

# Location



- Excellent access to I-295 (Exit 20)
- 10 miles to the New Jersey Turnpike (Exit 3)
- 10 miles to Philadelphia
- 98 miles to New York City
- Easy access to area bridges, the Philadelphia International Airport and all area port facilities

**For Lease**  
**122,000 SF**  
**Industrial/Distribution Space**



**UNDER CONSTRUCTION**  
**SPRING 2019 DELIVERY**

Prime Location for Last  
 Mile Delivery to New York City  
 & Philadelphia or Distribution  
 Throughout the Northeast Corridor

**301 Grove Road**  
**West Deptford, NJ**

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Jessup Road



# 301 Grove Road West Deptford, New Jersey

122,000 SF new construction industrial/distribution space

## Property Details

<b>Building Area:</b>	121,857 SF
<b>Ceiling Height:</b>	32' clear
<b>Loading:</b>	10 doors (expandable by 7)
<b>Setting:</b>	Campus
<b>Column Spacing:</b>	48' x 52', 63' speed bay
<b>Drive-ins:</b>	2 doors
<b>Roof:</b>	60MM TPO membrane
<b>Power:</b>	800 amp, 480/277
<b>Lighting:</b>	LED
<b>Sprinkler:</b>	ESFR - K17
<b>Parking:</b>	56 spaces (expandable to 14)
<b>Trailer Stalls:</b>	22 stalls



# 301 Grove Road Expansion

