

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

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AVAILABLE FOR LEASE

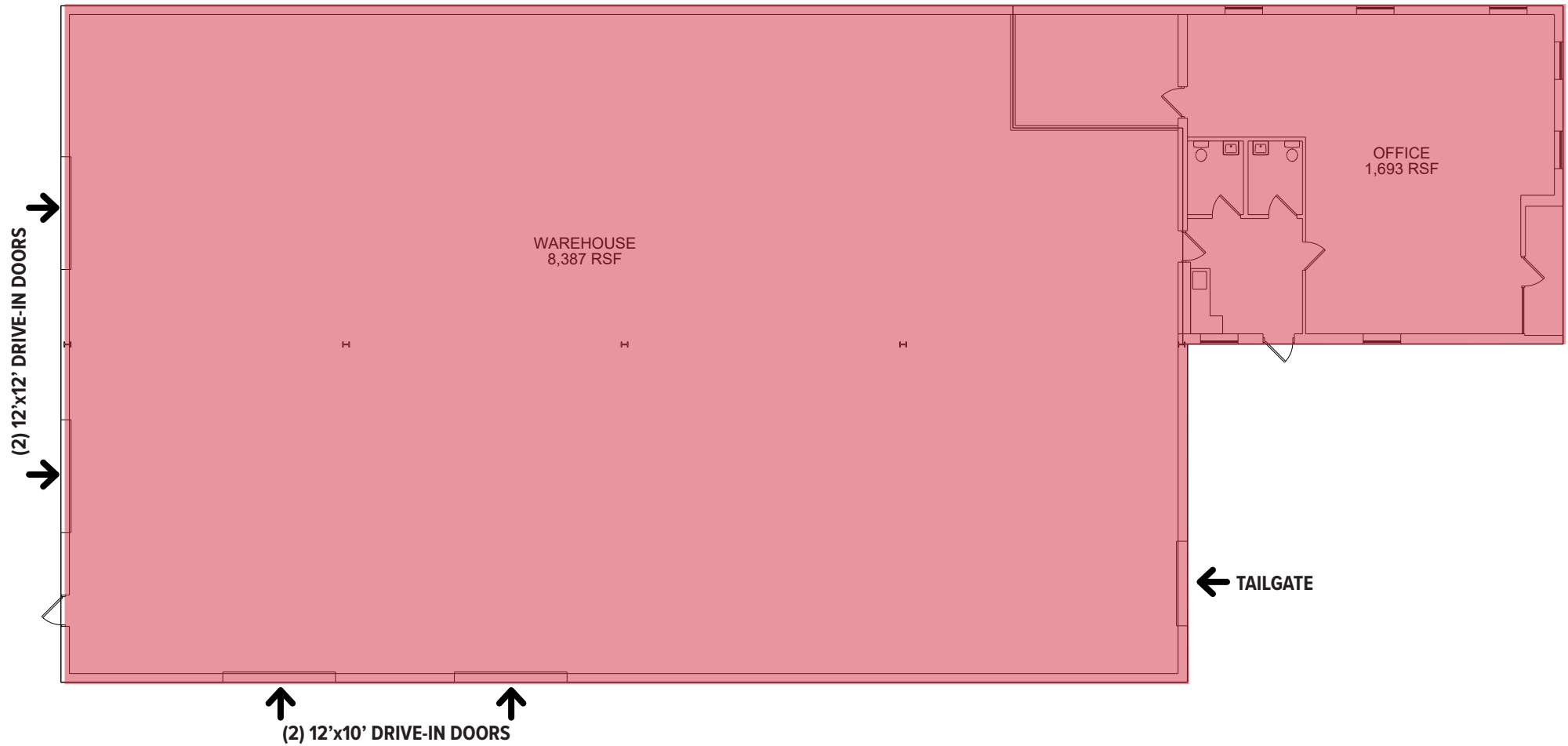
2201 WALLACE BLVD

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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

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