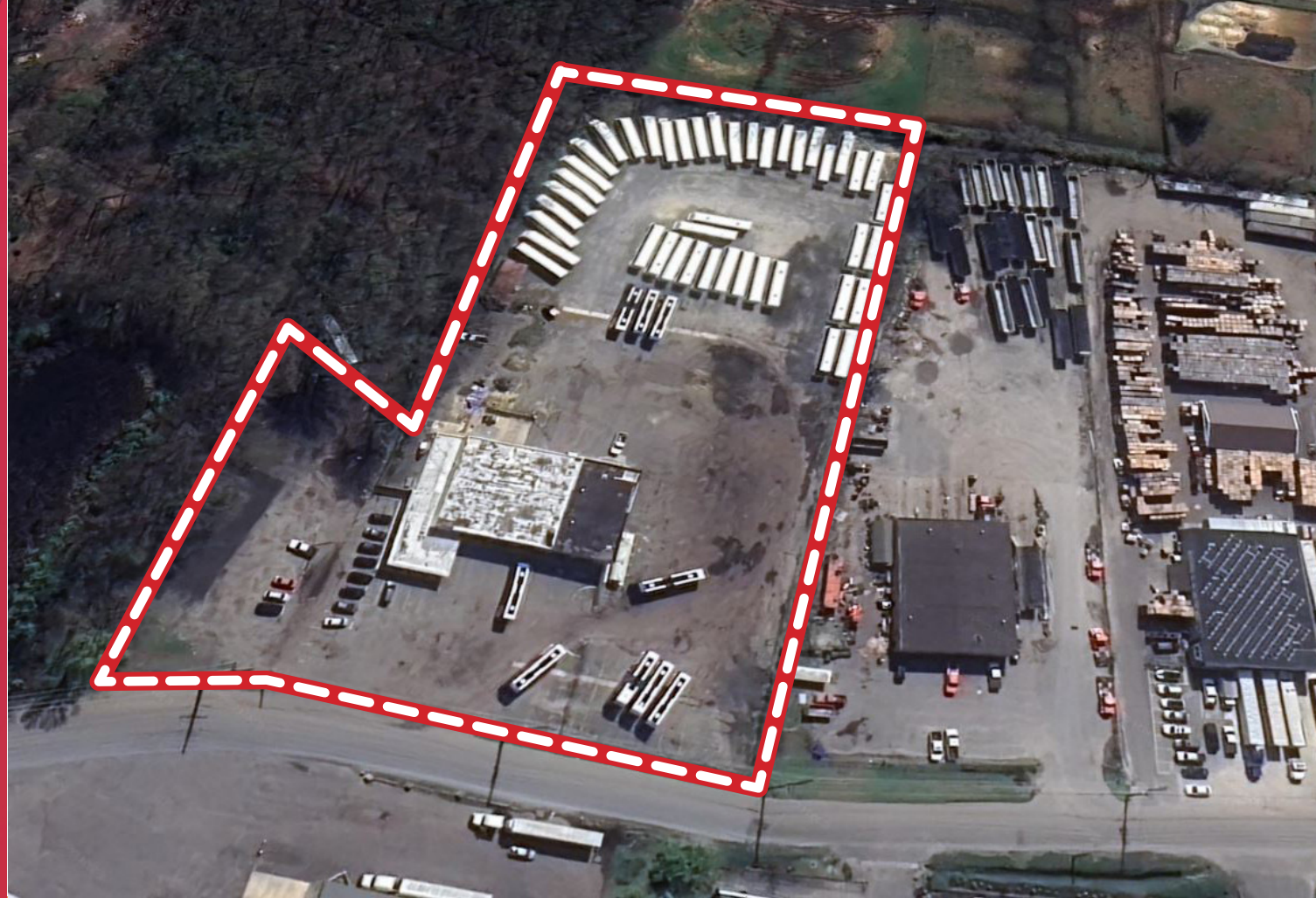


**12,000±
SQUARE FEET**

**4.04
ACRES**

**FULLY FENCED,
HARD PACKED
GRAVEL YARD**

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



AVAILABLE

320 BORELLI BLVD

PAULSBORO, NJ

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

NAI Mertz
21 Roland Avenue | Mount Laurel, NJ 08054
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How & Where May We Help You?

NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE

320 BORELLI BLVD

PAULSBORO, NJ

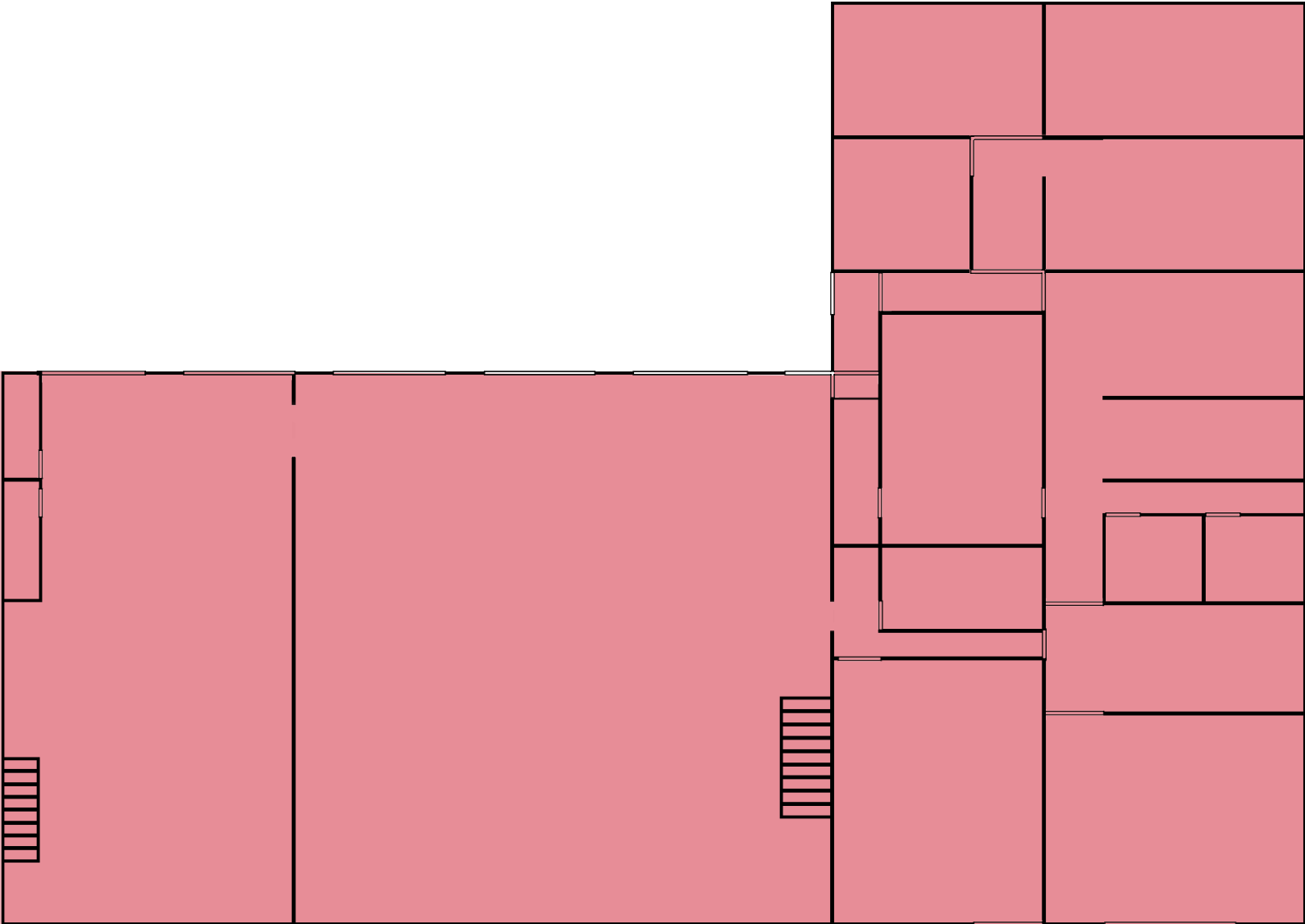
PROPERTY DESCRIPTION

- Fully fenced, hard packed gravel yard
- (5) 12' x 14' drive-in / drive-thru doors
 - (2) electrically operated
 - All have vision panels
- (1) 8' x 10' drive-in door
- New 10,000 gallon double-walled diesel tank
- Air lines, fuel lines, oil lines, and anti-freeze lines throughout
- Floor drains throughout
- (4) new oil heaters
- New HVAC in office
- Paddle fans
- Parts room with counter
- New interior and exterior LED lighting
- Camera system
- Updated mens and womens restrooms w/ locker rooms



