

# 700 RAILROAD AVE FLORENCE TWP., NJ



**AVAILABLE FOR LEASE | ± 152,000 SF**  
**REFRIGERATED / FOOD PROCESSING FACILITY**



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# BUILDING SPECIFICATIONS

<b>Building Size</b>	152,000 SF
<b>Land Area</b>	17.50 acres
<b>Office Space</b>	±10,400 SF on two (2) levels
<b>Zoning</b>	SM - Special Manufacturing District
<b>Ceiling Height</b>	22' - 30'
<b>Loading</b>	31 dock high doors / 17 equipped with levelers
<b>Trailer Parking</b>	120 spaces
<b>Car Parking</b>	200 spaces
<b>Column Spacing</b>	30' x 40'

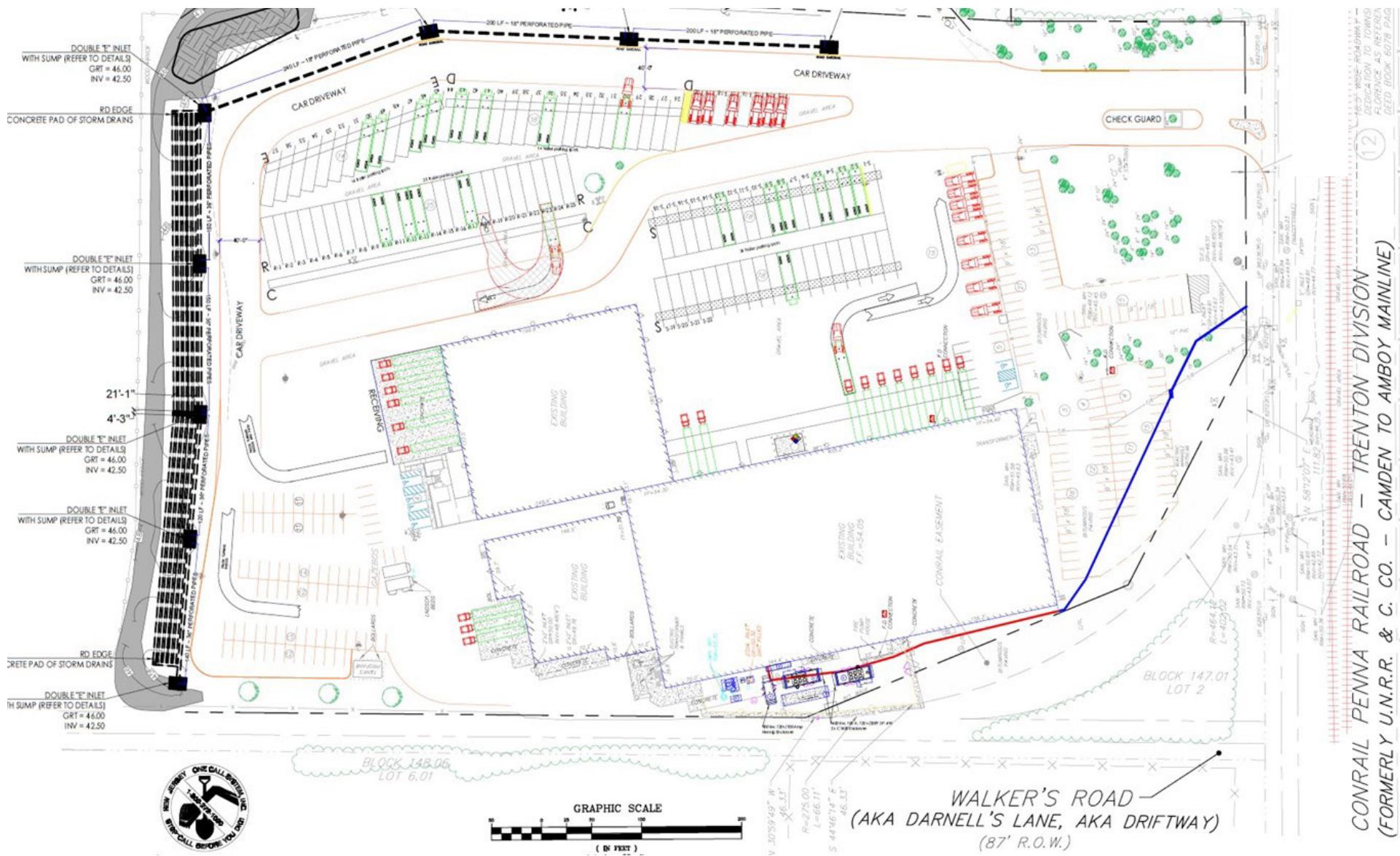


# UTILITIES & REFRIGERATION

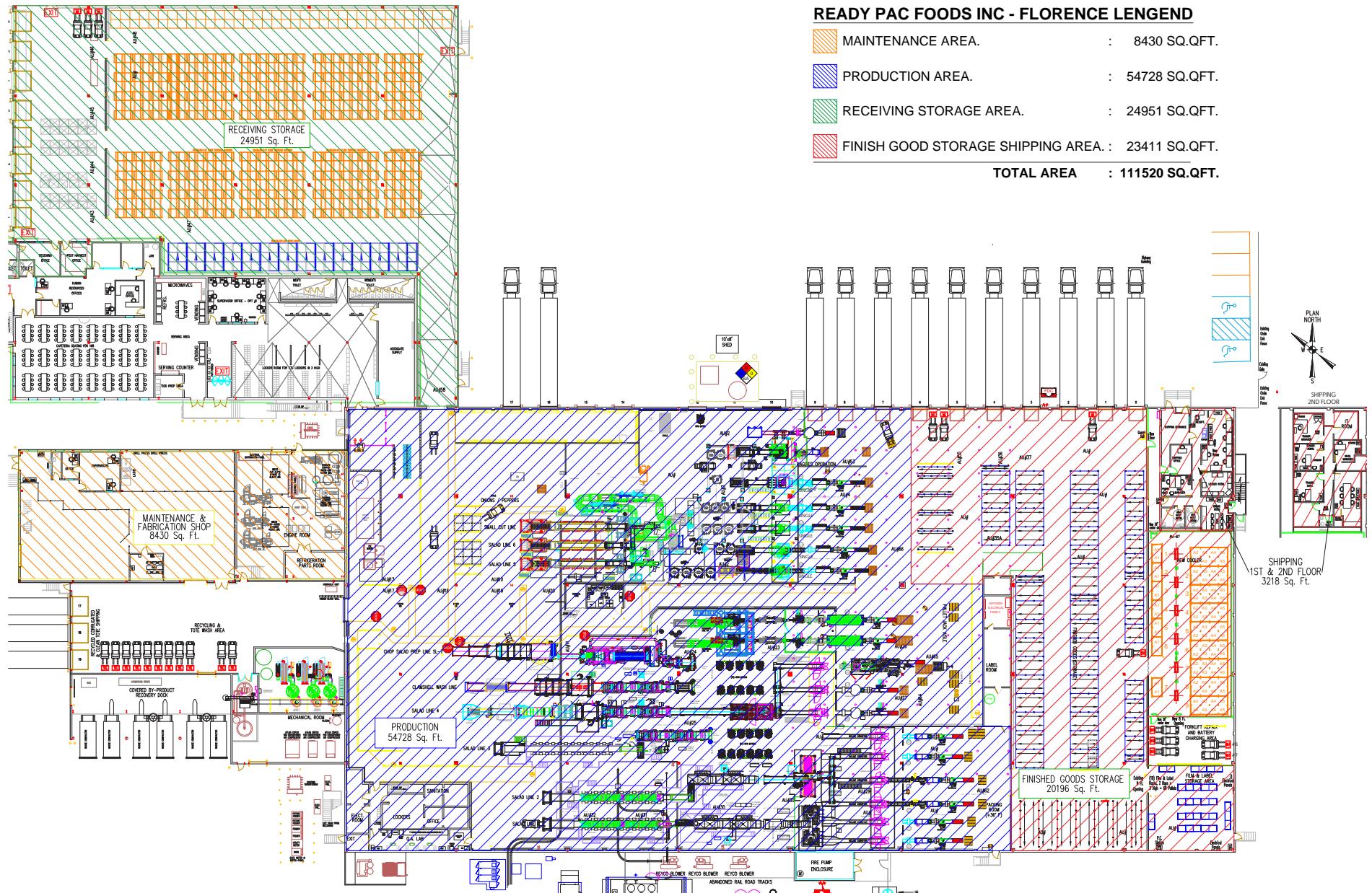
<b>Utilities</b>	Water: Municipal Electricity & Gas: PSE&G Co. Sewer: Municipal Telephone: Verizon	<b>Refrigerated Pallet Positions</b> 2,736
<b>Utility Capacities</b>	<i>Water:</i> Six (6) inch pipe reduced into a four (4) inch pipe coming into the building for a total supply of 480 gallons per minute from the township.  <i>Waste Water:</i> 18 inch gravity drain that flows back to the township that can handle up to 10,000 gallons per minute.  <i>Electricity:</i> 6,000 amps capacity with the possibility to add a 2,000 amps circuit to the switch gear for a total of 8,000 amps.	<b>Solid Waste Separation System</b> Designed for vegetable products
<b>Refrigerated Area</b>	±110,000 SF refrigerated to a temperature of 33-37 degrees	<b>Hydraulic Pump Room</b>
		<b>Pressurized Air Lines</b> Distributed throughout the facility
		<b>Chilled Water Lines</b> Distributed throughout the processing area
		<b>Nitrogen Delivery System</b> Distributed throughout the processing area
		<b>Back-Up Power System</b> Comprised of two (2) 1400 kW natural gas fired generators and one (1) 900 kW diesel generator



