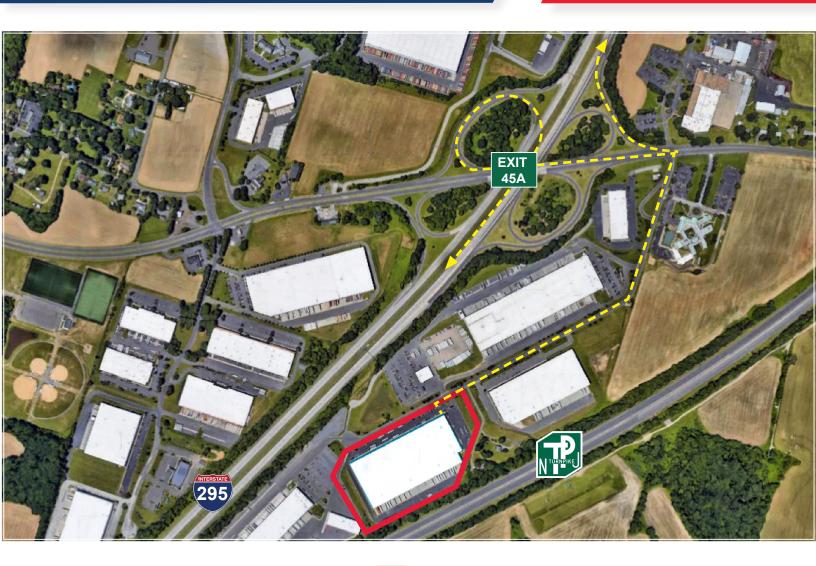
## RANCOCAS PARK 35 EAST PARK DRIVE, WESTAMPTON, NJ

#### 302,372 SF



Available 5/1/2020





## **PROPERTY HIGHLIGHTS**

- STRATEGICALLY LOCATED NEAR EXIT 5 OF NJ TURNPIKE & EXIT 45A OF I-295
- 30' CLEAR HEIGHT
- ABUNDANT CAR PARKING





**RANCOCAS PARK** 35 EAST PARK DRIVE

#### BUILDING FEATURES

Square Footage Available	302,372 SF	
Office Space	8,290 SF	
Year Built	2002	
Building Dimensions	381' x 736'	
Lot Size	15.42 acres	
Docks	35 loading doors, 2 drive-in	
Car Parking	264 parking spaces	
Truck Court Depth	125'	
Columns Spacing	40' x 60' with 80' speed bays	

Construction	Masonry
Fire Protection	ESFR sprinkler system
Lighting	T-5 energy efficient fixtures
Power	2000 amps, 480 volt
Water	Municipal
Sewer	Municipal
Electric / Gas	PSE&G
Clear Height	30'

### RANCOCAS PARK 35 EAST PARK DRIVE, WESTAMPTON, NJ

#### 302,372 SF - POTENTIAL DIVISION

# CUSHMAN & WAKEFIELD

Available 5/1/2020

#### BUILDING SPECIFICATIONS

100 00

Square Footage Available Office Square Footage Building Dimension Docks Car Parking 302,372 SF

8,290 SF

382' x 400'

35 dock doors, 2 drive-ins

132 car parking spaces



	CONN	IECTICUT
FOR LEASE	5 1 2	Hartford
	Waterbury	
PENNSYLVANIA		NewHaven
	Stamford Bridgepo	rt
(i) Baterson Areas	ronkers 100 miles	
Dettsville New York New York		
Allentown 2 Elizabeth	The same	
Carlister Reading Read	KEY DISTANC	~FS
(iii)	I-295 Exit 45A New Jersey Turnpike	0.5 Miles
	Exit 5	4 Miles
	Exit 8A	35 Miles
MARYLAND	Exit 3A Exit 13A (Ports of NY/NJ/Newwark Liberty Int'l Airport)	64 Miles
Baltimbre (1)	Philadelphia, PA	22 Miles
Dover	Ports of Philadelphia	25 Miles
	Philadelphia International Airport	30 Miles
Admitton K Washington D.C.	New York, NY	78 Miles
DELAWARE	Allentown, PA	80 Miles

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