



NEW ALBANY ROAD

MOORESTOWN, NEW JERSEY



For Sale or Lease
RENOVATIONS UNDERWAY
56,791 SF Industrial Facility



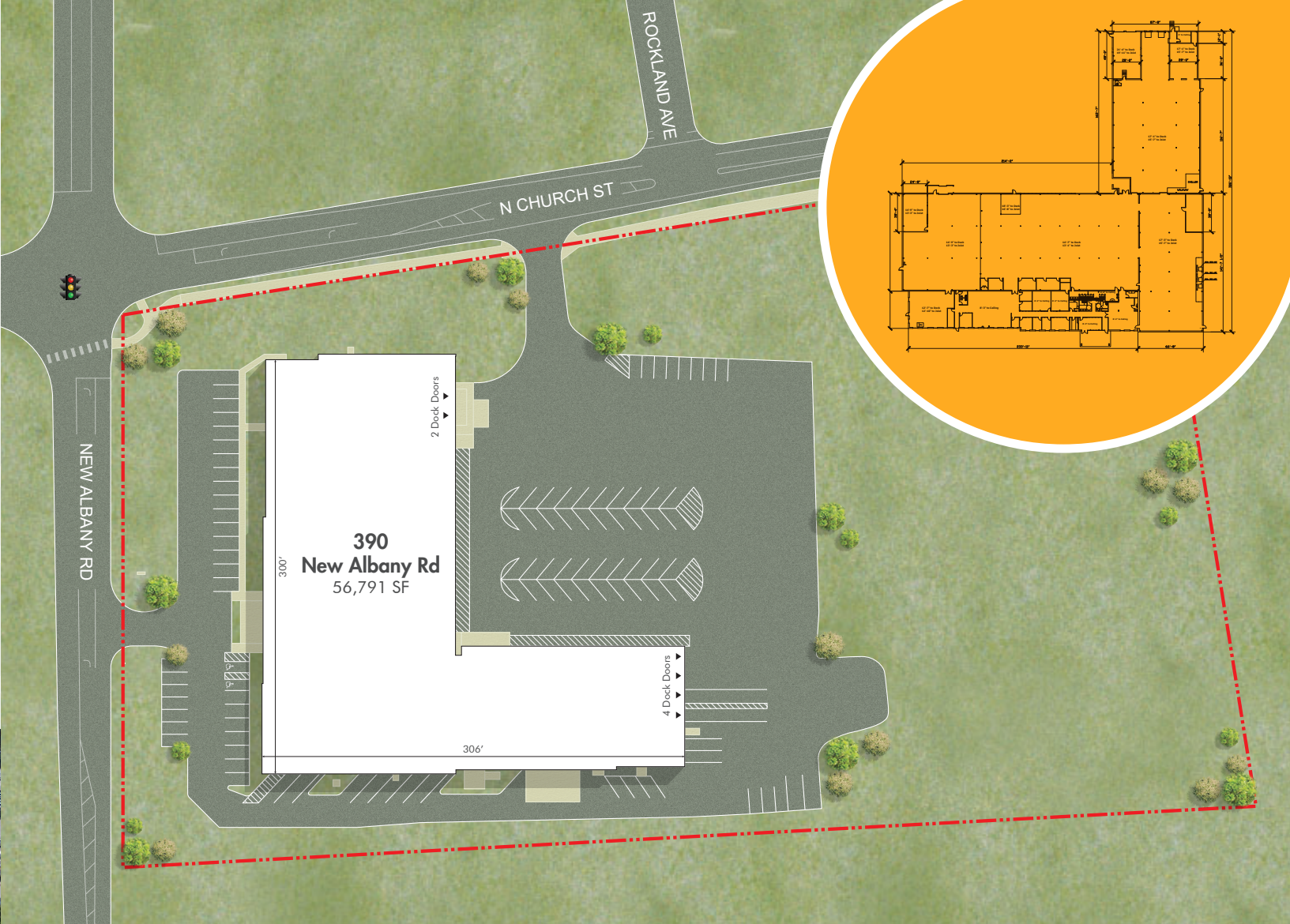
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PROPERTY
DETAILS

390 New Albany Road is undergoing renovations! This facility is upgrading to a Class A warehouse, housing 3,000 amps of power, with new LED lighting and brand-new dock doors. The industrial space has the potential to upgrade to ESFR systems and raise the roof to 32’ clear height. Renovations are due to be complete in Q4 2025.

This location is conveniently situated between within minutes to Route 130 and Route 38 while still be in close proximity to Route 73, NJTP and the Betsy Ross Bridge. As a revamped facility in a prime location, 390 New Albany is a unique opportunity for manufacturers, distributors and all warehouse occupiers.



