



281 Benigno Boulevard

Bellmawr, New Jersey

Property Description

- 74,000 SF, one-story manufacturing/distribution facility on 3.3 acres - under renovation
- 2,000± SF, brand new office area, more office to suit
- Ceiling height: 24' clear to underside of bar joist
- Column spacing: 33'4" x 37'6"
- New Roof: R20 insulation, TPO, white deck
- Lighting: LED in warehouse and office
- Loading: Twelve (12) tailgate loading docks with covered concrete platform at a height of 4'0" with dock bumpers and two (2) load levelers. One (1) 8 x 8 drive-in door. Rail served
- Construction: Tilt-up panels and masonry, 5" reinforced concrete with wire mesh reinforced floors
- Electric service: 460 volt, 3-phase, 4-wire, 2000 amp
- HVAC: Radiant ceiling-hung natural-gas-fired heating units in warehouse. Paddle fans throughout
- Sprinkler: ESFR
- Parking: 65 vehicles

- **Planned renovations include: New roof, full exterior painting, interior roof deck to be painted, parking lot seal coating & striping, concrete floor sealing, new restrooms, new office area.**



For more information:

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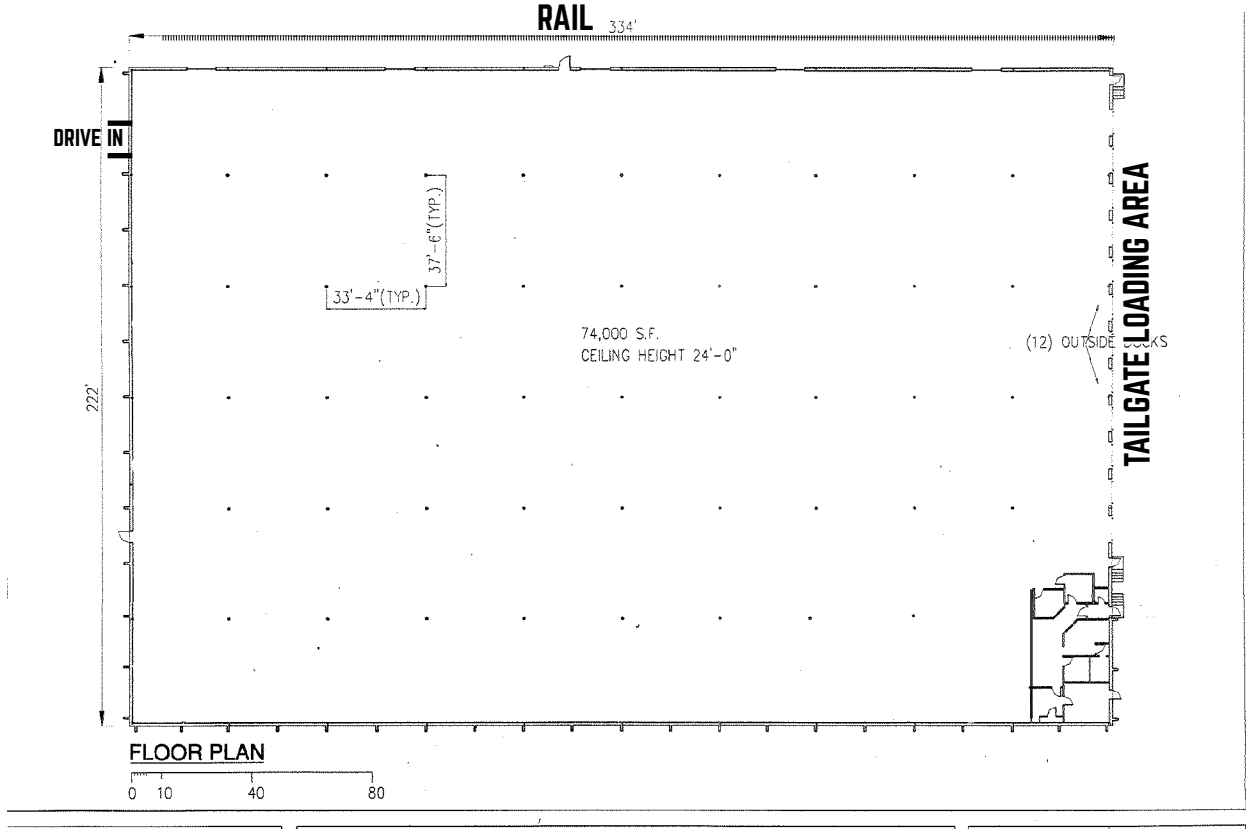
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Location Information

- Just off Route 42
- Less than 1 mile to NJ Turnpike (Exit 3)
- 1.5 miles to I-295 (Exit 28)
- 10 minutes to Philadelphia via the Walt Whitman Bridge



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