

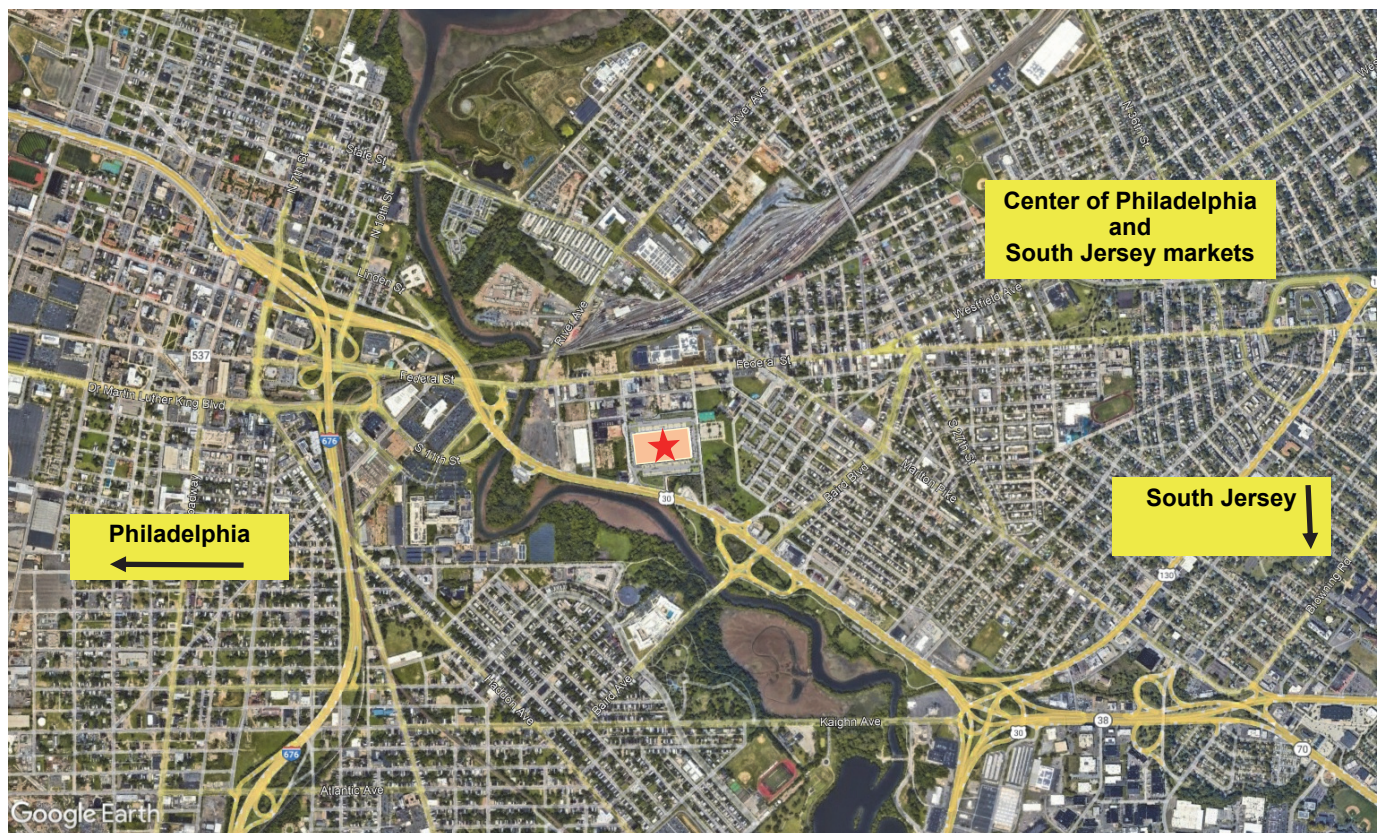
# *Matrix Business Center - Admiral Wilson*

## **279,600 SF FOR LEASE**

### **AVAILABLE 3RD QUARTER 2024**

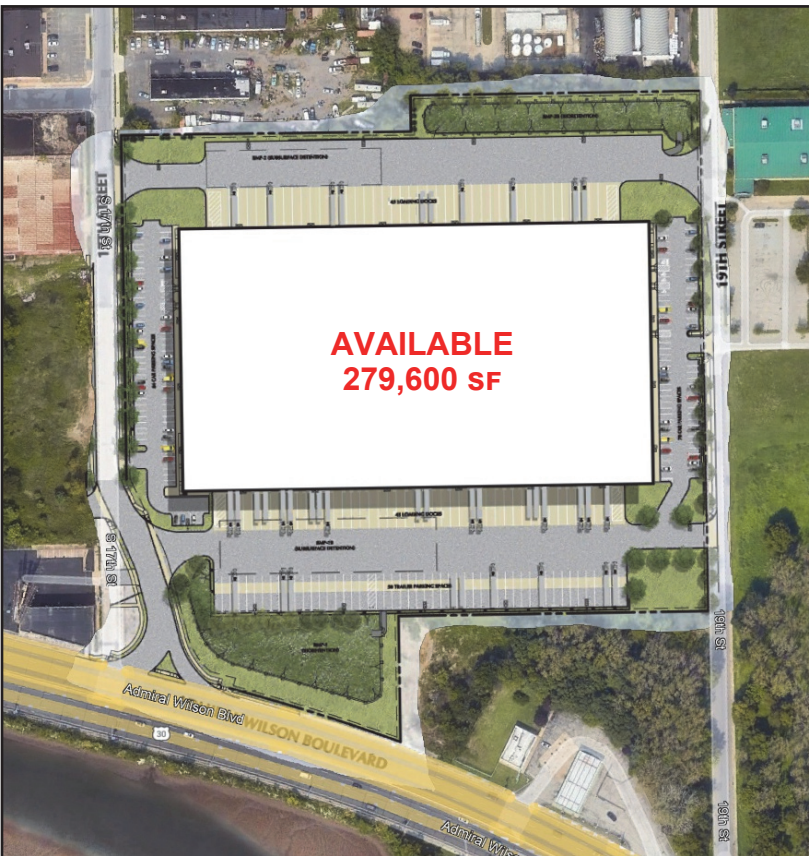
The 279,600 SF light industrial building at 332 S. 17th Street, Camden, NJ will serve the south Jersey/Philadelphia market. The project is 1.4 miles from the Benjamin Franklin Bridge and three miles from Center City, Philadelphia.

Matrix Business Center - Admiral Wilson is a state-of-the-art warehouse distinguished by 40' clear height, 50' column spacing, ESFR sprinklers, generous dock doors, and plentiful car and trailer parking. The building is a unique and tax efficient opportunity to lease a new warehouse on 15.8 acres with unparalleled access to Philadelphia from the New Jersey side of the Delaware River. As such, businesses locating here are not subject to costly taxes such as the Philadelphia Business & Receipts Tax (BIRT), Business Use and Occupancy Tax, and Wage Tax.





# Matrix Business Center - Admiral Wilson



## PROPERTY FEATURES

- 279,600 SF Facility
- 40' clear height
- Cross-dock layout
- 41 overhead doors (expandable to 86)
- Two drive-in doors
- 50' wide column spacing, 60' speed bays
- ESFR sprinkler
- High visibility

## REGIONAL ACCESS

- The site offers outstanding proximity to world-class seaports. Philadelphia and South Jersey docks are less than 30 minutes away.
- Philadelphia International Airport is 30 minutes away; Newark International Airport is 1 hour away.
- The site is immediately proximate to Routes 676 and 30, and Interstates I-295 and I-95.
- Overnight highway access to one-third of the nation's population.

