

2531

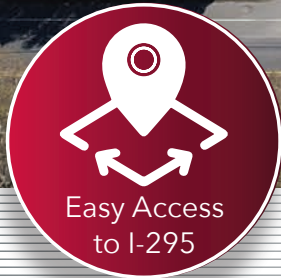
# EAST STATE

STREET

HAMILTON TOWNSHIP, NJ



Outdoor Storage



Easy Access to I-295



Abundant Workforce

## ±34,600 SF on ±5 Acres FOR LEASE

Tony Rod, SIOR  
trod@lee-associates.com  
D 610.400.0486

Andrew Landolfi  
alandolfi@lee-associates.com  
D 610.947.0420

Sean Campbell  
scampbell@lee-associates.com  
D 610.798.6075

Lee & Associates of Eastern Pennsylvania LLC  
220 W. Germantown Pike, Suite 200  
Plymouth Meeting, PA 19462  
610.400.0499 | lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**PROPERTY SPECIFICATIONS**

Lot Size: ±5 acres

Total SF: 34,600 SF

Clear Height: 16'

Loading: 13 drive-in doors

Zoning: Manufacturing

Roof: Solar on roof

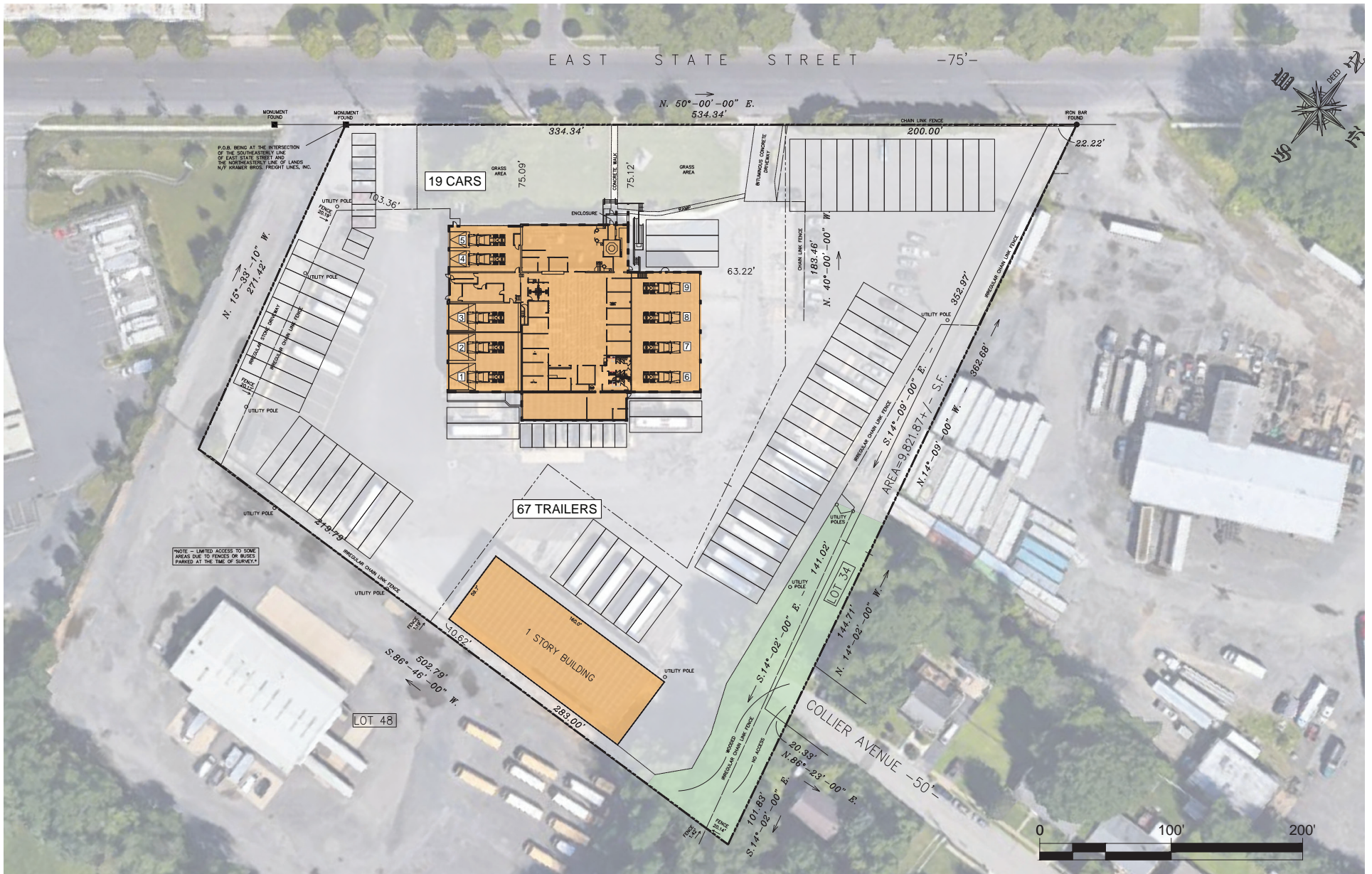
Tony Rod, SIOR  
trod@lee-associates.com  
D 610.400.0486

