

**6,210±  
SQUARE FEET**

**21'-22' CLEAR  
FULLY SPRINKLERED  
1 TAILGATE  
225 AMP, 208/120V**

**IDEAL LOCATION  
JUST OFF I-295  
AT EXIT 18**



**AVAILABLE**

**195 BORELLI BLVD**

**PAULSBORO, NJ**

**Scott Mertz, SIOR**  
+1 856 802 6529  
scott.mertz@naimertz.com

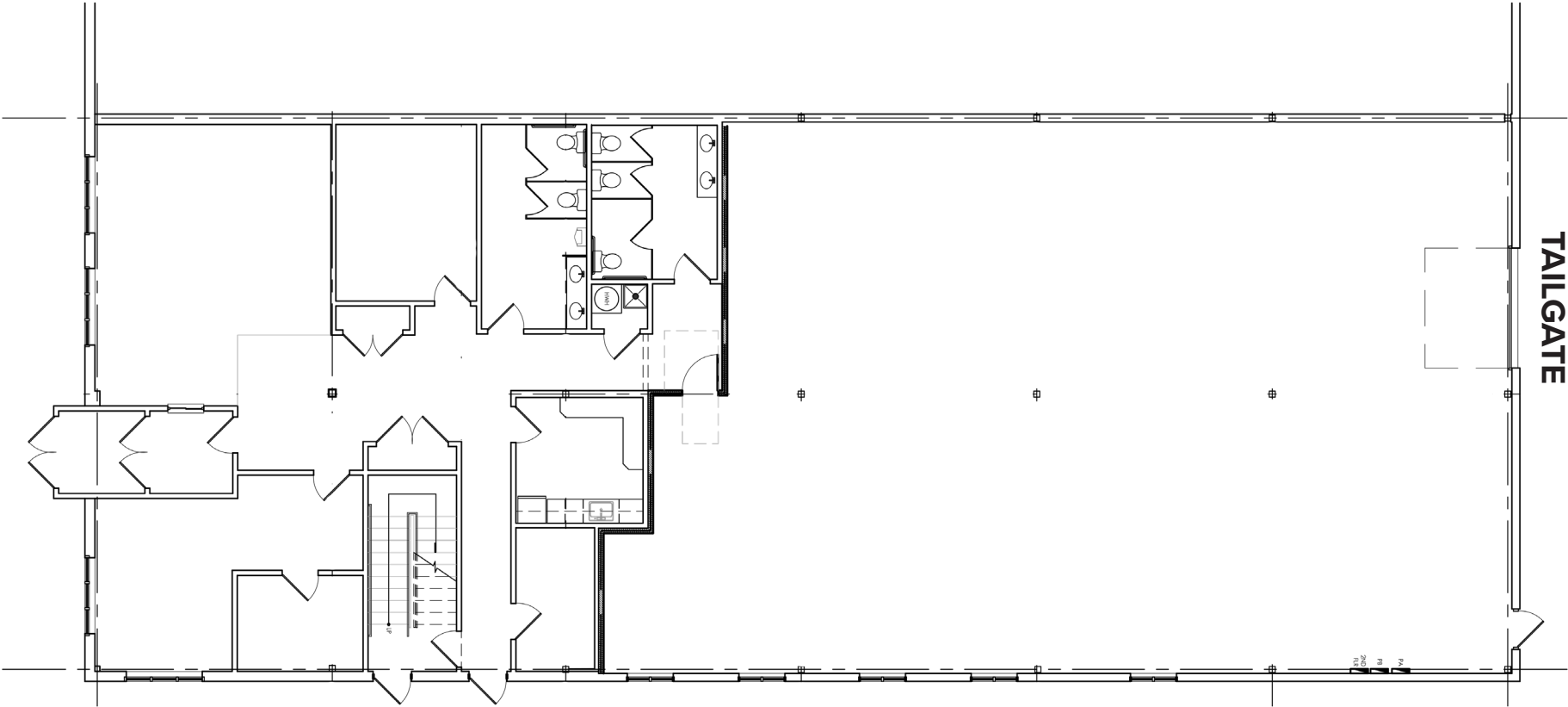
**NAI Mertz**  
21 Roland Avenue | Mount Laurel, NJ 08054  
+1 856 234 9600 | naimertz.com

