

# 400

## DELRAN PARKWAY

DELRAN, NEW JERSEY

# ± 192,292 SF AVAILABLE FOR LEASE

## CONDITIONED WAREHOUSE SPACE



Trailer Parking  
Potential

9 Exterior  
Docks

14 Interior  
Docks



LBA Logistics 

# SITE PLAN



# PROPERTY OVERVIEW

400 DELTRAN PARKWAY, DELTRAN, NJ 08075

PROPERTY AREA:	16.09 acres	FIRE PROTECTION:	ESFR Sprinkler System
YEAR BUILT:	1992	LIGHTING:	T5 and T8 energy efficient florescent lighting
RENTABLE BUILDING AREA:	±192,292 square feet (including 14,642 SF mezzanine & 2nd floor office)	HVAC:	12 Rooftop package units (3 replaced in 2007)
DIMENSIONS:	400' X 395'	CAR PARKING:	143 Spaces
CEILING HEIGHT:	30' clear	TRUCK COURT DEPTH:	165'
BUILDING POWER:	2000 amps	FENCING:	Fully fenced and secure
LOADING:	Exterior Tailgates: 9	ZONING:	M-2 Industrial
	Interior Tailgates: 7 Drive-in Doors 14 interior loading docks	WATER UTILITIES:	Public, NJ American Water
	Drive-in Door: 1 at floor grade	SEWER UTILITIES:	Public, Delran Township
COLUMN SPACING:	43' x 50'	ELECTRIC/GAS UTILITIES:	PSE&G

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## LOCATION OVERVIEW

400 Delran Parkway is located in Delran, NJ near Exit 43 on I-295 and Exit 4 of the New Jersey Turnpike.

The Property is located adjacent to the Delaware River within close proximity to Route 130 and the Betsy Ross and NJ Turnpike Toll Bridges connecting New Jersey and Pennsylvania.

400 Delran Parkway is an ideal location for any local or regional tenant looking to be in close proximity to major population centers in Philadelphia, Trenton and beyond. The Property offers tenant a solid logistics location with access to the busiest thoroughfares in New Jersey.

### DRIVING DISTANCES

#### HIGHWAYS

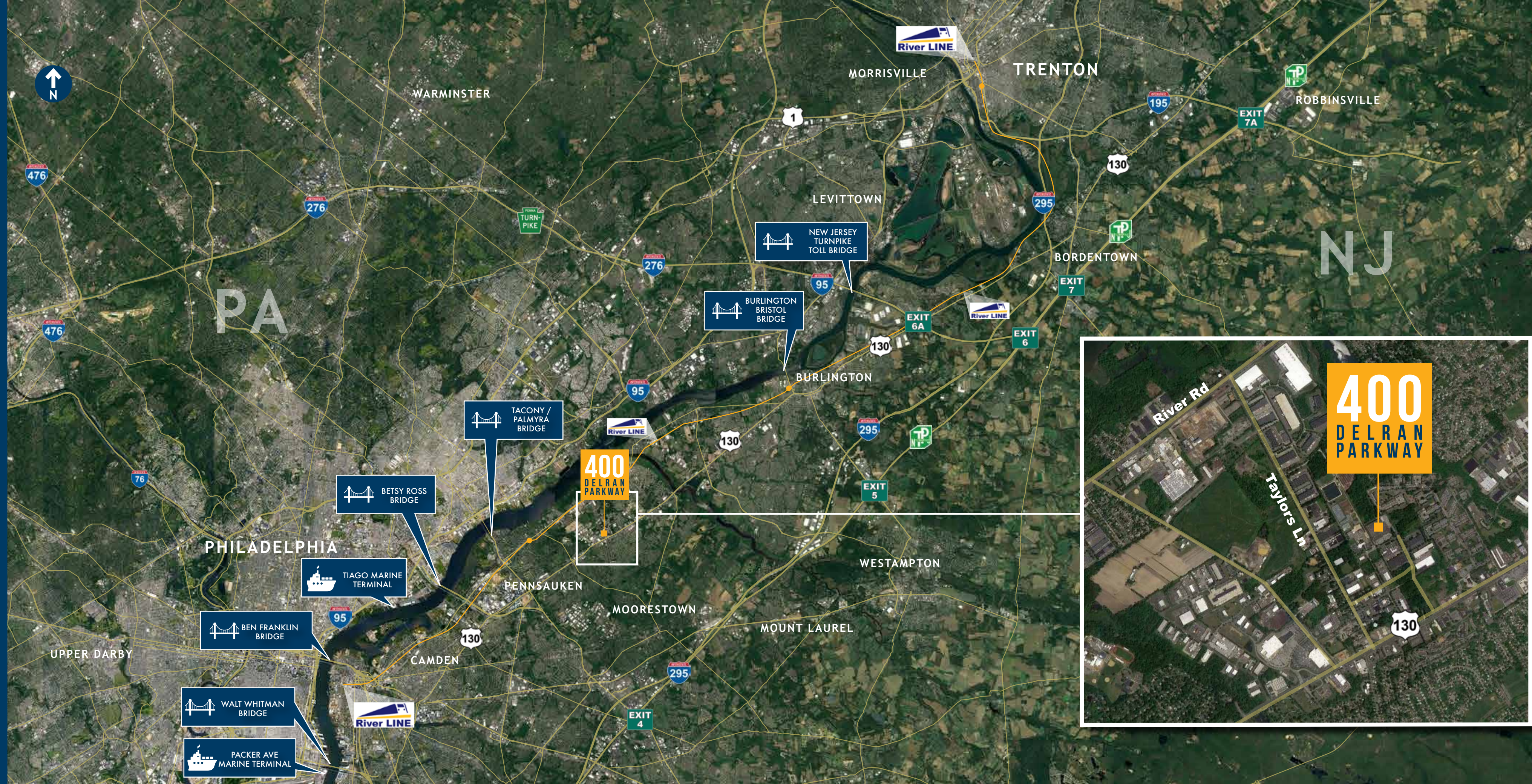
Route 130	immediate access
I-295 - Exit 43	8 miles
NJ Turnpike - Exit 4	8 miles
NJ Turnpike - Exit 5	13 miles

