



**1818 ROWLAND STREET  
CINNAMINSON, BURLINGTON COUNTY, NJ 08077  
TAX PARCEL #: 08-00506-0000-00003**

**LOT SIZE:** 1.84 acres

**DESCRIPTION:** One-story, modern, warehouse/manufacturing facility.

**SIZE OF BUILDING:** Approx. 21,300 sq. ft.

Office/Counter:	Approx. 952 sq. ft.
Warehouse:	Approx. 20,348 sq. ft.

**PARKING:** Macadam.

**AGE OF BUILDING:** Built 1960.

**CONSTRUCTION:** **Frame:** Steel and load-bearing masonry.  
**Walls:** Stucco over block.  
**Floors:** Assumed but not verified to be 6" reinforced concrete.  
**Roof:** Single-ply TPO roof membrane system.

**CEILING HEIGHT:** 12'0" to underside of bar joist.

**LOADING:** **Tailgate:** Four (4) docks - Three (3) 10' x 10' manually operated insulated steel sectional doors with vision panels. One (1) 10' x 12' manually operated insulated steel sectional door with edge of dock leveler and dock bumper.



- COLUMN SPACING:** Clear span.
- SPRINKLER SYSTEM:** 100% wet system supplied by a 6" main. System is monitored by RICH Fire Protection.
- HVAC:**  
**Counter:** Heated via hydronic baseboard units provided by Weil-McLain gas fired boiler with a rated capacity of 130,000 BTU/HR. Cooled via Carrier split system.  
**Warehouse:** Heated via multiple suspended Airtherm natural gas fired units provided by HB Smith gas fired boiler with a rated capacity of 1.2M BTU/HR.
- INTERIOR LIGHTING:** Mix of T5 and LED lighting.
- EXTERIOR LIGHTING:** Wall-mounted fixtures.
- ELECTRIC:** 1200 amp, 120/208 volt, 3 phase, 4 wire; service provided by PSE&G.
- COUNTER:** 952 sq. ft. Finishes include 2' x 4' acoustical ceiling tiles with fluorescent lighting, VCT flooring and paneling.
- TOILET FACILITIES:**  
**Counter:** One (1) unisex restroom with one (1) water closet and one (1) lavatory. Finishes include painted drywall ceiling with fluorescent lighting, VCT flooring and painted drywall.  
**Warehouse:** One (1) men's room with two (2) water closets, two (2) urinals, two (2) lavatories. One (1) ladies' room with two (2) water closets and two (2) lavatories. Finishes include painted drywall ceiling with fluorescent lighting, painted concrete flooring and painted drywall.
- WATER:** Service provided by NJ American.
- SEWER:** Service provided by Cinnaminson Sewerage Authority.
- GAS:** Supplied by PSE&G.
- ASSESSMENT:** \$507,800 (2025)
- TAXES:** \$19,342.10 (\$0.91/SF) (2025)
- ZONING:** IND - Industrial
- LOCATION:** Strategically situated northeast of Route 130, the property offers access to Routes 73 and 90 as well as the Tacony-Palmyra and Betsy Ross Bridge to Pennsylvania. The property is just thirty (30) minutes from Metropolitan Philadelphia, forty (40) minutes from Trenton, NJ and ninety-five (95) minutes from New York.



**AIRPORT:** Philadelphia International (PHL) is thirty (30) minutes away, Northeast Philadelphia (PNE) is twenty (20) minutes away and Trenton-Mercer (TTN) is forty (40) minutes away.

**HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

**PUBLIC TRANSPORTATION:** **New Jersey Transit River Line Light Rail** offers service from the Entertainment Center to the Trenton Transit Center stopping at the Cinnaminson Light Rail Station, a short distance from the property.

