



NEW ROOF!

2 Executive Drive

Voorhees, NJ

Property Description

- 111,861 SF industrial building on 9.67 acres. Divisible
- Renovations underway to include New façade and new offices
- Space divided as follows:

Finished Space:	16,000± SF
Warehouse:	36,700± SF
Production:	33,000± SF
Assembly:	26,161± SF
- Construction:

Walls:	Brick, Block
Floors:	Reinforced concrete
Roof:	Asphalt roof over rigid insulation and metal deck
- Ceiling height:

Warehouse:	21' clear (36,700 SF)
Production:	18' clear (33,000 SF)
Assembly:	13'6" clear (26,161 SF)

- Loading: 9 tailgate loading docks with levelers and seals located throughout the warehouse, production and assembly areas
- Lighting: Fluorescent fixtures in Warehouse and Assembly areas. Mercury Vapor in Production area, supplemented by skylights.
- Column spacing: 26' x 38' in Production and Assembly Areas, 34' x 40' in Warehouse Area
- 100% sprinklered with pump room.
- HVAC: Gas-fired ceiling hung Reznor units. Air-conditioning is supplied by roof-top mounted York package units
- Power: 3000 amps, 480 volts, 3 phase electric with significant distribution throughout Production and Assembly areas.
- Parking: Car parking for at least 140 cars, with additional paved area for cars or trailers.

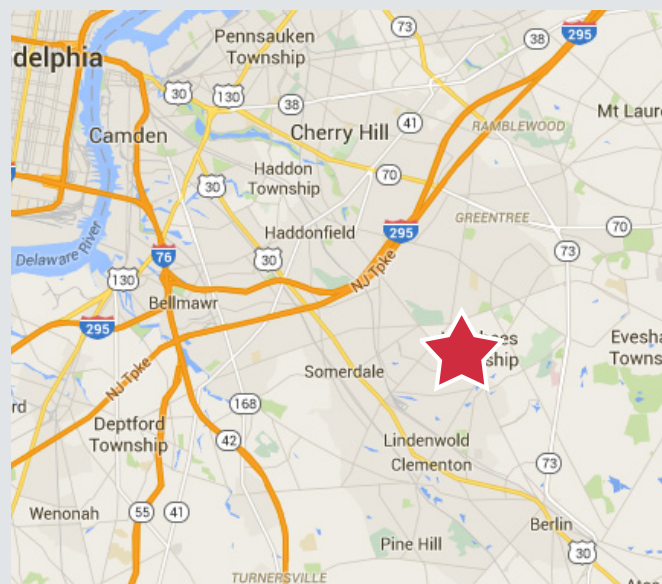
For more information:

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Property Description (cont'd)

- Finished space: Approximately 16,000 sf of drop-ceiling finished area, including office space, conference rooms, locker rooms, pre-press area, lunch room and restrooms.
- Date of construction: Original Production, Assembly and Office areas built in 1977, with the warehouse area constructed later
- Zoning: O3 - Office Township Center Option 1
- Taxes: \$89,125.00



For more information:

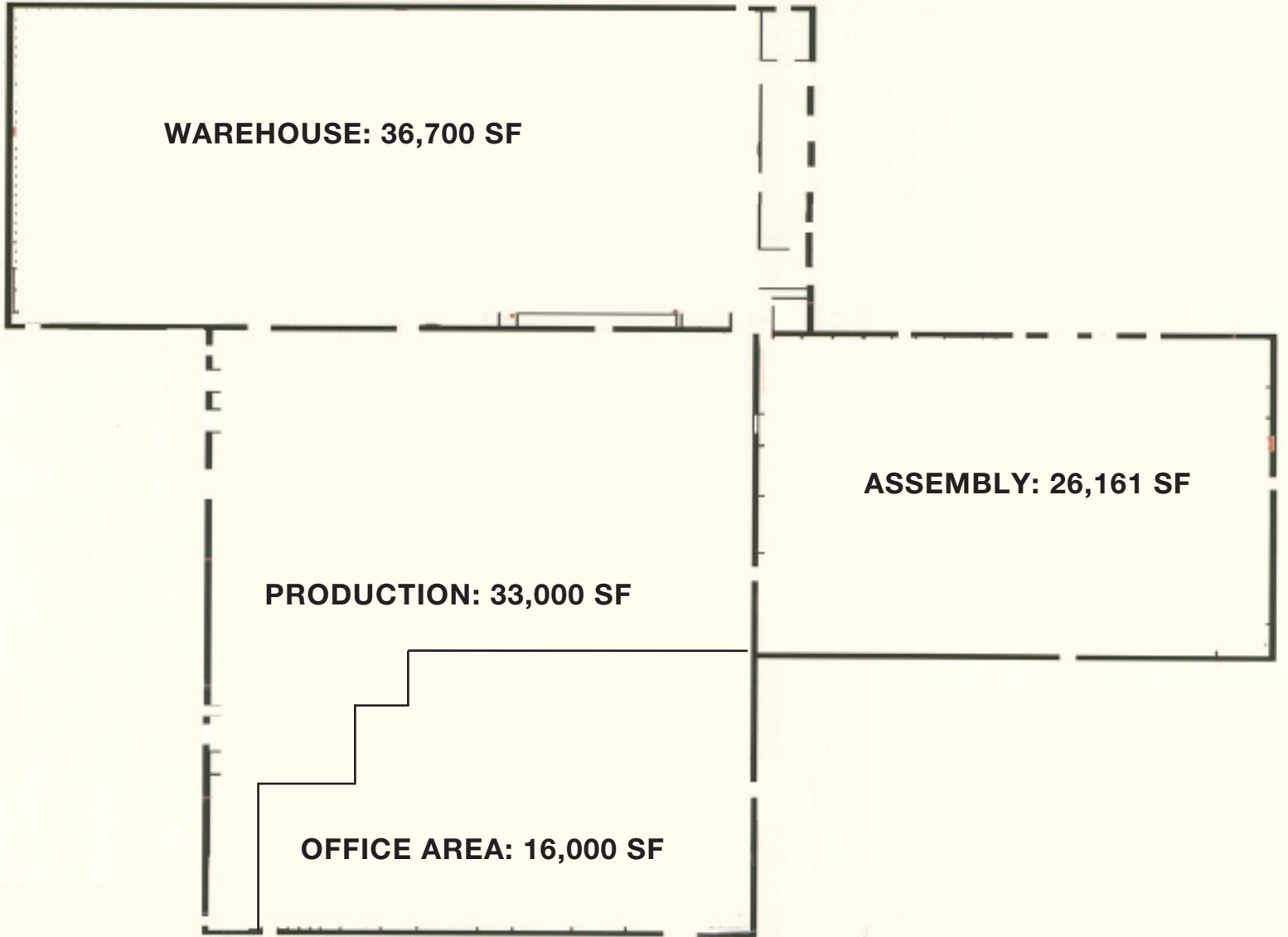
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