



6804 Delilah Road

Egg Harbor Township, NJ

Property Description

- 32,300± SF building
- Ceiling height 16' - 24' clear
- Clear span
- (4) docks - 10' x 9'
- (2) drive-ins/drive thru - 12' x 12'
- 3,500± SF of office
- Warehouse bathroom with showers
- (4) single stall restrooms
- Fluorescent lighting
- Conference room and several private offices
- Alarm system
- Wet sprinkler
- Gas heat
- Potential cold storage room (26' x 72')



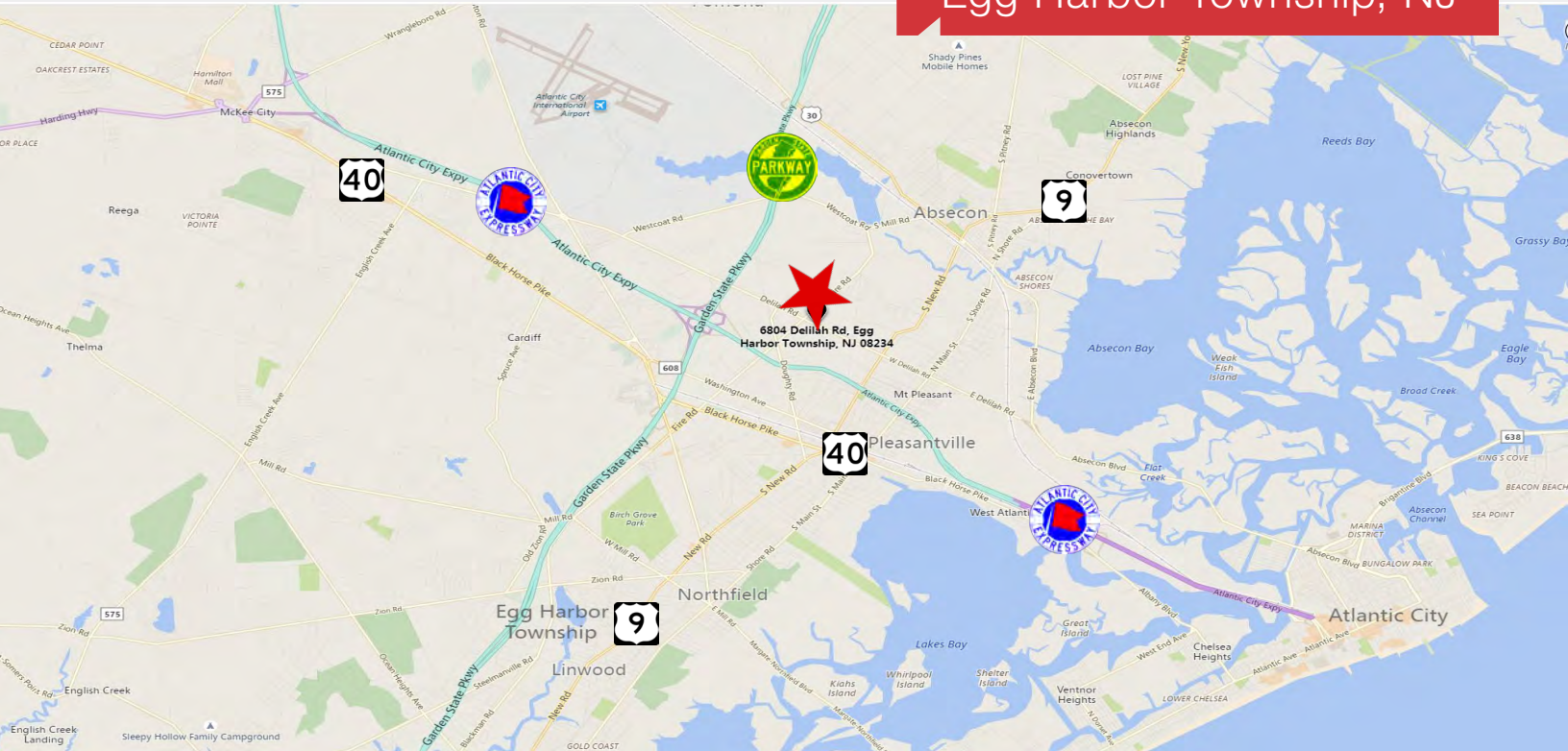
- 2.64± acres
- Power: 3 phase 200 amp 120/240 volt
- Zoned M1 - Light Industrial, retail and wholesale business, warehouse and storage, business offices
- Block 801/Lot 2
- Real Estate Taxes (2017): \$23,643