Andrew Landolfi  
alandolfi@lee-associates.com  
D 610.947.0420

Sean Campbell  
scampbell@lee-associates.com  
D 610.798.6075

Lee & Associates of Eastern Pennsylvania LLC  
220 W. Germantown Pike, Suite 200  
Plymouth Meeting, PA 19462  
610.400.0499 | lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Tony Rod, SIOR  
 trod@lee-associates.com  
 D 610.400.0486

Andrew Landolfi  
 alandolfi@lee-associates.com  
 D 610.947.0420

Sean Campbell  
 scampbell@lee-associates.com  
 D 610.798.6075

Lee & Associates of Eastern Pennsylvania LLC  
 220 W. Germantown Pike, Suite 200  
 Plymouth Meeting, PA 19462  
 610.400.0499 | lee-associates.com





Tony Rod, SIOR  
 trod@lee-associates.com  
 D 610.400.0486

Andrew Landolfi  
 alandolfi@lee-associates.com  
 D 610.947.0420

Sean Campbell  
 scampbell@lee-associates.com  
 D 610.798.6075

Lee & Associates of Eastern Pennsylvania LLC  
 220 W. Germantown Pike, Suite 200  
 Plymouth Meeting, PA 19462  
 610.400.0499 | lee-associates.com



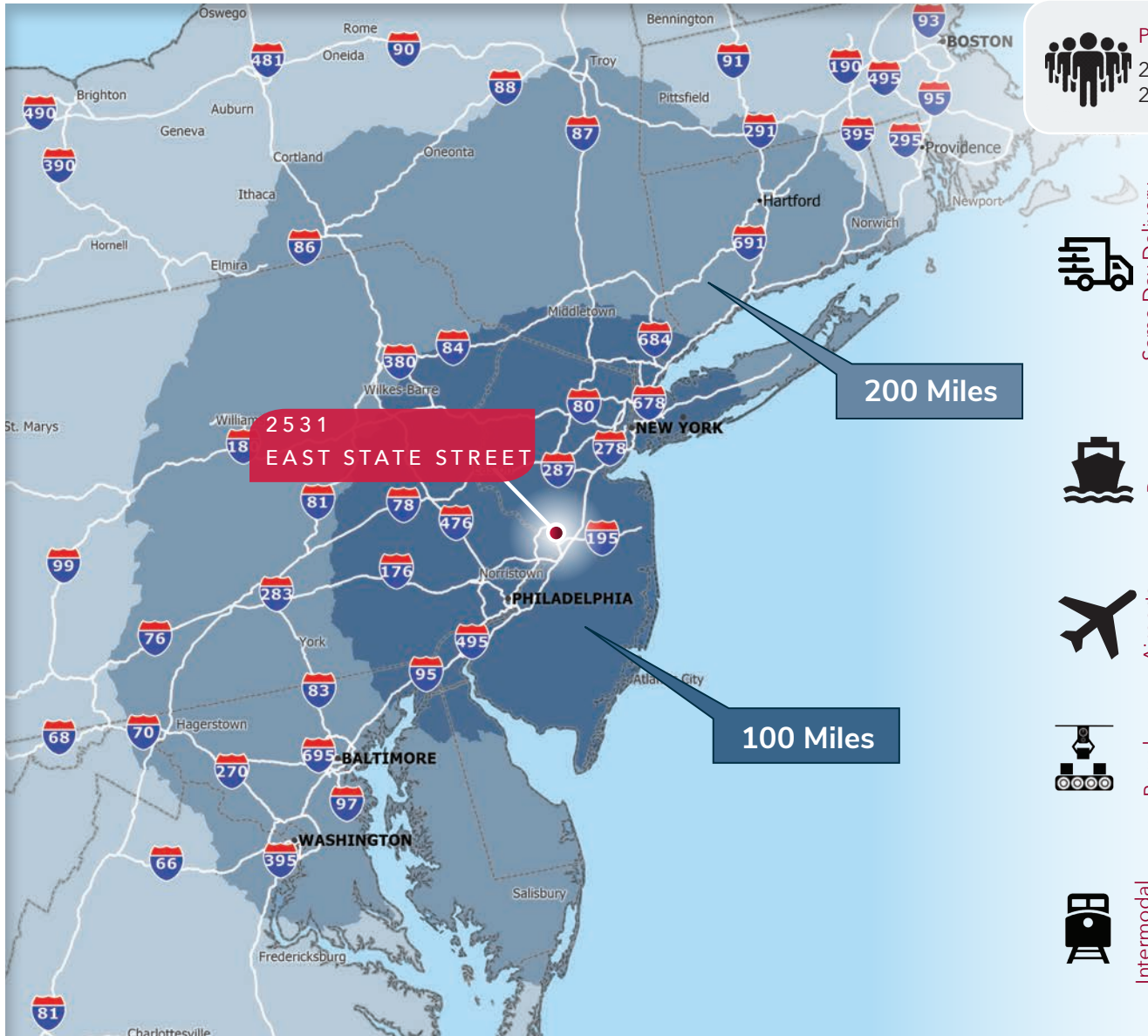
# EAST STATE STREET

PROPERTY

SITE PLAN

CORPORATE NEIGHBORS

LOCATION










**Population**

20 Mile 1,112,662  