WAREHOUSE SQUARE
FOOTAGE
52,791 SF



OFFICE SQUARE FOOTAGE
4,000 SF



CLEAR INDUSTRIAL SPACE
14’ with potential to
expand to 32’ clear



LIGHTING
New LED lighting package



WAREHOUSE SPACE
Heated



OFFICE SPACE
Fully conditioned



DOCK DOORS
8 dock high doors,
1 ramp up at grade



FIRE PROTECTION
Potential upgrade to
ESFR



ELECTRIC
3,000a 277/480v
3 phase power



CAR PARKING
90 spaces

BUILDING
SPECIFICATIONS

REGIONAL ACCESSIBILITY

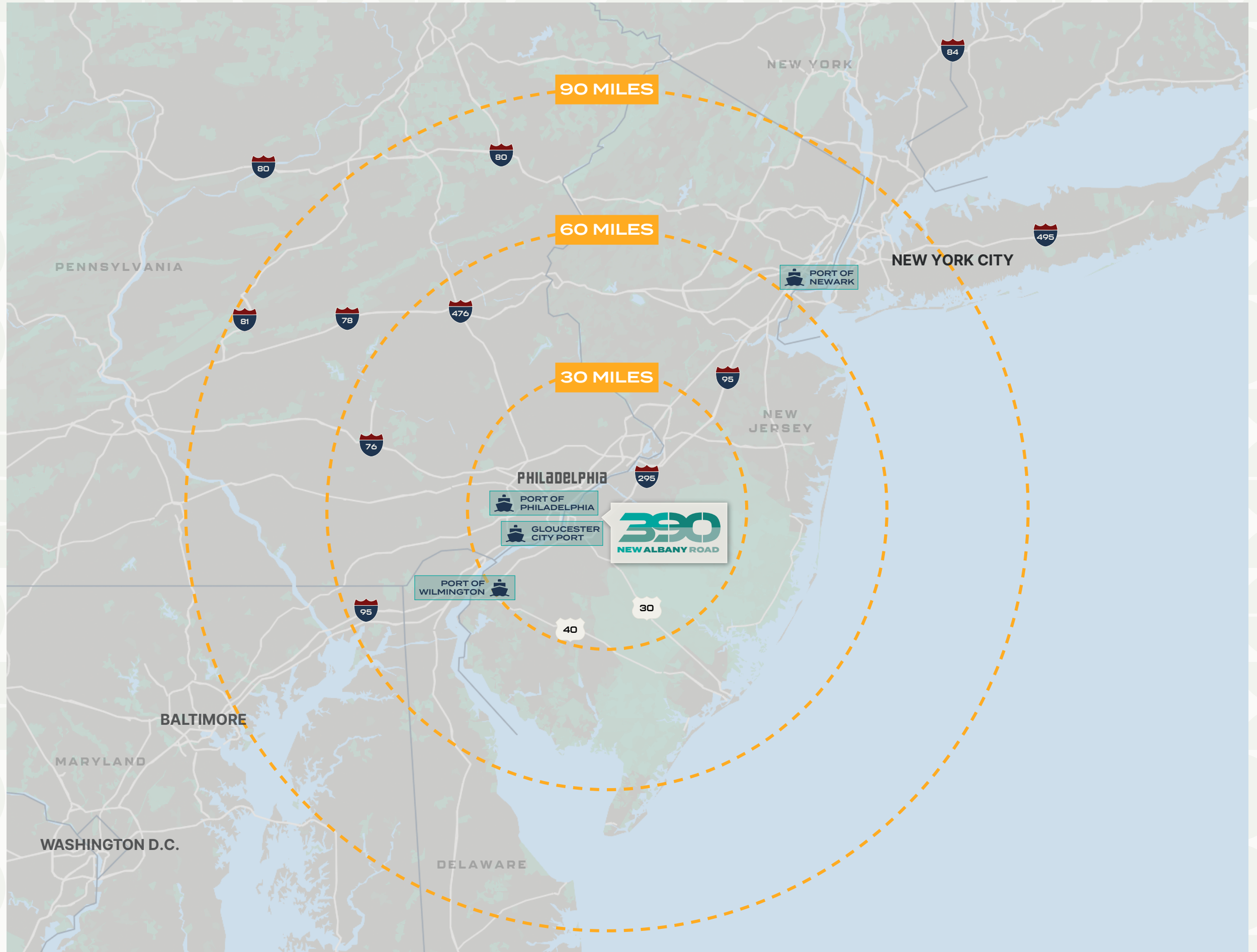
Strategically located along the I-95 corridor, 390 New Albany offers access to tens of millions of consumers in a large and diverse market.

