

# 3001

## IRWIN ROAD | MOUNT LAUREL, NJ



**IMMEDIATE HIGHWAY  
ACCESS WITH MANY  
AMENITIES NEARBY**



**For More Information**

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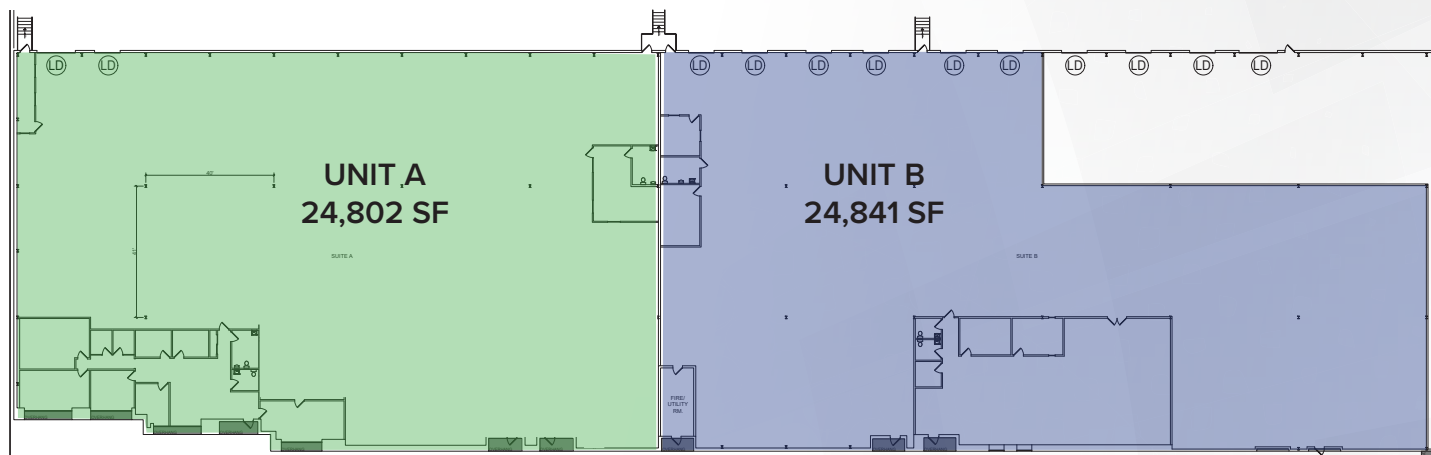


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Availability	Two contiguous units 49,643 SF total
	Unit A: 24,802 SF
	Unit B: 24,841 SF
Ceiling Height	18'6"-19'8" clear
Sprinkler	100% wet system
Power	Up to 800 amps
Lighting	New LED lighting throughout
Zoning	I - Industry
Parking	Abundant parking available
HVAC	Gas heat in warehouse, S/S heat pumps in office
Location	1.0 mile to I-295 (Exit 40)
	5.2 mi to NJ Turnpike (Exit 4)
	11 miles to Philadelphia

# FLOORPLAN

3001 IRWIN ROAD || MOUNT LAUREL, NJ



**Loading:** 2 tailgates, 1 drive-in door

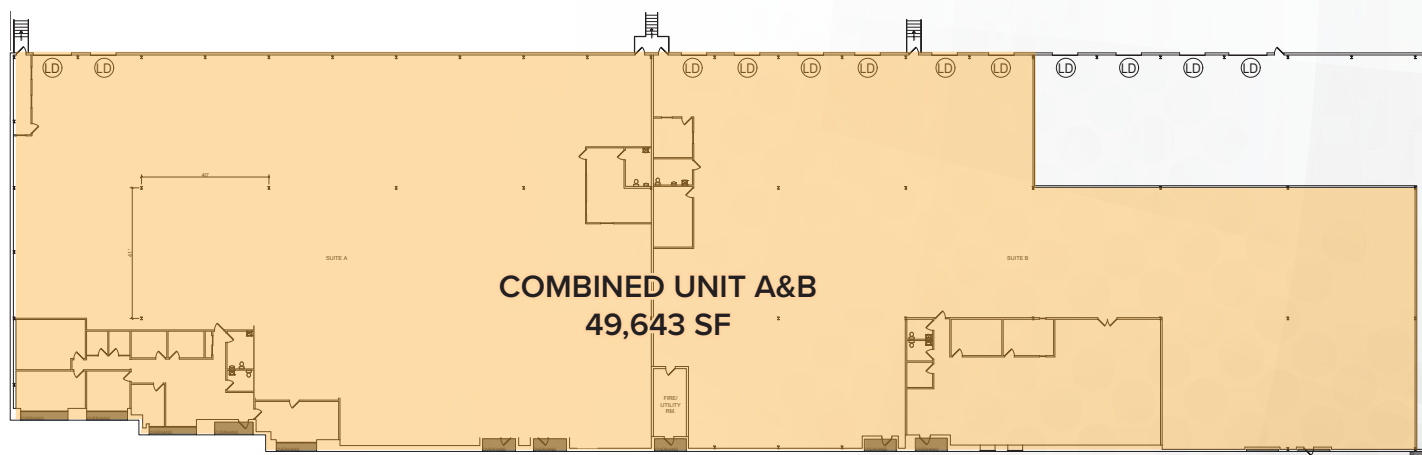
**Office Area:** 2,111± SF. Includes bullpen area, IT room, 4 private offices, conference room, mens & womens restrooms

**Other:** Warehouse break room

**Loading:** 5 tailgates with levelers, 1 ramped drive-in

**Office Area:** 3,400± SF. 1 large conference room, 2 office restrooms

**Other:** Warehouse break room and 2 warehouse restrooms



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## ADDITIONAL IMAGES

3001 IRWIN ROAD || MOUNT LAUREL, NJ

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# LOCATION INFORMATION

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**Faropoint**



## Distance to:

Route 38	0.5 mi
I-295 (Exit 40)	1.0 mi
Route 73	5.0 mi
NJ Turnpike (Exit 4)	5.2 mi
Philadelphia (via Ben Franklin Bridge)	11.2 mi
Delaware	40 mi
New York	80 mi



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