

179,785± SF

**DIVISIBLE
LAST MILE
WAREHOUSE**

**IMPROVEMENTS
COMING SOON!**

**NEW DOOR PACKAGES
NEW ROOF
NEW PARKING LOT
PARKING LOT EXPANSION**

**IDEAL LOCATION
JUST OFF I-295
AT EXIT 20**

How & Where May We Help You?



**RAIL
SERVED**

AVAILABLE FOR LEASE

1370 IMPERIAL WAY

THOROFARE, NJ

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NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE FOR LEASE

DIVISIBLE

1370 IMPERIAL WAY

THOROFARE, NJ

**40% OF THE TOTAL
US POPULATION LIVES
WITHIN A ONE-DAY DRIVE**



BUILDING DESCRIPTION

- 179,875± SF industrial building
- 8.56± acre lot
- 22 tailgate doors w/ levelers
- New shelters and doors coming
- 1 ramped drive-in door
- RAIL SERVED - 4 rail doors
- 23' clear ceiling height
- 30' x 40' column spacing
- Power: 3000 amp, 277/480 volt & (2) 800 amp, 277/ 480 volt
- LED lighting
- 100% wet sprinklered
- 3,897± SF office area
- Built in 1979
- Roof: New roof coming soon
- Brick masonry facade on CMU backup wall
- Public water & sewer
- Located in Mid-Atlantic Corporate Center
- Just off I-295 (Exit 20)