PORTS

PORT OF PHILADELPHIA	9 miles
PORT OF GLOUCESTER	16 miles
PORT OF WILMINGTON	43 miles
PORT OF NEWARK	79 miles

CITIES

PHILADELPHIA	13 miles
NEW YORK CITY	86 miles
BALTIMORE	115 miles
WASHINGTON D.C.	248 miles



ACCESS & NEARBY TENANTS

390 New Albany offers unparalleled access to major highways and interstates in a proven industrial hub.

DRIVE TIMES
30/60 MINUTE

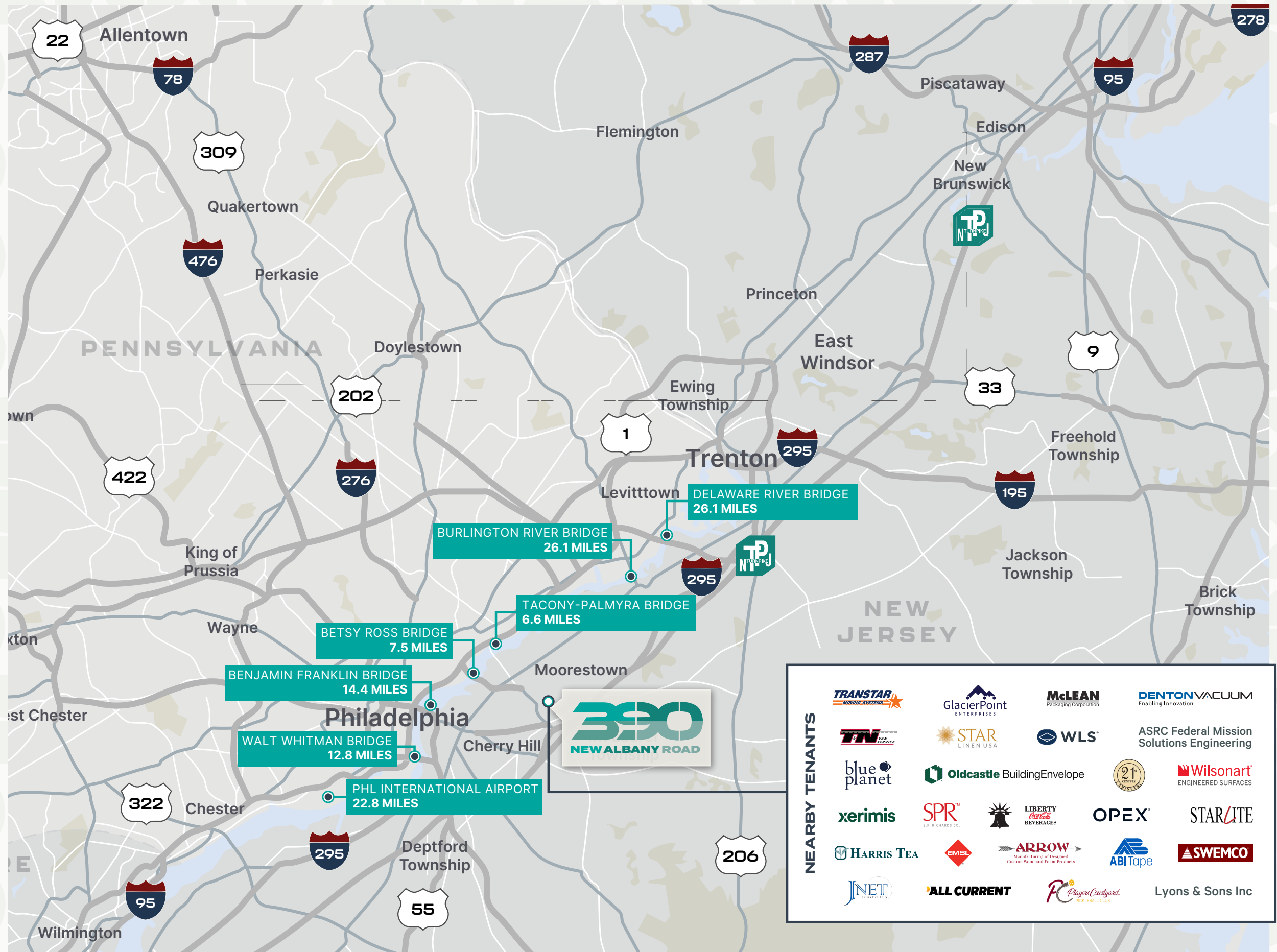
AVERAGE
DISPOSABLE INCOME
\$93,897/\$95,439

POPULATION
1,517,515/7,921,265

WORKFORCE
790,766/4,088,620

BLUE COLLAR
145,520/667,113

WAREHOUSE EMPLOYEES
41,019/207,528



NEARBY TENANTS





NEW ALBANY ROAD

MOORESTOWN, NEW JERSEY

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