

**10,080
SQUARE FEET**

**TRUCK REPAIR
CONTRACTOR
BUILDING
FOR LEASE**

**JUST OFF ROUTE 130
EASY ACCESS TO
BETSY ROSS &
TACONY-PALMYRA
BRIDGES**



**AVAILABLE FOR LEASE
2201 WALLACE BLVD
CINNAMINSON, 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

NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AVAILABLE FOR LEASE

2201 WALLACE BLVD

CINNAMINSON, NJ

BUILDING DESCRIPTION

- 10,080 SF warehouse / flex building
 - 8,387 SF warehouse area
 - 1,693 SF office area
- 1 acre lot
- 1 loading dock w/ 130' depth
- (2) 12'x12' drive-in doors
- (2) 12'x10' drive-in doors
- 14'8" clear ceiling height
- 40' x 30' column spacing
- Power: 400a, 240v, 3 phase
- Substantial paved area in rear of building
- Built in 1985
- Est 2024 Real Estate Taxes: \$1.47 PSF





LOCATION INFORMATION



AVAILABLE FOR LEASE 2201 WALLACE BLVD

CINNAMINSON, NJ

Distance to

Route 130	0.5 mi
Route 73	2.9 mi
Tacony-Palmyra Bridge	4.0 mi
Betsy Ross Bridge	5.0 mi
I-95 S	6.6 mi
I-95 N	6.9 mi
Center City Philadelphia	12 mi

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE