



Industrial Flex Warehouse

2835 Crescent Blvd, Collingswood, NJ 08107

Richard Karpf

Richard A. Karpf Commercial R.E.
46 Coles Ave, Cherry Hill, NJ 08002
karpfcommercial@comcast.net
(856) 482-1110



Industrial Flex Warehouse

\$8.00 /SF/Yr

This adaptable property boasts many features and is a perfect fit for multiple uses. It was once a former used car lot location as it has abundant highway frontage and property signage. Parking 100 cars, the property is also well suited for any combination of trailer storage, vans, buses, vehicle and/or yard storage.

It is available for last-mile light distribution.

These two large approved used car lots can also be used to sell cars, and the property includes an approved paint spray booth and air compressor - Goodwill not included.

This approximately 15,000 square foot building includes office space (or a car showroom) with heating...

- Large warehouse available for storage and distribution, or autobody repair shop; A/C & Gas Heated Off. or Showroom Space
- Abundant on-site parking; Fenced in yard & secure parking; Truck/bus entrance with oversized drive thru door
- Located between two major bridges with easy access to Philadelphia MSA and the surrounding area



Rental Rate:	\$8.00 /SF/Yr
Min. Divisible:	11,000 SF
Property Type:	Flex
Building Class:	C
Rentable Building Area:	24,000 SF
Year Built:	1987
Rental Rate Mo:	\$0.67 USD/SF/Mo

1st Floor

Space Available	11,000 - 20,000 SF
Rental Rate	\$8.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Landlord pays RE taxes. Parking available for 100 cars. Approximately 15,000 square foot building includes a showroom for cars. Mechanics garage and/or warehouse. Fully Approved Body Shop. Available for last-mile light distribution. Property strictly for rent. Two large approved used car lots can be used to sell cars, includes approved paint spray booth, oil recycler for heating, and an air compressor. Goodwill not included. Route 130 South, 5 minutes to Walt Whitman and Ben Franklin Bridge. Close to Philadelphia.



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This approximately 15,000 square foot building includes office space (or a car showroom) with heating and A/C, as well as a warehouse and/or mechanics' garage (fully approved autobody shop). Property has 3 bathrooms. Second floor office or storage space, as well as basement storage space, is also available.

This flexible space can be adjusted to meet a tenant's requirements. This property is strictly for rent.

Sitting in close to the Philadelphia MSA, this property provides logistical versatility. Route 130 South, and 5 minutes to the Walt Whitman and Ben Franklin Bridges.

Any proposal contained herein is subject to amendment, change and withdrawal, at any time, and shall only be effective when finalized by the formal agreement contemplated by the proposal. No warranty or representation, express or implied, is made as to the accuracy of the information or images contained herein and same is submitted subject to errors, omissions, change of price, rental, and other conditions.

Property Photos



Close Up - Left Lot (2 of 2)



Right Lot - Warehouse Drive-In Door (1 of 2)

