

700 RAILROAD AVE

FLORENCE TWP., NJ



AVAILABLE FOR LEASE | \pm 152,000 SF
REFRIGERATED /FOOD PROCESSING FACILITY



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BUILDING SPECIFICATIONS

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

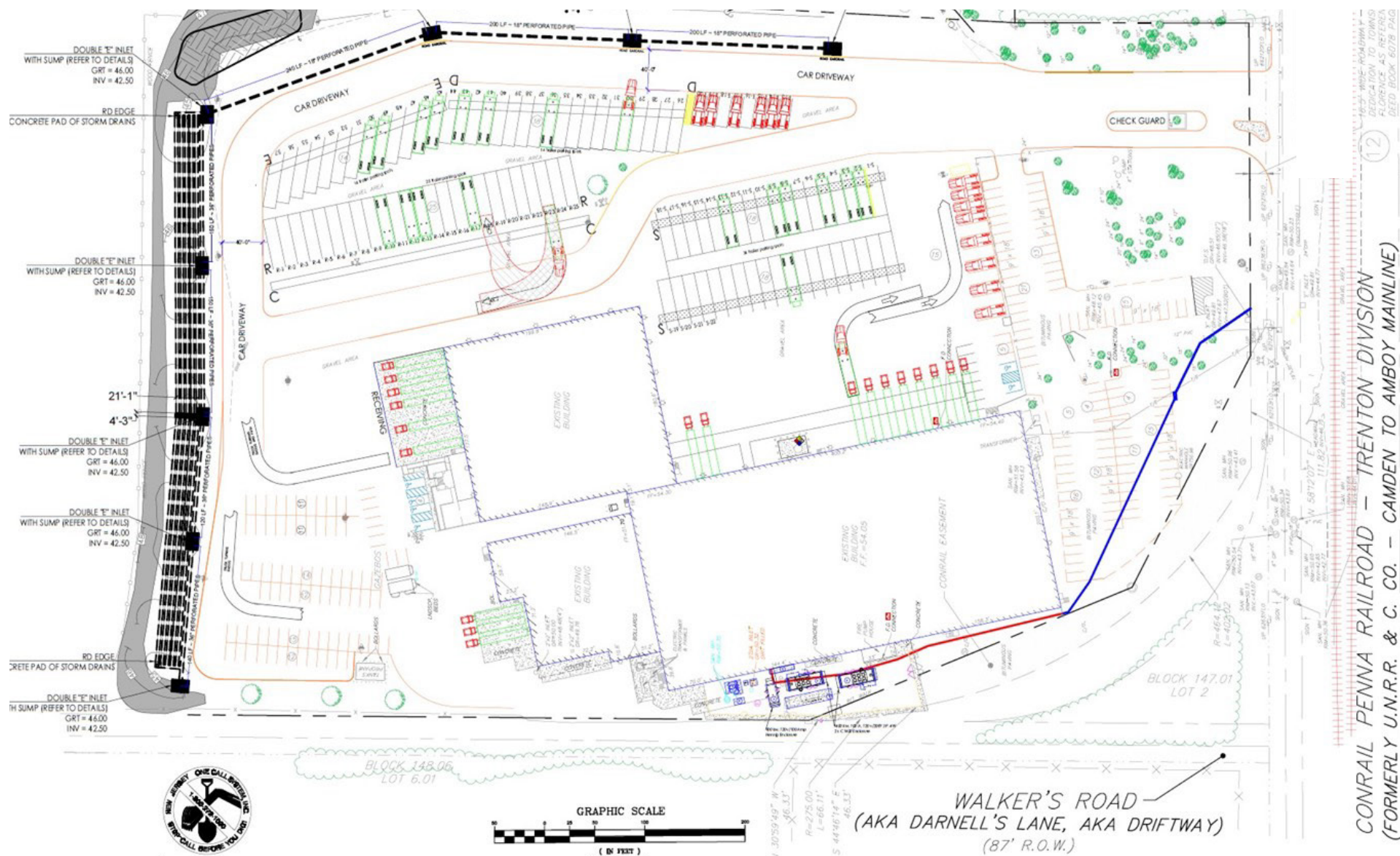


UTILITIES & REFRIGERATION

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







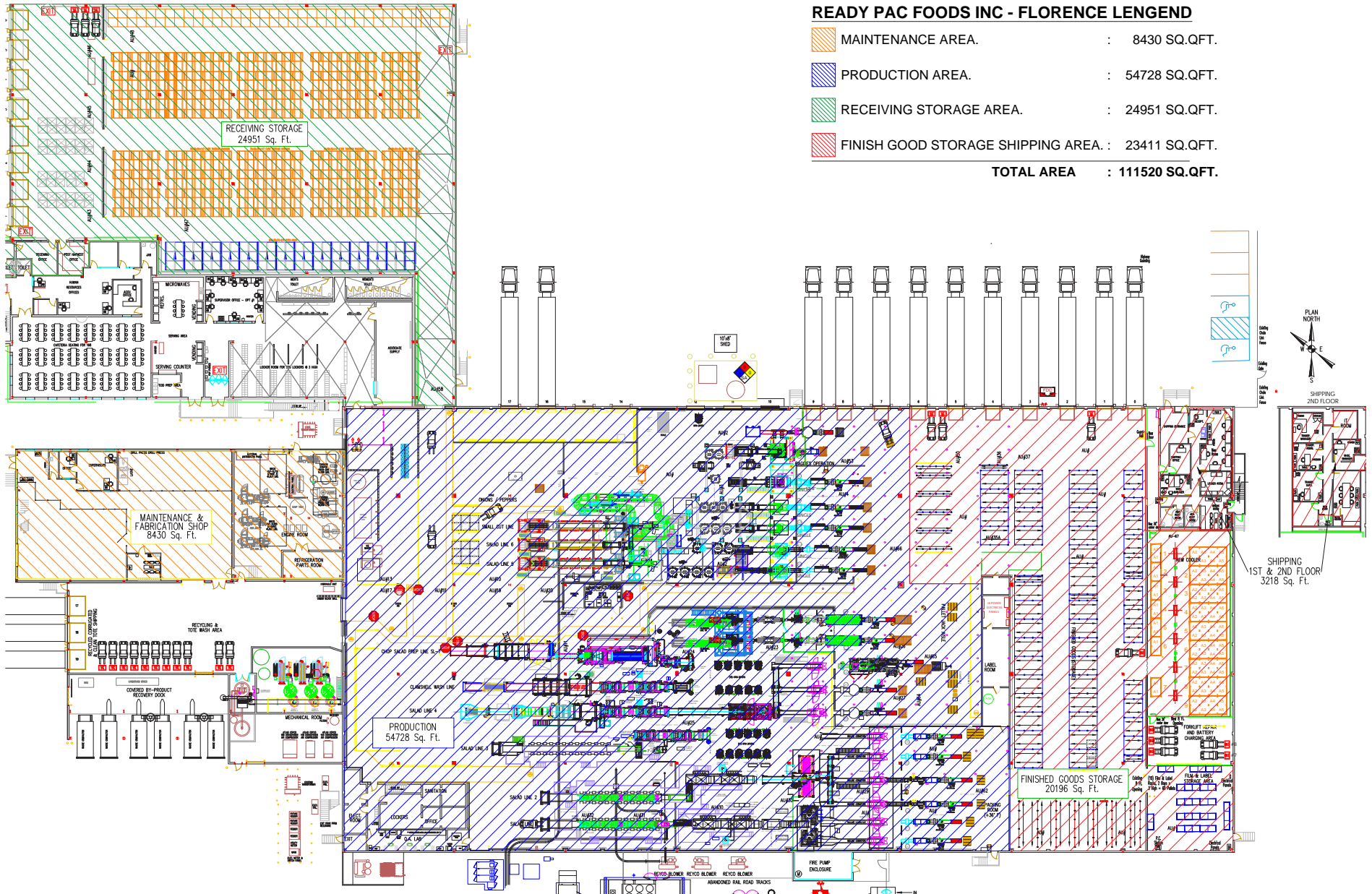
SITE PLAN



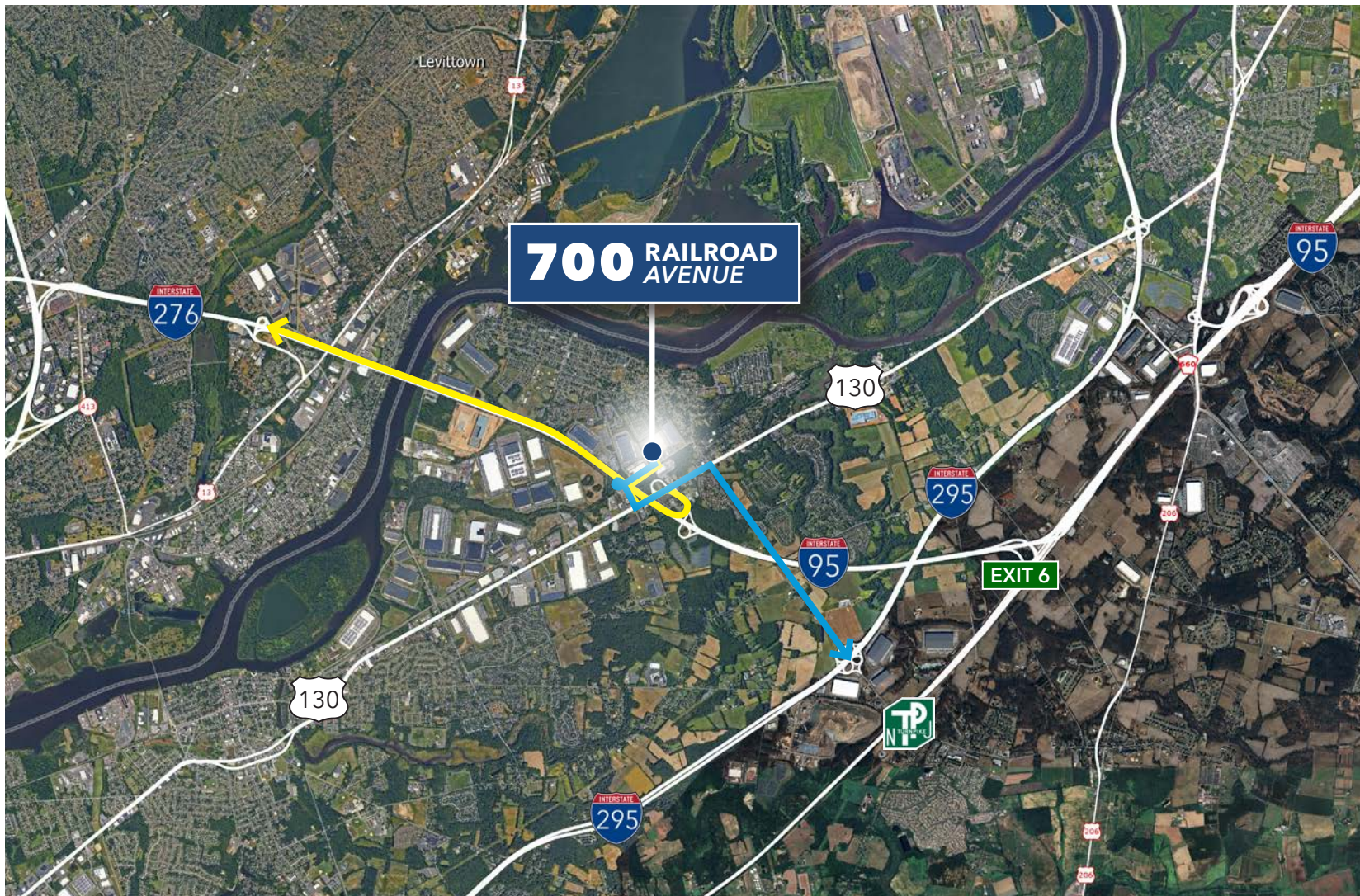
SPACE PLAN

READY PAC FOODS INC - FLORENCE LENGEND

	MAINTENANCE AREA.	: 8430 SQ.QFT.
	PRODUCTION AREA.	: 54728 SQ.QFT.
	RECEIVING STORAGE AREA.	: 24951 SQ.QFT.
	FINISH GOOD STORAGE SHIPPING AREA.	: 23411 SQ.QFT.
TOTAL AREA		: 111520 SQ.QFT.



