



6805 Delilah Road

Egg Harbor Township, NJ

Property Description

- 33,400± SF warehouse
 - 30,000± SF warehouse
 - 3,400± SF office
- 4.53 acre lot size
- Ceiling heights: 26' - 33' clear
- Built in 1979
- Block & metal construction
- Insulated corrugated steel roof
- 25' x 50' column spacing
- Loading: 6 tailgate loading docks and 1 drive-in door
- Power: 400 amp, 480 volt
- Fully sprinklered
- Racking available
- 48 parking spots
- Zoned M-1 - Light Industrial
- Great workforce in area
- Fluorescent lighting
- Public water provided by NJ American Water, septic sewer
- Gas heat provided by South Jersey Gas Company
- Taxes (2018) \$30,792



Located within an Opportunity Zone

Rental Rate:

\$4.85 PSF NNN

For more information:

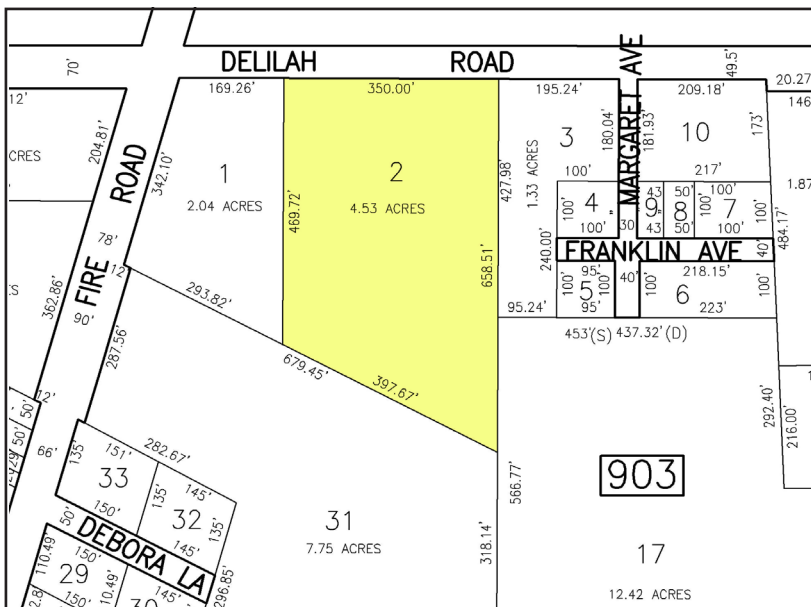
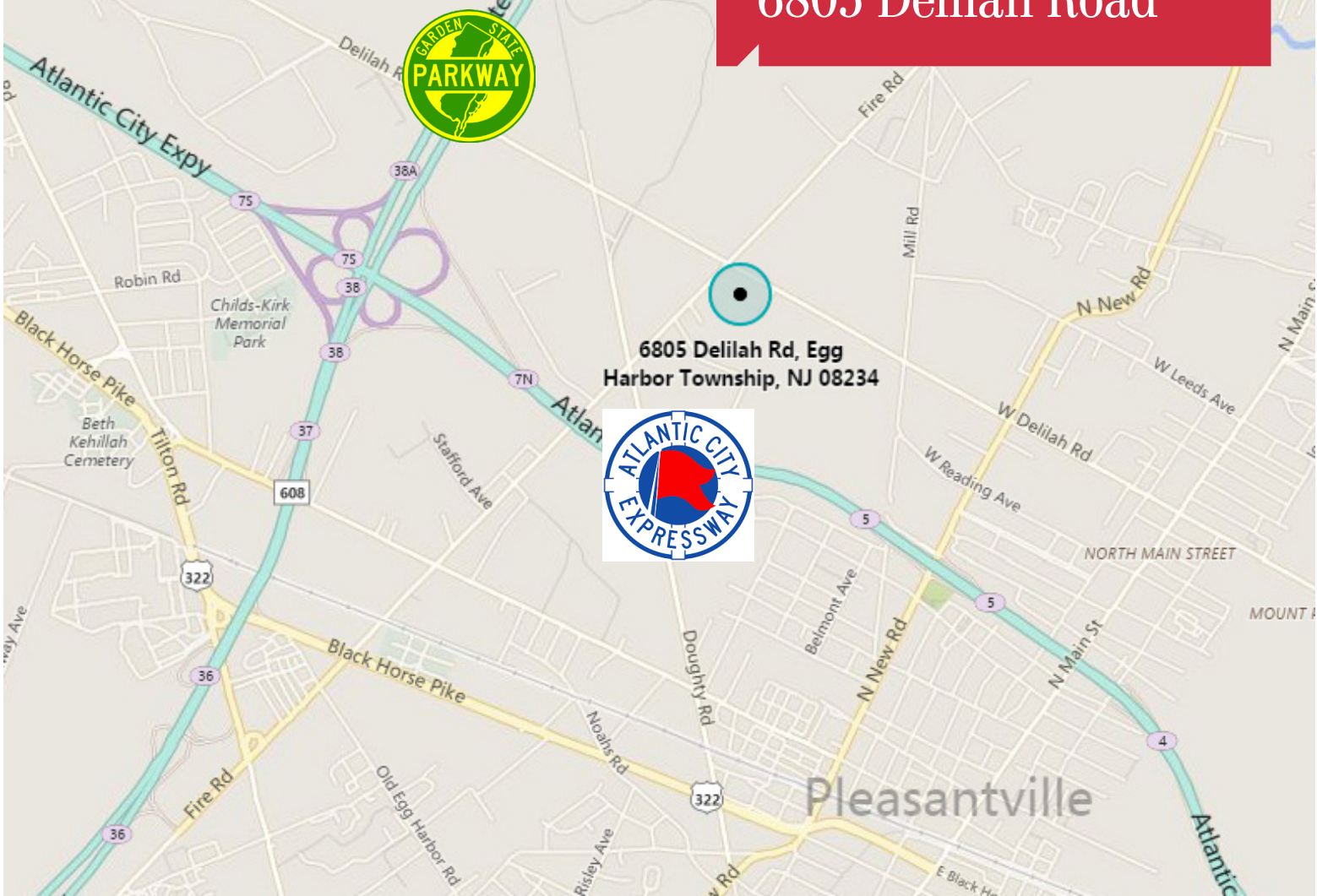
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Location Information

- Just 8/10^{ths} of a mile from Route 9
- 1.4 miles from Atlantic City Expressway
- 1.8 miles from Garden State Parkway
- 54 miles from Philadelphia
- 75 miles from Trenton

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