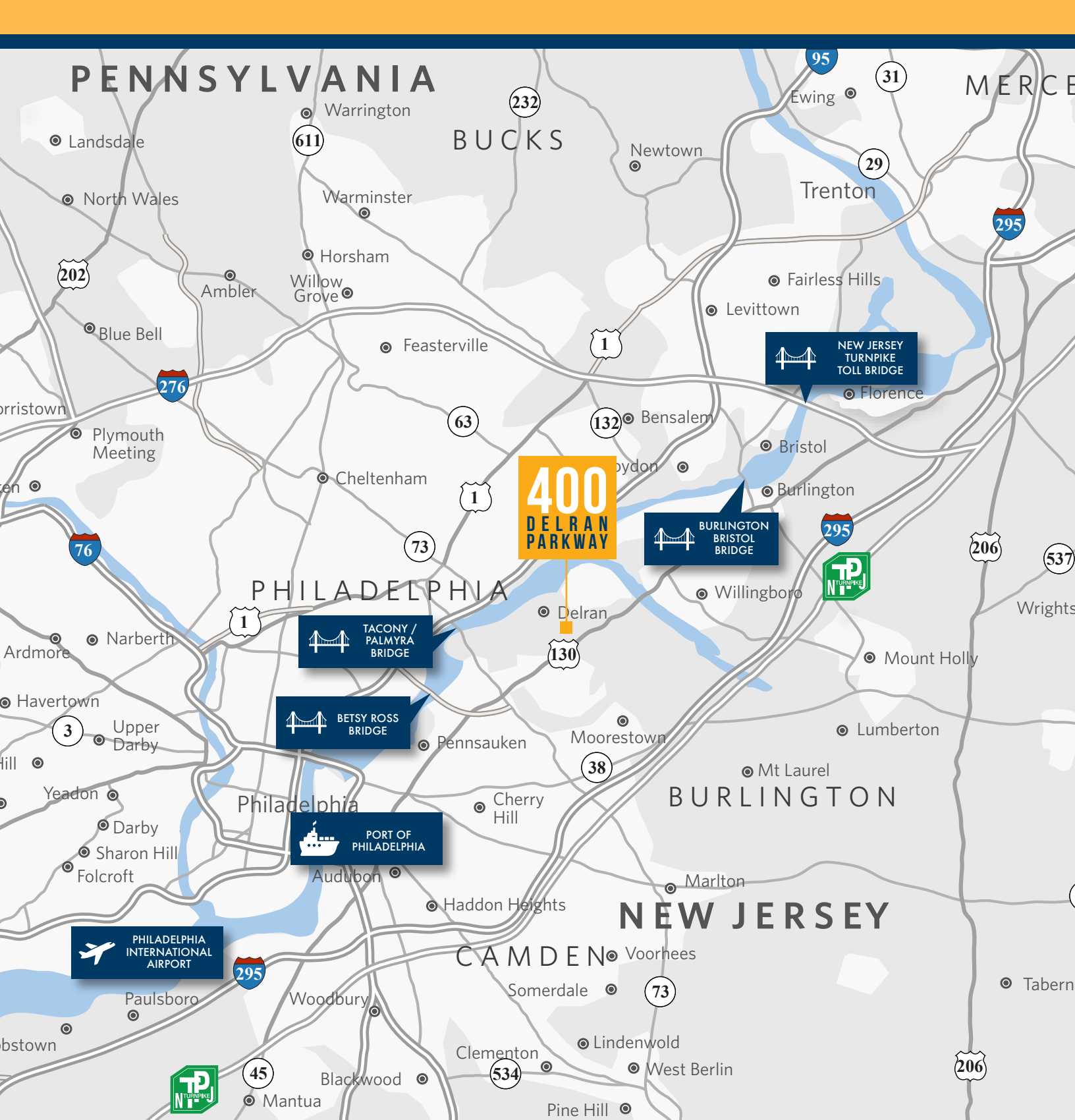
#### POPULATION CENTERS

Philadelphia CBD	14 miles
Trenton CBD	22 miles
New York CBD	81 miles

#### LOGISTICS HUBS

Philaport (Tiagoa)	9 miles
Philaport (Packer Ave)	16 miles
PHL International Airport	22 miles





Leased by:



Owned by:



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