

INDUSTRIAL OUTDOOR STORAGE — FOR LEASE

500 Industrial Drive, Waterford Works, NJ 08089

Borough of Chesilhurst | Camden County | Block 1302

PROPERTY OVERVIEW

500 Industrial Drive offers a rare opportunity to lease premium outdoor industrial storage land in Waterford Works, NJ. Situated on approximately 6.5 acres within the Borough of Chesilhurst's I Industrial District, this site has served as truck and trailer parking for over 20 years — providing a fully established, operationally ready platform for trucking, logistics, or heavy equipment operators.

The property is zoned I Industrial — one of the most favorable industrial designations in South Jersey — permitting a broad range of light industrial activities including wholesaling, distribution, storage, and manufacturing. The site benefits from excellent access to major regional corridors including the White Horse Pike and proximity to the NJ Turnpike and Routes 73 and 295.

KEY HIGHLIGHTS

Feature	Detail
Total Site Area	6.5 Acres (±283,140 SF)
Zoning	I Industrial — Borough of Chesilhurst
Permitted Use	Outdoor Storage, Truck/Trailer Parking, Distribution
Established Use	Truck & Trailer Parking — 20+ Years
Frontage	Industrial Drive (paved public street)
County	Camden County, NJ
Address	500 Industrial Drive, Waterford Works, NJ 08089

ZONING SUMMARY — I INDUSTRIAL DISTRICT

The property is located within the I Industrial District of the Borough of Chesilhurst, which is designed to accommodate light industrial uses, industrial parks, and professional office facilities. Key permitted uses include:

- Wholesaling and distributing activities
- Manufacturing, fabrication, processing, and storage of goods and materials
- Public utility, repair, maintenance yards, and storage facilities
- Business, professional, and governmental offices
- Research and development facilities

Minimum lot size: 2 acres | Min. frontage: 200 ft | Max building coverage: 35% | Max building height: 45 ft

LEASE OPTIONS & PRICING

The property is available for lease in three flexible configurations. Volume discounts are offered for tenants leasing more of the site — the more you take, the better the rate:

Option	Acres	Rate	Monthly Base Rent	Est. Monthly NNN	Total Monthly
Single Acre	1 Acre	\$2,500/acre/month	\$2,500	~\$196	~\$2,696
Half Site	3 Acres	\$2,000/acre/month	\$6,000	~\$589	~\$6,589
Full Site	6 Acres	\$1,500/acre/month	\$9,000	~\$1,178	~\$10,178

* All leases are NNN — tenant is responsible for their proportionate share of real estate taxes, property insurance, and repair & maintenance costs. NNN estimates are based on current operating history and are subject to annual reconciliation.

NNN EXPENSE BREAKDOWN (ESTIMATED ANNUAL)

Expense Category	1 Acre	3 Acres (Half Site)	6 Acres (Full Site)
Real Estate Taxes	\$1,156	\$3,467	\$6,935
Repair & Maintenance	\$700	\$2,100	\$4,200
Property Insurance	\$500	\$1,500	\$3,000
Total Annual NNN	\$2,356	\$7,067	\$14,135
Monthly NNN	\$196	\$589	\$1,178

NNN figures are estimated based on current tax assessments and operating history. Actual expenses may vary and will be reconciled annually.

WHY 500 INDUSTRIAL DRIVE?

Advantage	Description
Proven Track Record	20+ years of continuous truck/trailer parking — no zoning, permitting, or neighbor challenges to overcome
Flexible Leasing	Lease by the parcel (3 acres) or take the full 6.5-acre site at a preferred rate
Favorable Zoning	I Industrial zoning supports a broad range of uses with minimal restrictions
Strategic Location	Easy access to White Horse Pike, NJ Turnpike, and Routes 73 & 295
Low Overhead	Simple NNN structure — pay your proportionate share only, no hidden costs

FOR LEASING INFORMATION, CONTACT YOUR REPRESENTATIVE

500 Industrial Drive, Waterford Works, NJ 08089 | 6.5 Acres | I Industrial Zoning