# SITE PLAN



# SPACE PLAN



# PROPERTY MAP & ROADWAYS



## Prime Location:

700 Railroad Avenue is located in the heart of Florence, NJ, offering superb access to the region's most critical roadways.

## Regional Interstates:

Less than one (1) mile from U.S. Route 130, which leads to a full interchange of the New Jersey Turnpike (Exit 6) and I-295 (Exit 52), providing both north-south and east-west access throughout the Philadelphia MSA and New Jersey, as well as New York and Baltimore.

0.55 MILES  
TO



0.55 MILES  
TO



3.6 MILES  
TO



5.72 MILES  
TO



# AERIAL OVERVIEW

## CORPORATE INDUSTRIAL TENANTS



# DEMOGRAPHICS, LABOR & DRIVE TIMES



	<b>Population</b>	
20 Mile	1,652,480	
20 Minute	500,156	
	<b>Workforce (18+)</b>	
20 Mile	1,286,450	
20 Minute	370,149	



## Metros

	Miles	Minutes
Philadelphia, PA	30	41
New York, NY	70	78
Baltimore, MD	130	128
Washington, DC	166	185
Boston, MA	282	265



## Ports

Port of Philadelphia	24	35
Port of Wilmington	61	60
Port of Newark (NYC)	63	64
Port of Elizabeth (NYC)	75	76
Port of Baltimore	131	127



## Airports

Philadelphia Intl.	36	43
Newark Liberty Intl.	58	54
Baltimore Washington Intl.	138	129



## Parcel

UPS Freight, Bensalem, PA	13	19
FedEx, Philadelphia, PA	26	38
USPS Dist. Center, Philadelphia, PA	36	39



## Intermodal

Norfolk Southern Intermodal, Philadelphia, PA	30	37
SMS Rail Line, Logan Township, NJ	49	51