FLOORPLAN

AVAILABLE
320 BORELLI BLVD
PAULSBORO, NJ



IMMEDIATE I-295 ACCESS

AVAILABLE

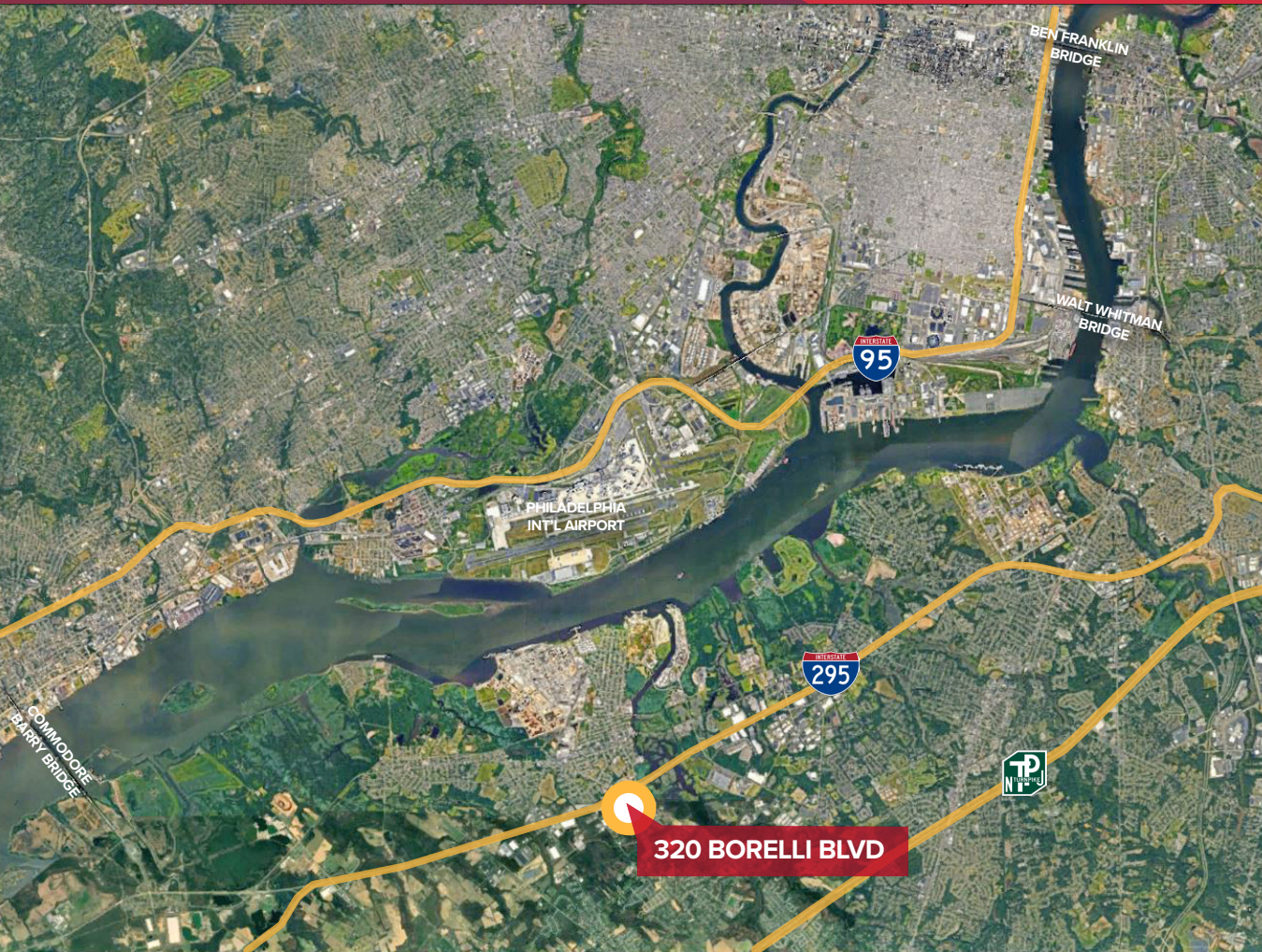
320 BORELLI BLVD

PAULSBORO, NJ

LESS THAN 0.25 MI
FROM EXIT 18
ENTRANCE RAMPS



LOCATION INFORMATION



AVAILABLE

320 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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