

RANCOCAS PARK

35 EAST PARK DRIVE, WESTAMPTON, NJ

302,372 SF



Available 8/1/2020



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

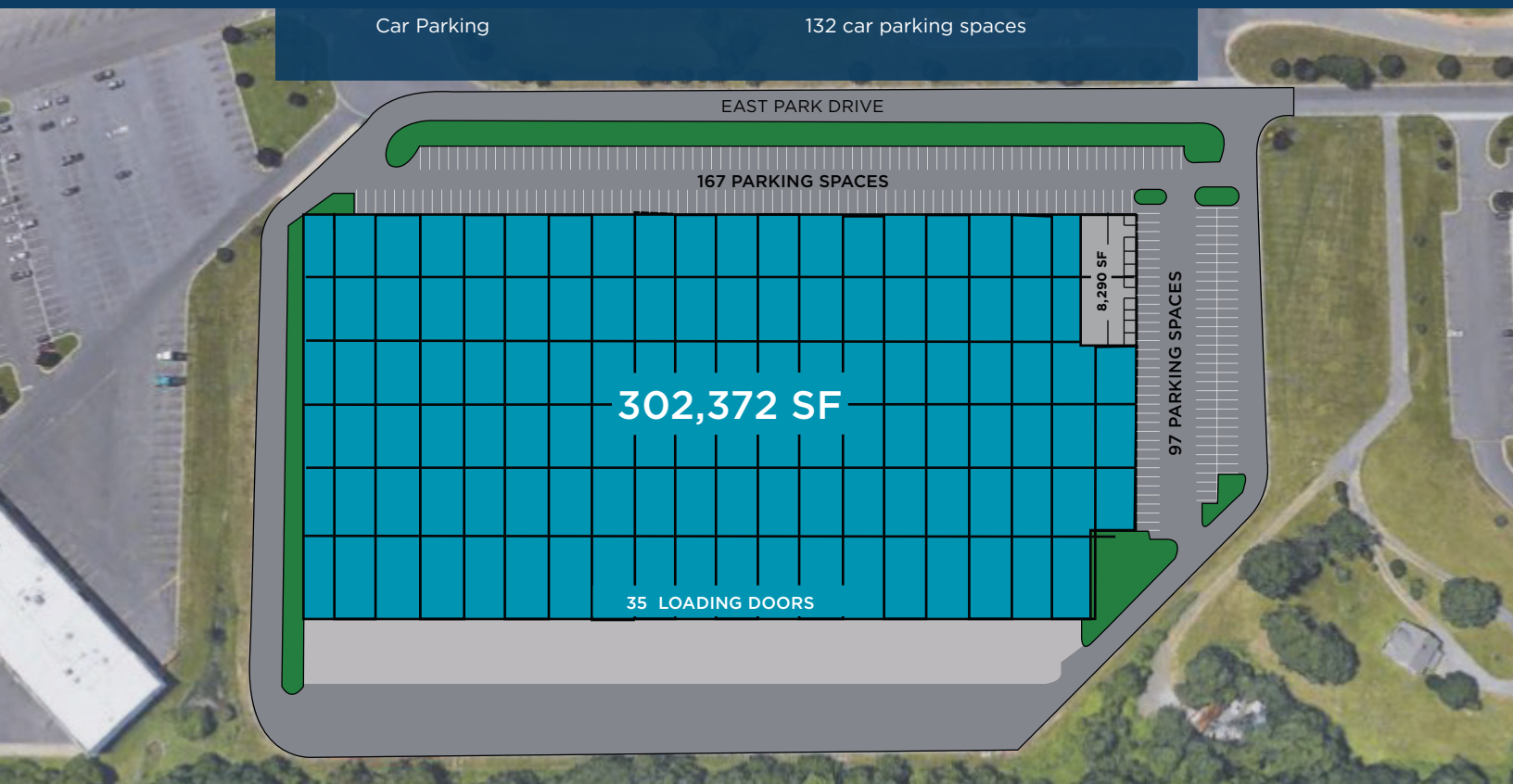


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BUILDING SPECIFICATIONS

Square Footage Available	302,372 SF
Office Square Footage	8,290 SF
Building Dimension	381' x 736'
Docks	35 dock doors, 2 drive-ins
Car Parking	132 car parking spaces



FOR LEASE

Rancocas Park

KEY DISTANCES

I-295 Exit 45A	0.5 Miles
New Jersey Turnpike	
Exit 5	4 Miles
Exit 8A	35 Miles
Exit 13A (Ports of NY/NJ/Newark Liberty Int'l Airport)	64 Miles
Philadelphia, PA	22 Miles
Ports of Philadelphia	25 Miles
Philadelphia International Airport	30 Miles
New York, NY	78 Miles
Allentown, PA	80 Miles

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