PROPERTY MAP & ROADWAYS



0.55 MILES
TO



0.55 MILES
TO



3.6 MILES
TO



5.72 MILES
TO



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:

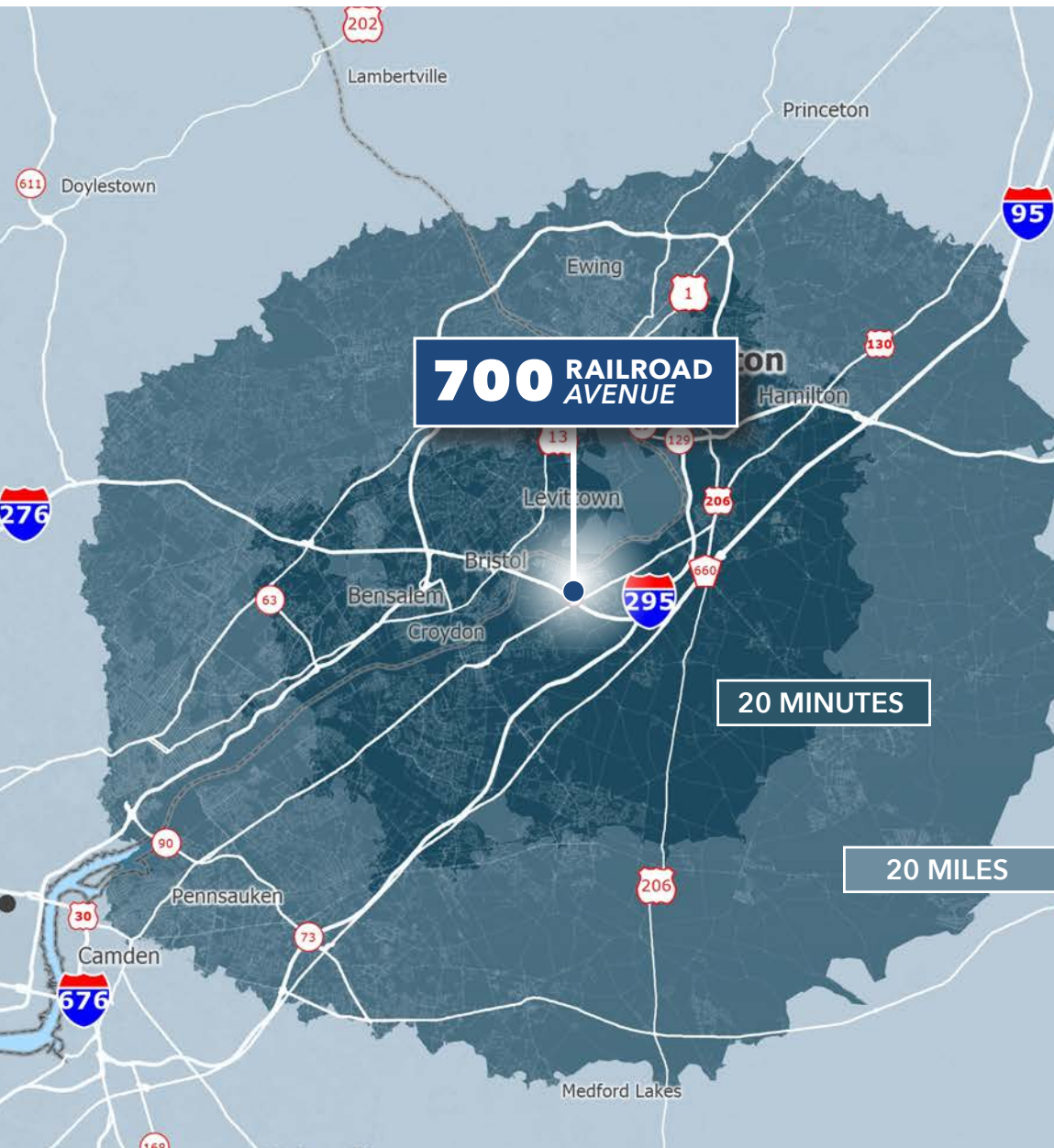
Less than one (1) mile from U.S. Route 130, which leads to a full interchange of the New Jersey Turnpike (Exit 6) and I-295 (Exit 52), providing both north-south and east-west access throughout the Philadelphia MSA and New Jersey, as well as New York and Baltimore.

AERIAL OVERVIEW

CORPORATE INDUSTRIAL TENANTS



DEMOGRAPHICS, LABOR & DRIVE TIMES



Population

20 Mile 1,652,480
20 Minute 500,156



Workforce (18+)

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

	Miles	Minutes
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

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



Parcel

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



Intermodal

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