20 Minute 489,246



**Workforce (18+)**

20 Mile 941,711  
20 Minute 476,532

	Miles	Minutes
 Same Day Delivery		
Center City Philadelphia, PA	38	52
New York, NY	69	84
Harrisburg, PA	135	130
Baltimore, MD	137	140
Washington, DC	185	205
 Ports		
Port of Philadelphia	34	45
Port of Elizabeth	58	60
Port of Newark	62	63
Port of Wilmington	72	75
Port of Baltimore	141	140
 Airports		
Philadelphia Intl.	46	55
Newark Liberty Intl.	57	55
Baltimore Washington Intl.	148	144
 Parcel		
UPS Freight, Trenton, NJ	.4	1
UPS Freight, Hamilton, NJ	3	7
UPS Freight, Pennsauken, NJ	36	43
FedEx Ground, Barrington, NJ	37	44
USPS Dist, Center, Philadelphia, PA	46	60
 Intermodal		
Norfolk Southern Intermodal, Philadelphia, PA	38	51
SMS Rail Line, Logan Township, NJ	57	66
CSX Intermodal, Wilmington, DE	75	67

Tony Rod, SIOR  
trod@lee-associates.com  
D 610.400.0486

Andrew Landolfi  
alandolfi@lee-associates.com  
D 610.947.0420

Sean Campbell  
scampbell@lee-associates.com  
D 610.798.6075

Lee & Associates of Eastern Pennsylvania LLC  
220 W. Germantown Pike, Suite 200  
Plymouth Meeting, PA 19462  
610.400.0499 | lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.