

AVAILABLE FOR LEASE

New Fully Renovated Distribution Warehouse

Naimertz



540 Glen Avenue

Moorestown, New Jersey 08057

Property Description

- 74,000± SF warehouse space for lease - immediate availability
- Total building is 209,000± SF on 12.88± acres
- Newly renovated in 2017 including new roof and parking lot
- Office space delivered as is, can be built to suit
- 18'-24' clear ceiling heights
- Approximately 40' x 40' column spacing
- 300+ car parking, newly paved lot
- Easy access and abundant parking for trucks
- Full capacity backup electric generator
- Gas heat
- Full coverage wet sprinkler system
- Public water and sewer

74,000 SF NOW AVAILABLE

Unit D: 45,000 SF

- 3 tailgates
- 20' clear ceiling height
- 6000 amp, 480 volt electrical service

Unit E: 29,000 SF

- 5 tailgates, 1 drive-in
- 17' clear ceiling height
- 6000 amp, 480 volt electrical service

Lease Rate

\$4.75 PSF NNN

For more information:

Scott Mertz, SIOR

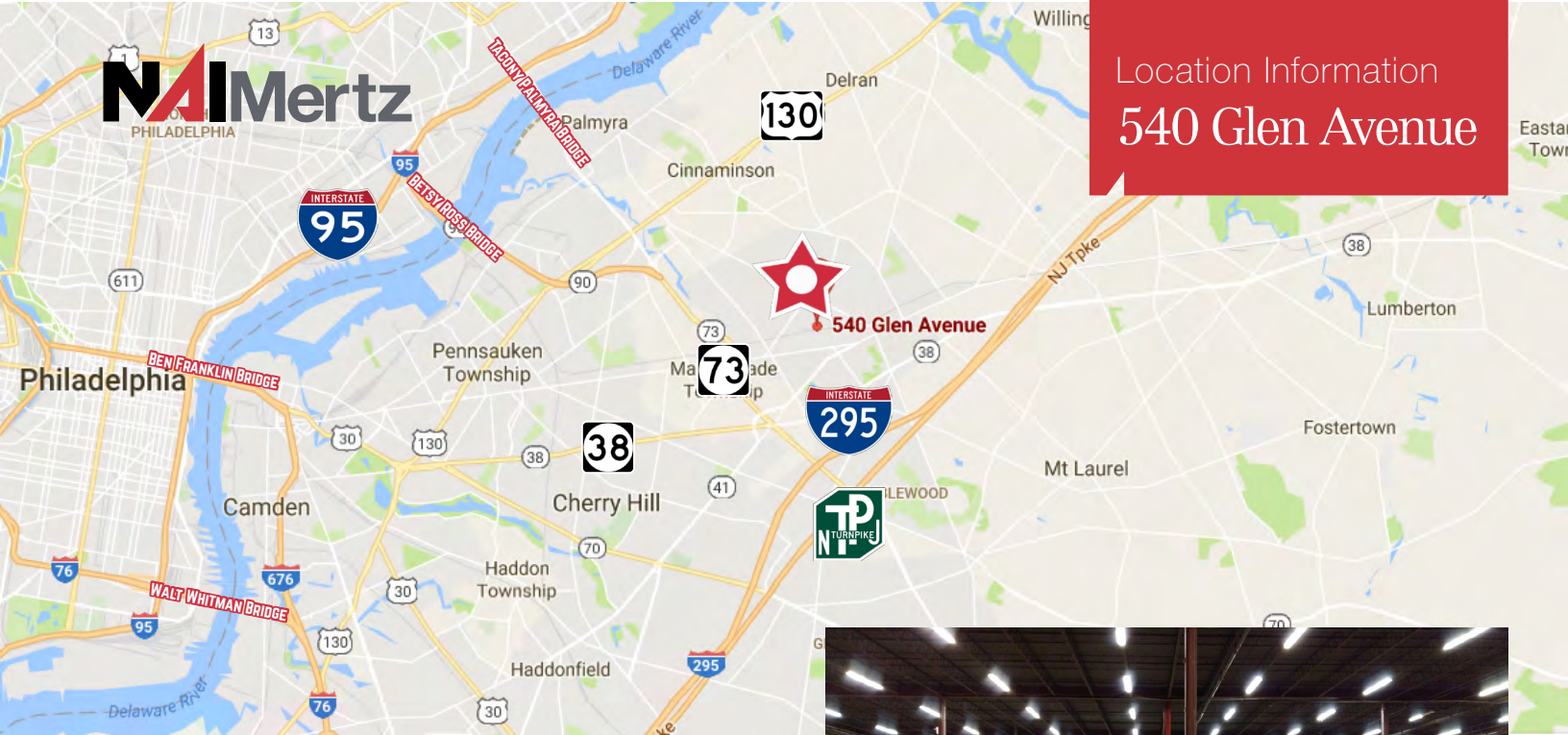
+1 856 234 9600 • scott.mertz@naimertz.com

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21 Roland Avenue
Mount Laurel NJ 08054

+1 856 234 9600

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Location Information

- Located on cul-de-sac at end of Glen Avenue
- Easy access to Routes 130, 38 & 73
- 4 miles to I-295 & Exit 4 of the NJ Turnpike
- 6 miles to Betsy Ross & Tacony Palmyra Bridges serving Philadelphia and I-95

Driving Distances to:

New Jersey Turnpike (Exit 4)	4.1 miles
Interstate 295 (Exit 36)	4.1 miles
Interstate 95 via Betsy Ross Bridge	8 miles
Center City Philadelphia	12.7 miles
Port of Philadelphia - Packer Ave Terminal	15.5 miles
Pennsylvania Turnpike	22 miles
Philadelphia International Airport	22.5 miles
Port of NY/NJ - Newark-Elizabeth Terminal	78.6 miles
New York City	86 miles



