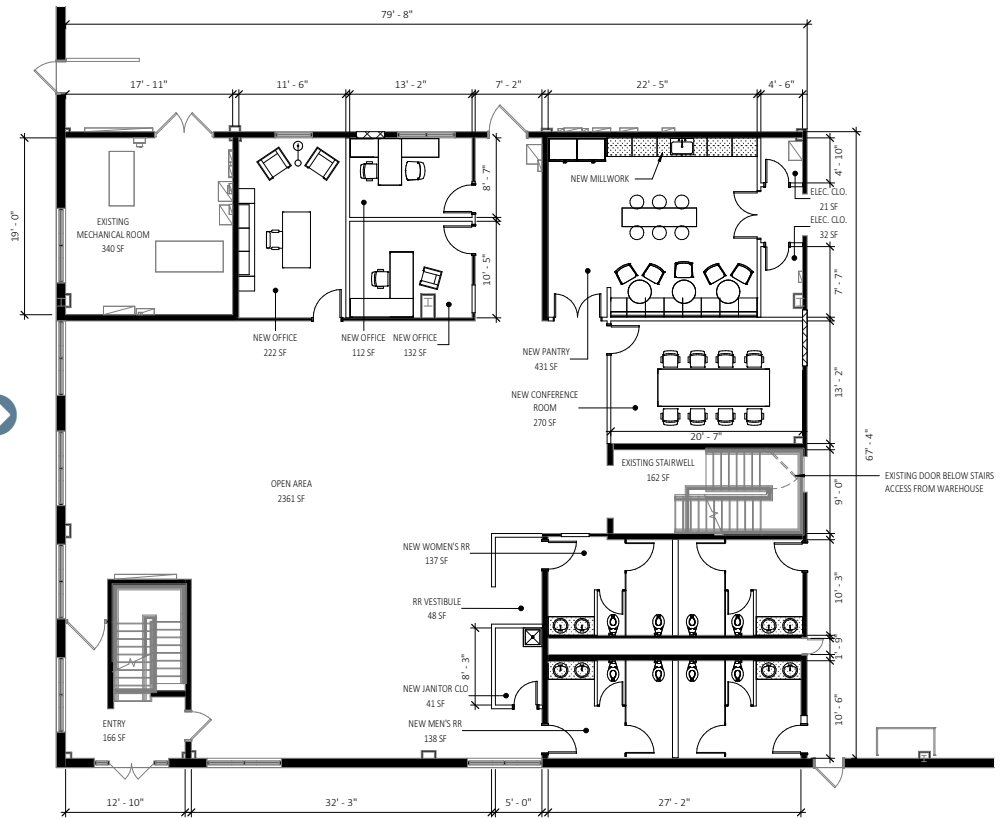


## Property Summary

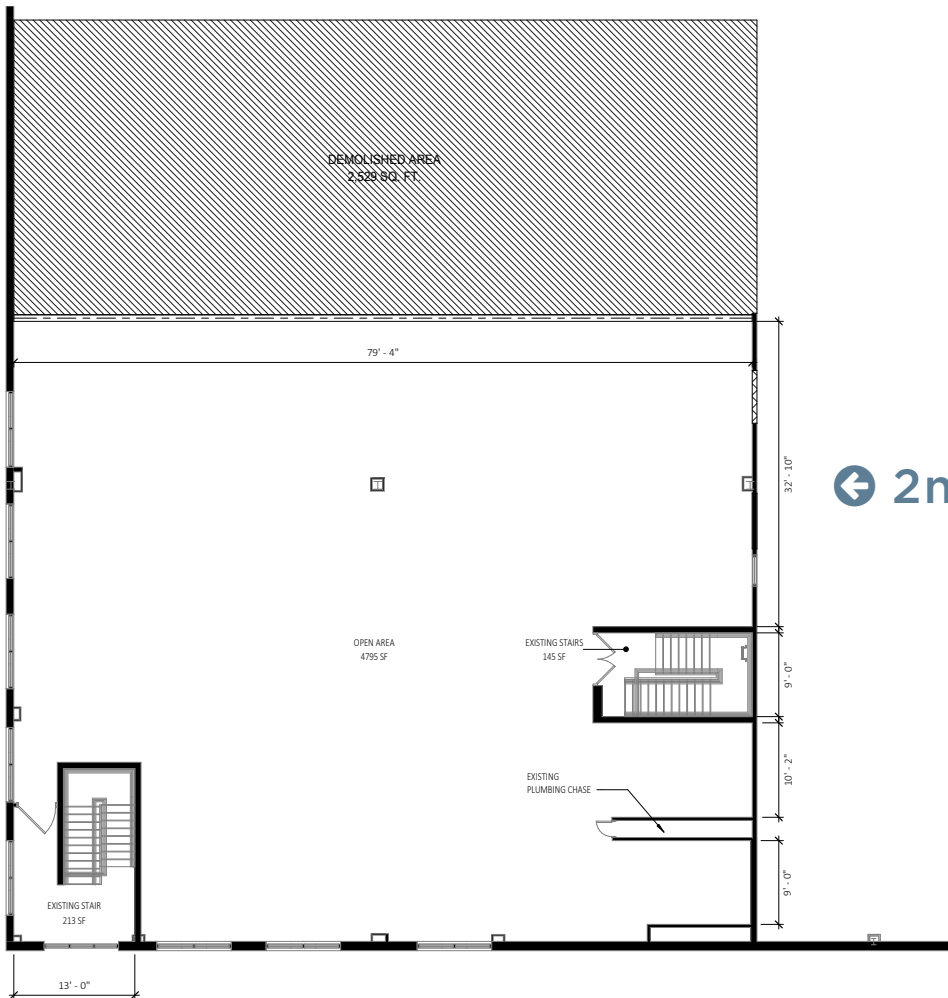
TOTAL BUILDING	68,000 SF on 5.7-acres	CAR PARKING	49 spaces
TOTAL AVAILABLE	68,000 SF	TRAILER PARKING	23
OFFICE SPACE	4,455 SF newly renovated space	COLUMN SPACING	40' x 50'
CLEAR HEIGHT	24' - 25'	STRUCTURE	Concrete Slab on Grade
LOADING DOCKS	5	SPRINKLER	Wet
DRIVE-INS	3	POWER	800-amp main panel at 480v 3 phase