Property Photos

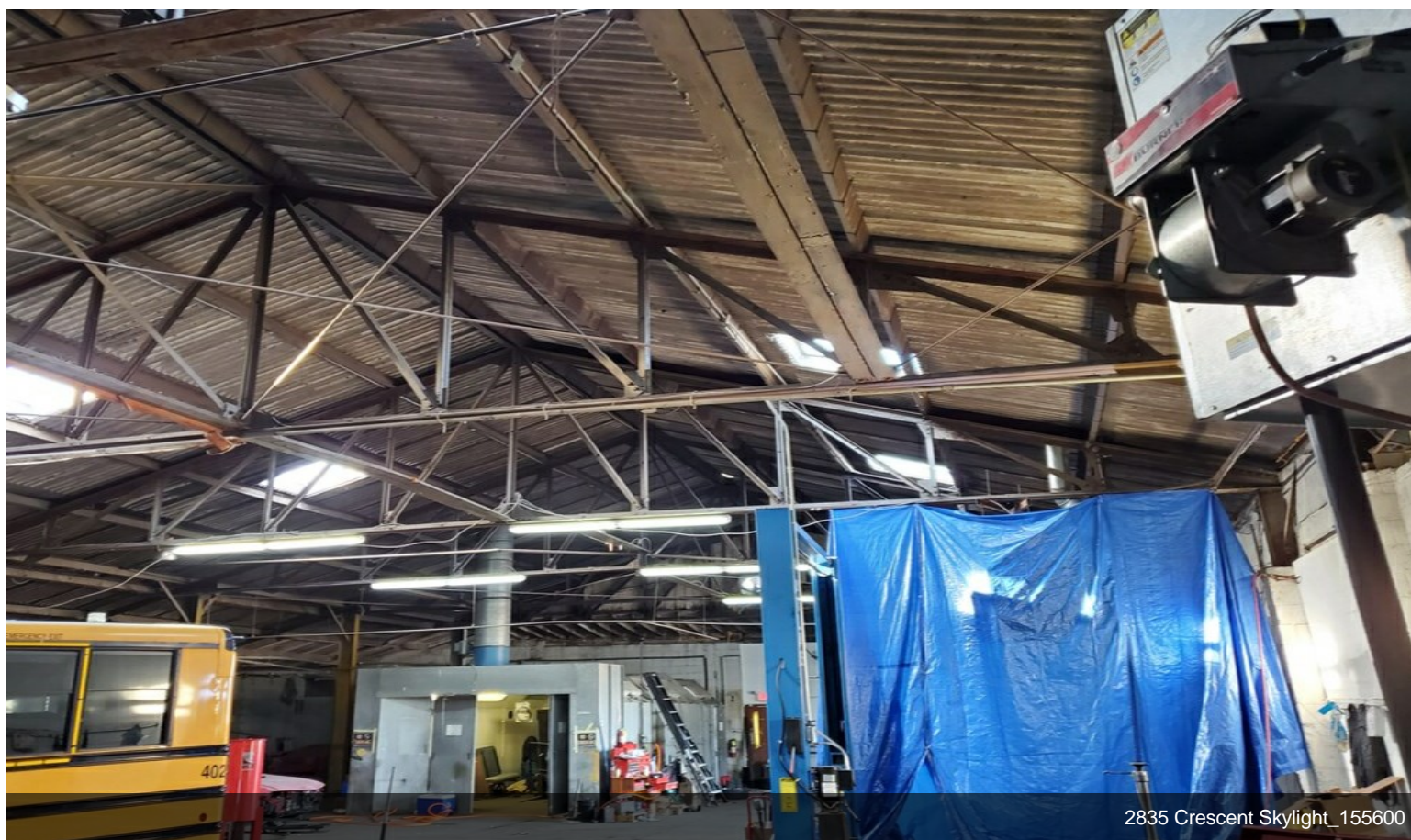


Right Lot - Warehouse Drive-In Door (2 of 2)



2835 Crescent Car Lifts_161532

Property Photos



2835 Crescent Skylight_155600

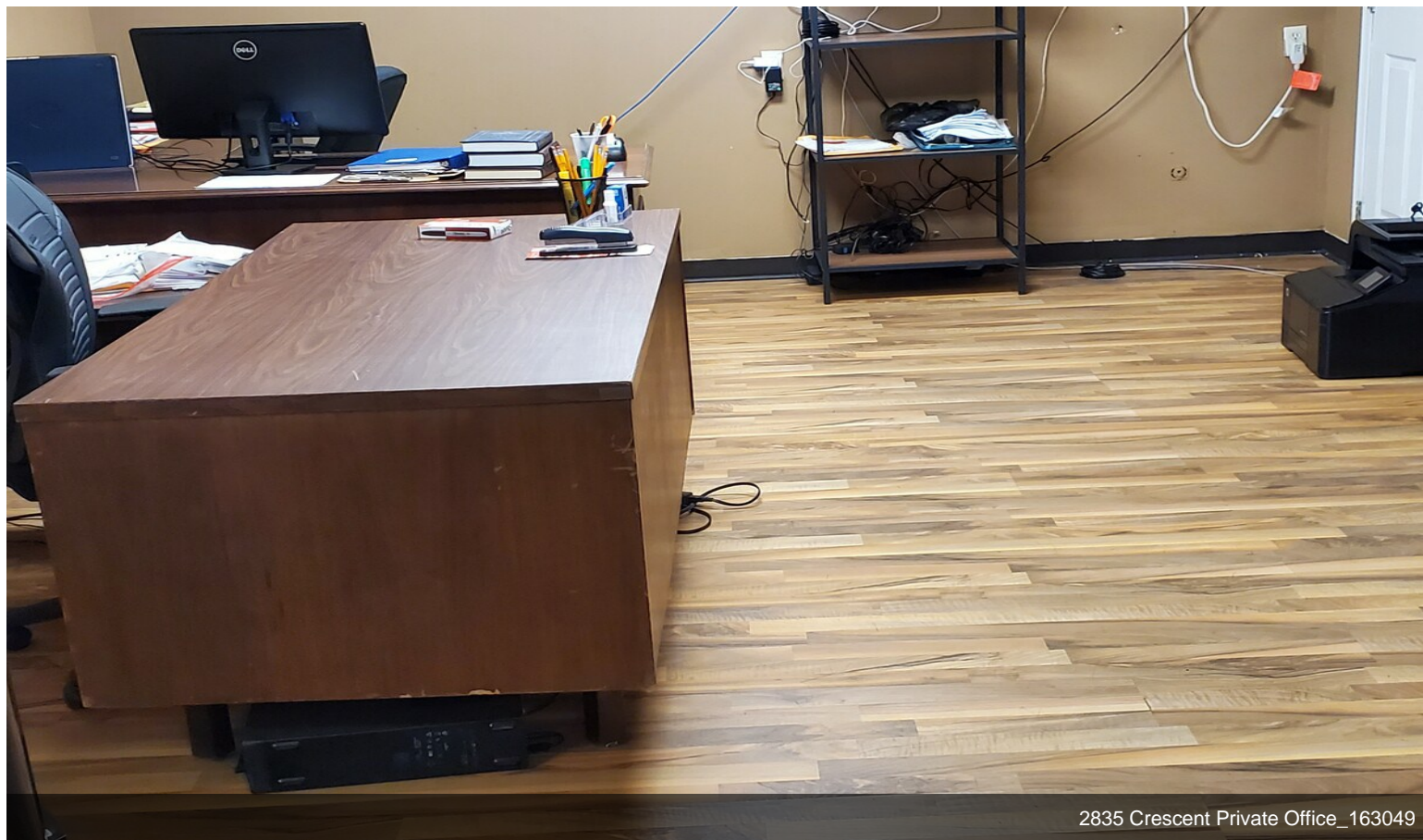


Parking Lot (Right) - Trailer Parking

Property Photos



2835 Crescent Office with Tile Floor_163740



2835 Crescent Private Office_163049

Property Photos



2835 Crescent Front Lobby #2_162441



2835 Crescent Front Lobby_162436