Lease Rate: **\$4.50 PSF NNN**

For more information:

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Location Information

- Minutes to Atlantic City Expressway and Garden State Parkway
- Less than 10 minutes to Atlantic City International Airport
- Close proximity to Route 9 and accessible to Route 40 (Black Horse Pike)

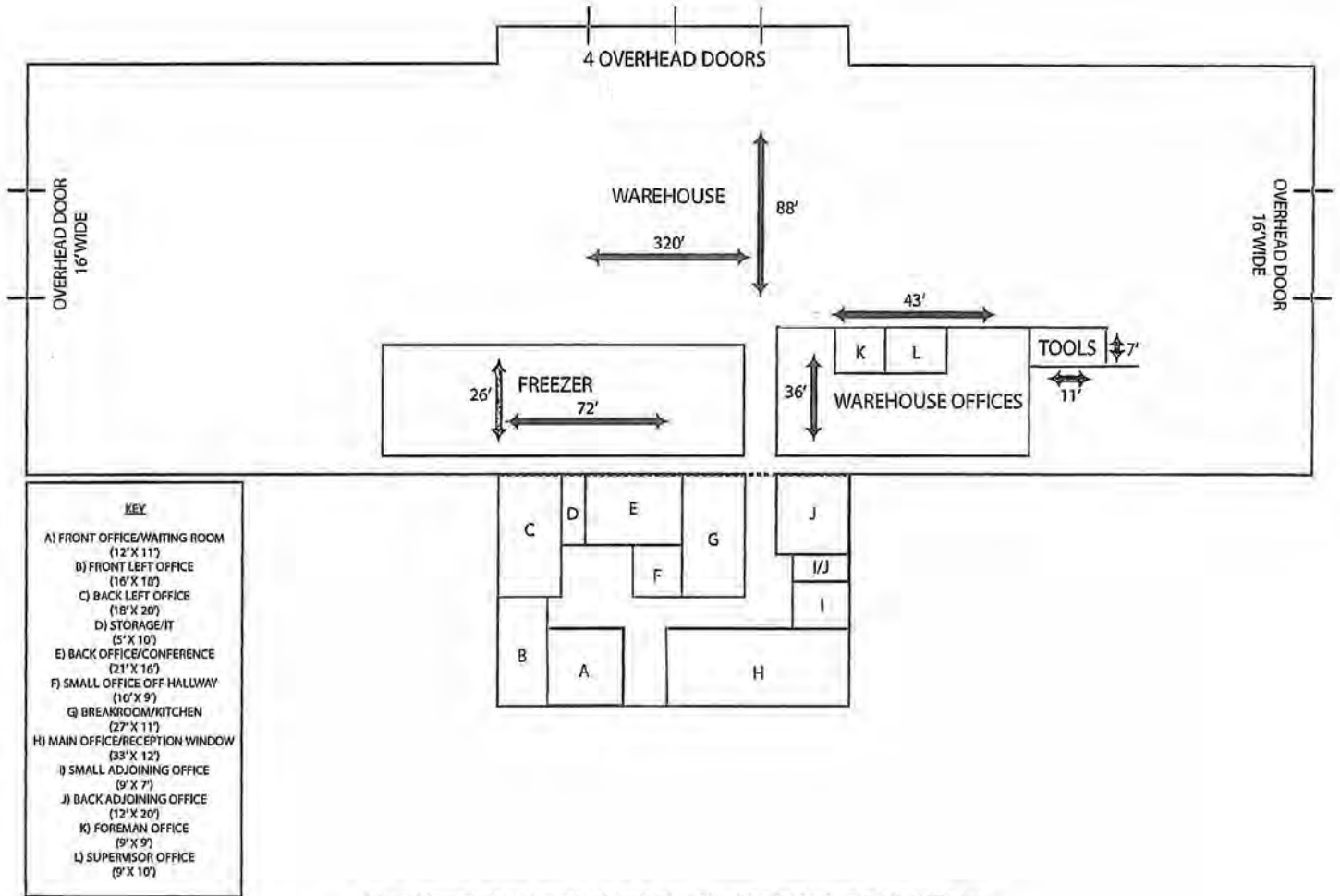
Distances to:

- Atlantic City 14 miles (24 minutes)
- Philadelphia 59 miles (60 minutes)
- Atlantic City Int'l Airport 4 miles (9 minutes)

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