**How & Where May We Help You?**

**NAIMertz**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FLOORPLAN

AVAILABLE  
**195 BORELLI BLVD**  
PAULSBORO, NJ





# ADDITIONAL PHOTOS

**AVAILABLE**  
**195 BORELLI BLVD**  
**PAULSBORO, NJ**





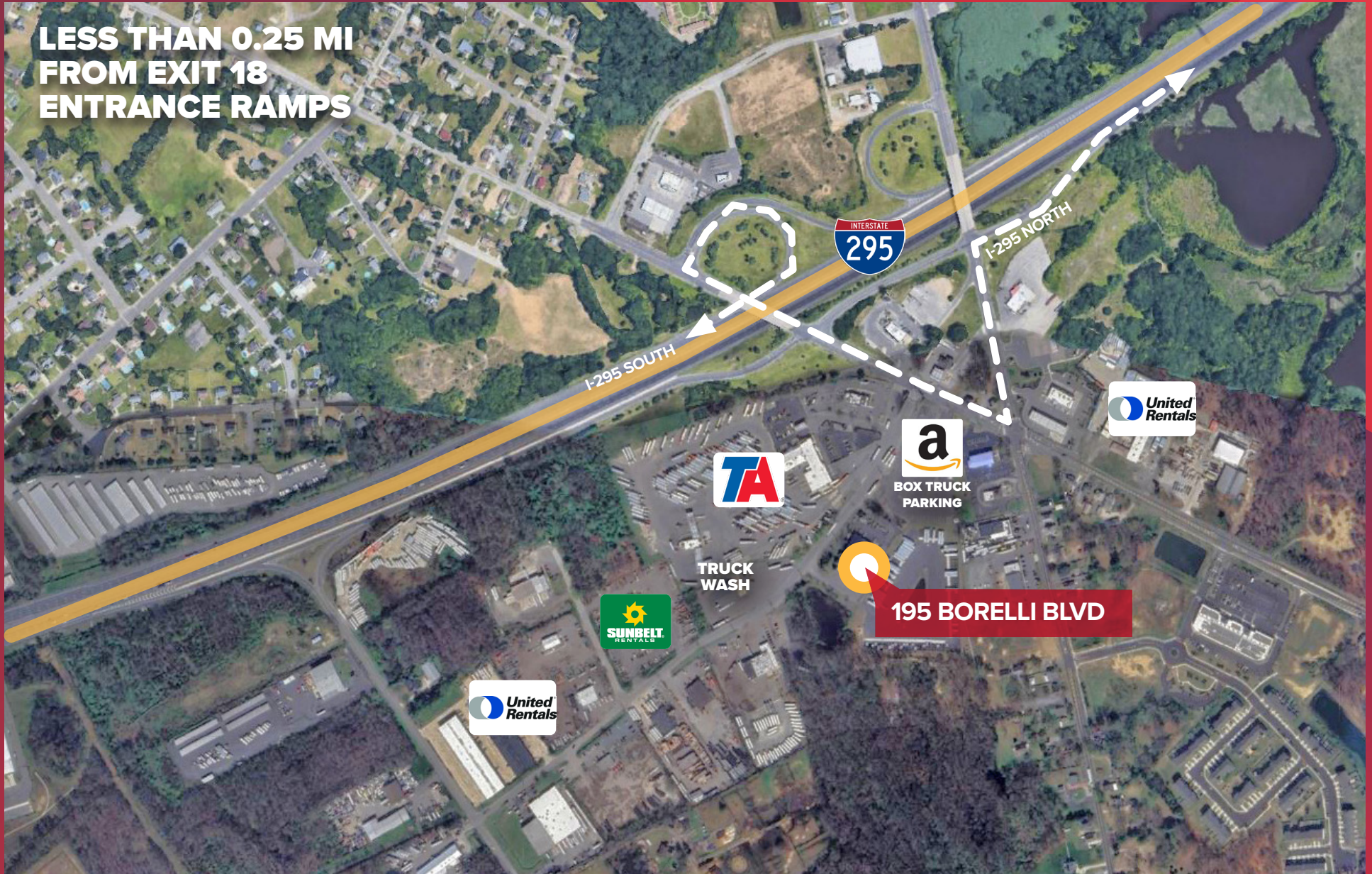
# IMMEDIATE I-295 ACCESS

AVAILABLE

## 195 BORELLI BLVD

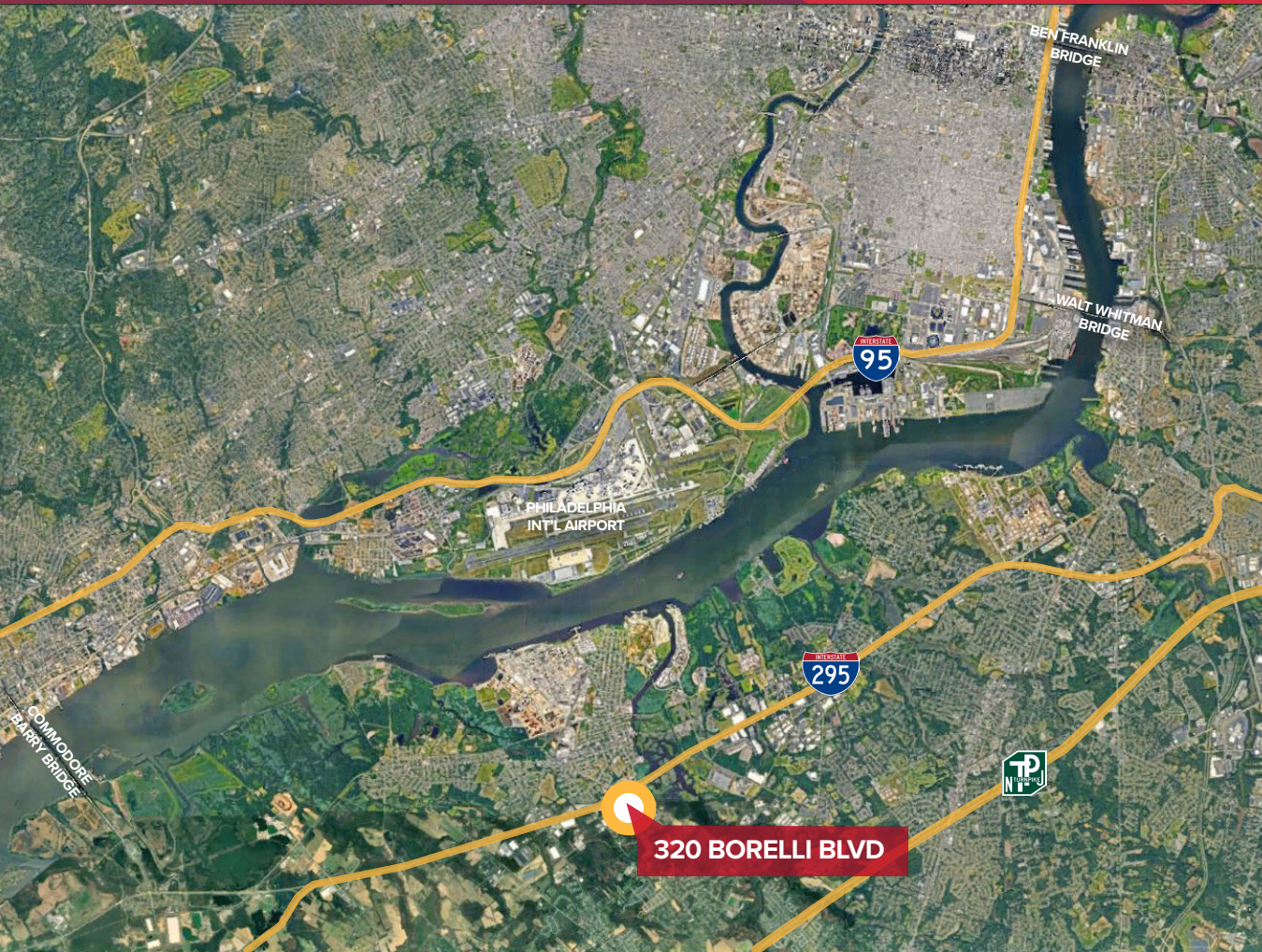
PAULSBORO, NJ

LESS THAN 0.25 MI  
FROM EXIT 18  
ENTRANCE RAMPS





# LOCATION INFORMATION



**AVAILABLE**

## 195 BORELLI BLVD

PAULSBORO, NJ

### Distance to

I-295 S (Exit 18)	0.2 mi
I-295 N (Exit 18)	0.2 mi
NJ Turnpike (Exit 2)	6.5 mi
Commodore Barry Bridge	8.2 mi
I-95	10.4 mi
Center City Philadelphia	16.5 mi
Philadelphia Int'l Airport	18 mi

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