# PLANS

## 1st Floor



## 2nd Floor

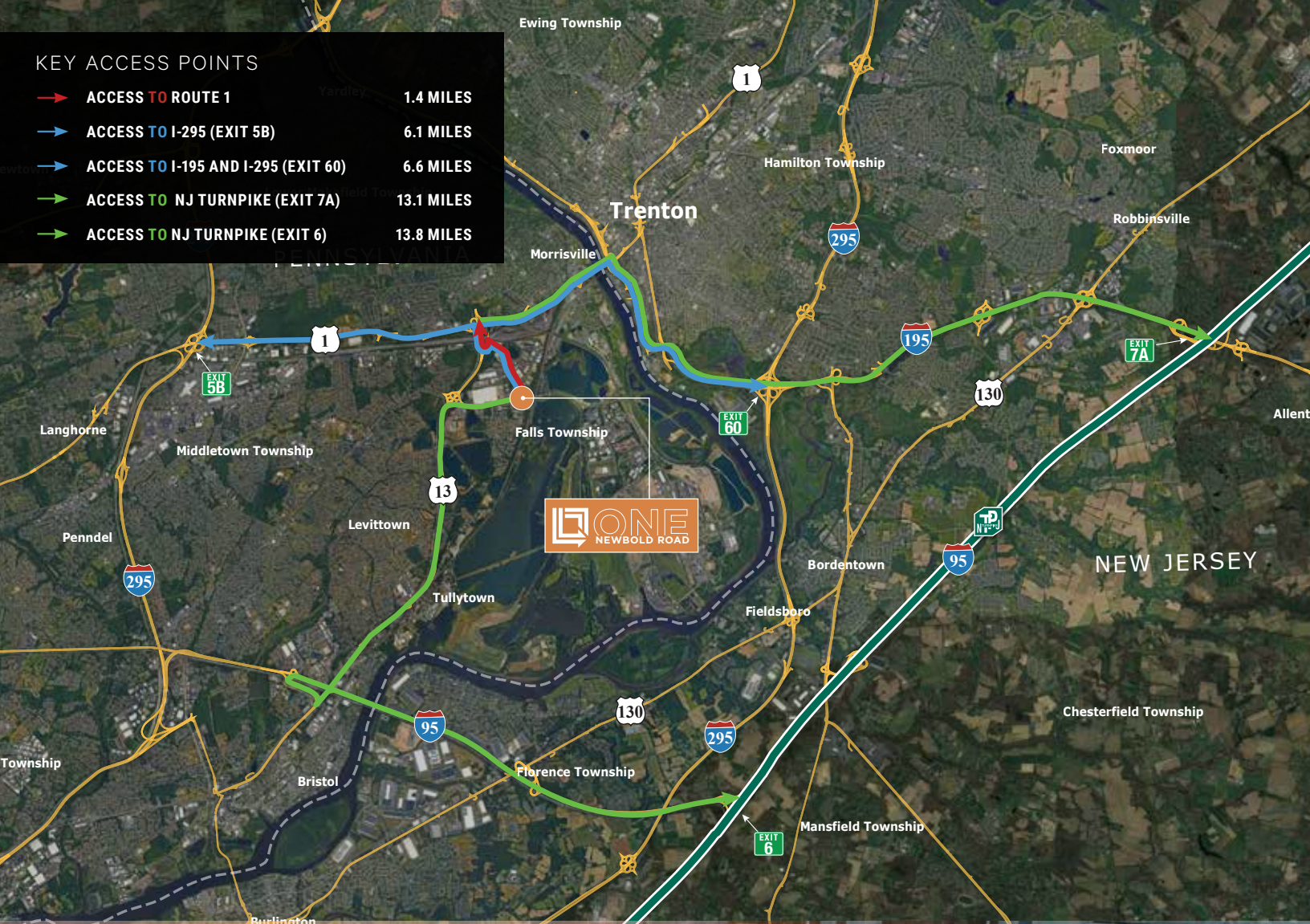






## KEY ACCESS POINTS

- ACCESS TO ROUTE 1 1.4 MILES
- ACCESS TO I-295 (EXIT 5B) 6.1 MILES
- ACCESS TO I-195 AND I-295 (EXIT 60) 6.6 MILES
- ACCESS TO NJ TURNPIKE (EXIT 7A) 13.1 MILES
- ACCESS TO NJ TURNPIKE (EXIT 6) 13.8 MILES



### EXCLUSIVE MARKETING AGENT

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