



1435 River Avenue Camden, NJ 08105

Landlord Can Demise Premises
**1 Acre - Fenced Yard with Office & 6
Acres Parking**

Available for Lease
Class A ISF/IOS


NORTHMARQ ADVISORS


CATALYST
INVESTMENT PARTNERS

Property Features



1 Acre with Office Parcel:

- ± 1 Acre
- Graveled lot
- Electronic Gate Operator
- CCTV Security System
- Barbed Wire Fencing and Secured
- **On-site Office**
- **Private Gated Entrance**

6 Acre Parcel:

- ± 6 Acres (**Can be demised**)
- Graveled lot
- Electronic Gate Operator
- CCTV Security System
- Barbed Wire Fencing and Secured



Uses/Zoning:

Zoning: Industrial (LI-2)

Truck Repair

Fleet Service

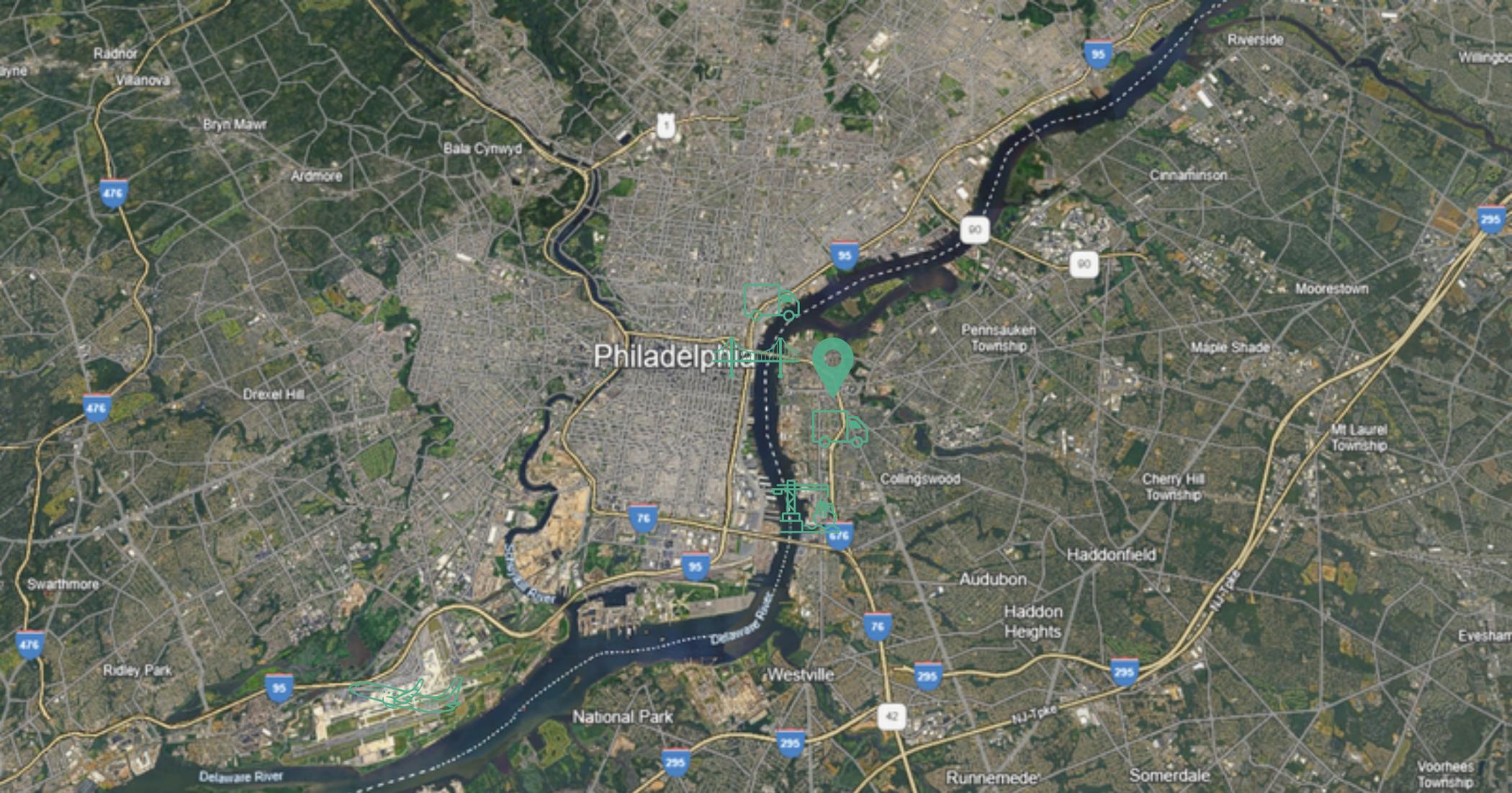
Equipment Rental

Truck Parking

Building Materials

Other Industrial Uses

Property Location



2 Miles to I-676



2 Miles to Benjamin Franklin Bridge



4 Miles to I-95

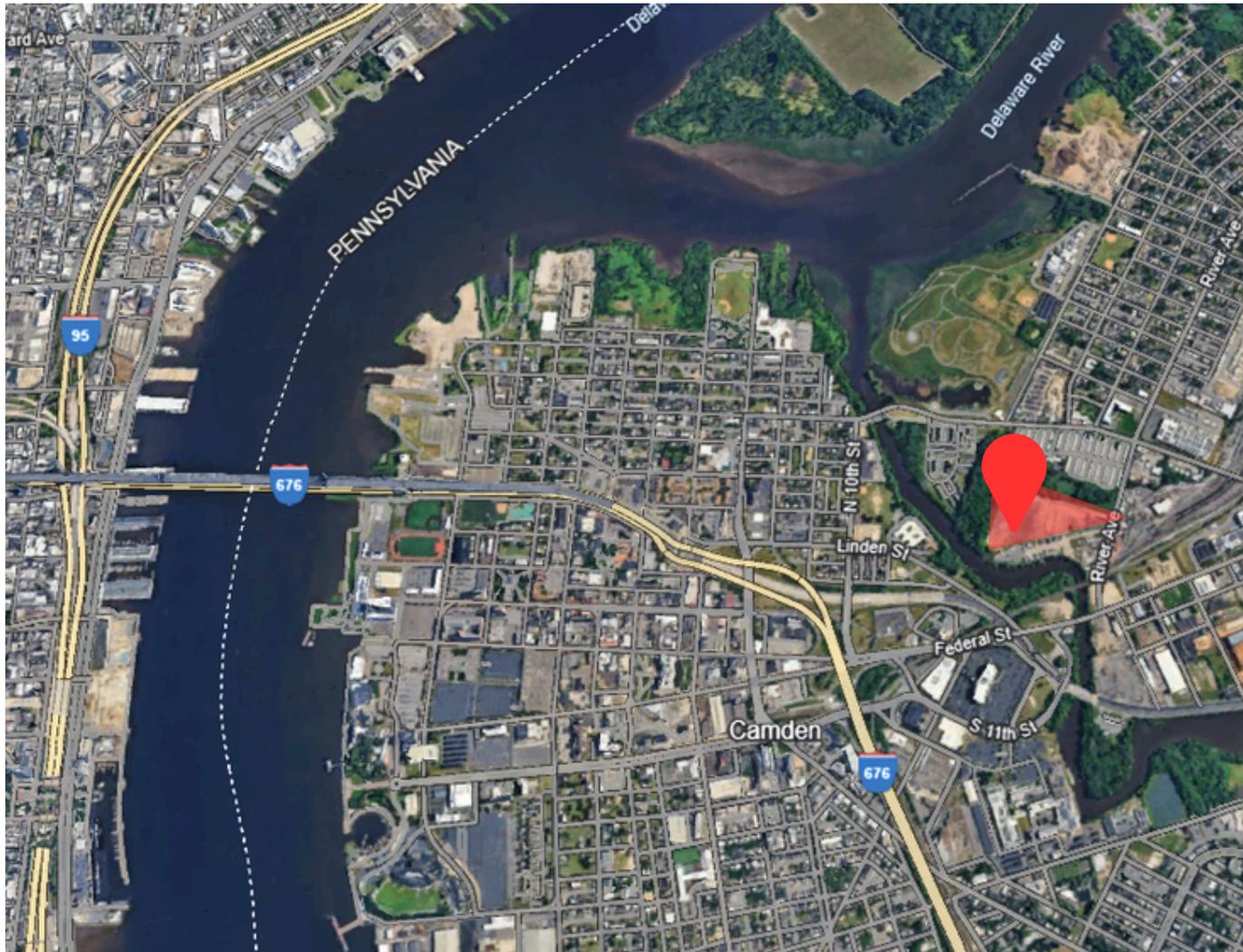


3 Miles to Port of South Jersey



13 Miles to Philadelphia Int. Airport

Location Highlights



DRIVING DISTANCE:	
i-676	2 mi
Benjamin Franklin Bridge	2 mi
Port of South Jersey	4 mi
I-95	4 mi
Packer Ave Marine Terminal	8 mi
Philadelphia International Airport	13 mi



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