DEMOGRAPHICS WITHIN 45 DRIVE



3,631,785
TOTAL
POPULATION



1,862,200
TOTAL
LABOR FORCE



92,295
TRANSPORTATION
WAREHOUSE
WORKERS



FLOORPLAN

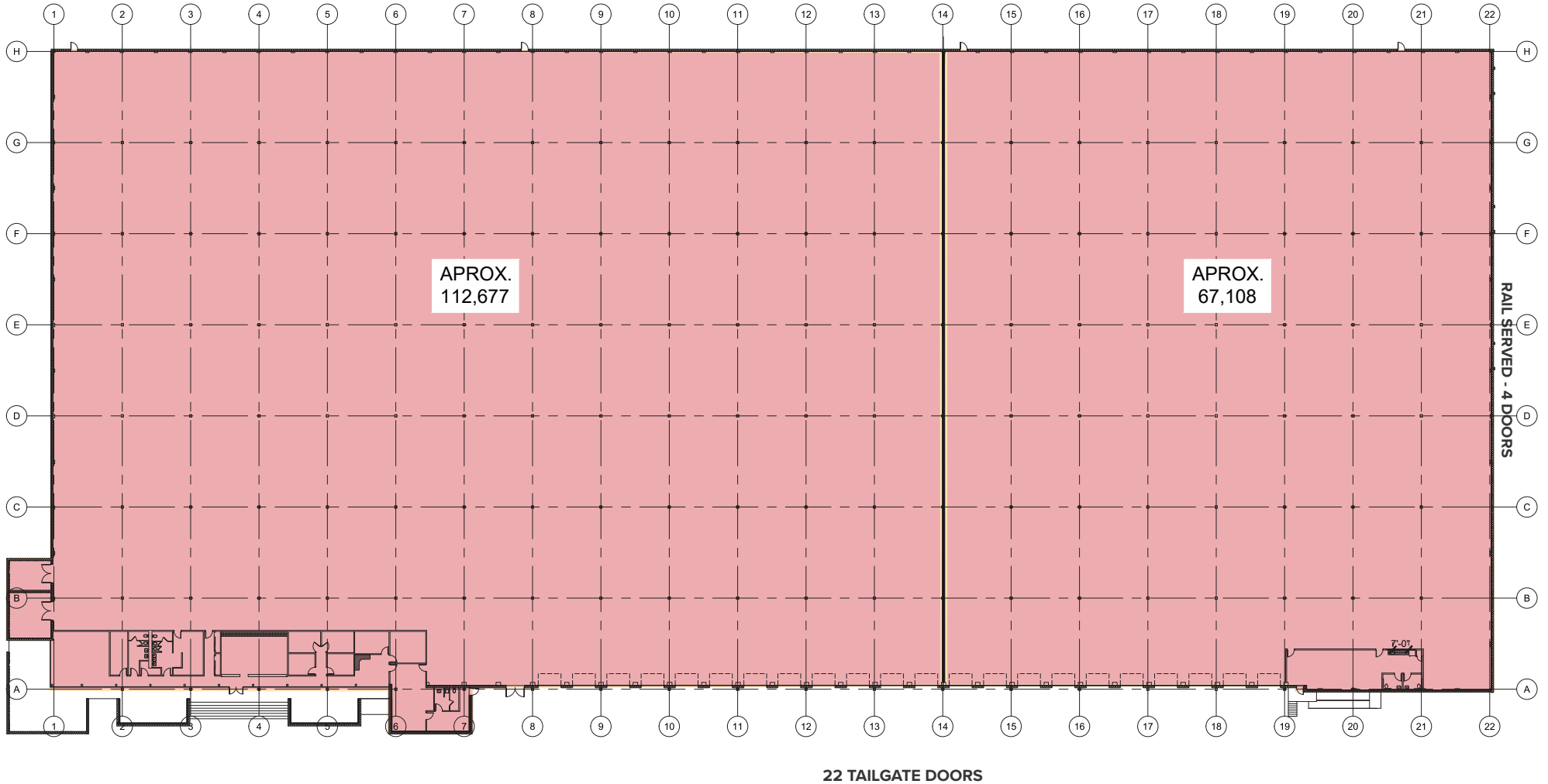
CONCEPT PLAN FOR TWO TENANT OCCUPANCY

AVAILABLE FOR LEASE

DIVISIBLE

1370 IMPERIAL WAY

THOROFARE, NJ



FLOORPLAN

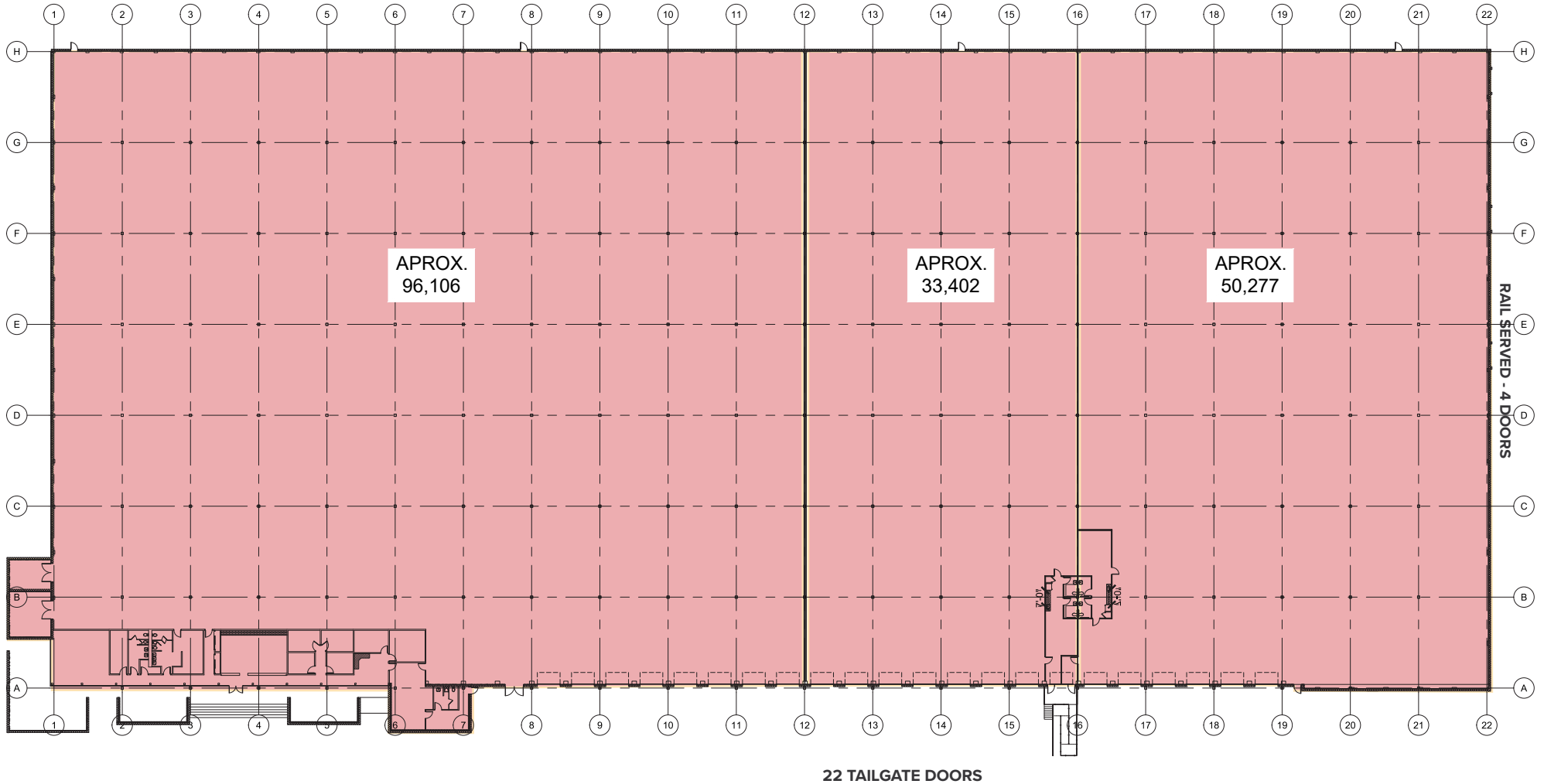
CONCEPT PLAN FOR THREE TENANT OCCUPANCY

AVAILABLE FOR LEASE

DIVISIBLE

1370 IMPERIAL WAY

THOROFARE, NJ



LOCATION INFORMATION



AVAILABLE FOR LEASE

1370 IMPERIAL WAY

THOROFARE, NJ

Distance from

I-295 (Exit 20 S)	0.4 mi
I-295 (Exit 20 N)	0.6 mi
Route 55	6.5 mi
NJ Turnpike (Exit 3)	8.5 mi
Walt Whitman Bridge	9.2 mi
Commodore Barry Bridge	10.7 mi
I-95	11.5 mi
PhilaPort - Packer Ave	12.5 mi
Center City Philadelphia	14.5 mi
Philadelphia Int'l Airport	16.5 mi
PhilaPort - Tioga	18.5 mi
Port of NY/NJ	86 mi

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