

## FOR LEASE

# **1400** IMPERIAL WAY

## WEST DEPTFORD | NEW JERSEY



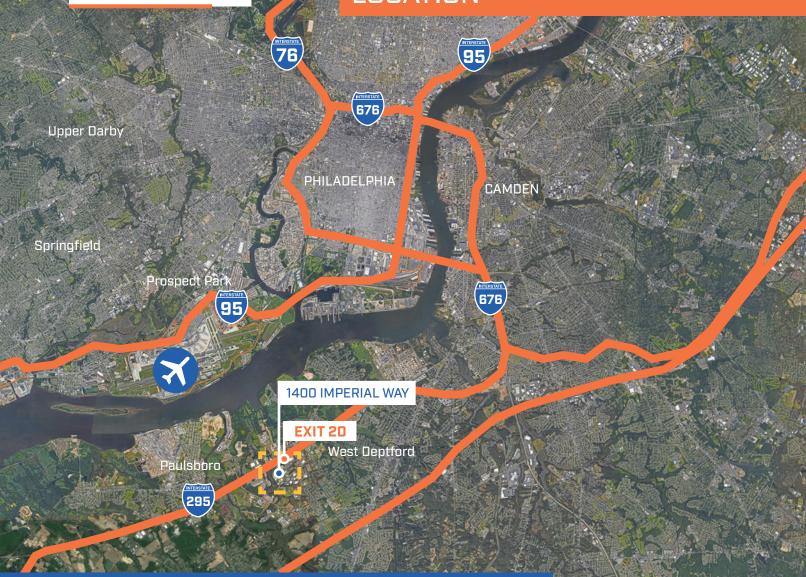
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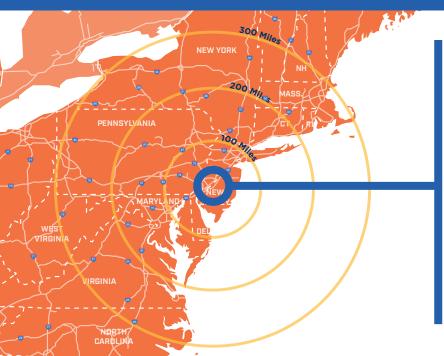


cushmanwakefield.com



#### LOCATION





#### **INTERSTATES**

295	0.6 MILES	9 MINS	
76	9 MILES	10 MINS	
676	13 MILES	15 MINS	
PHILADELPHIA AIRPORT			

19 MILES 23 MINS

#### **MAJOR CITIES**

X

PHILADELPHIA, PA15.1 MILESWILMINGTON, DE31 MILESTRENTON, NJ43 MILESBALTIMORE, MD91 MILESNEW YORK, NY102 MILESWASHINGTON, DC133 MILES

 15.1 MILES
 22 MINS

 31 MILES
 32 MINS

 43 MILES
 44 MINS

 91 MILES
 1 HR, 31 MINS

 102 MILES
 2 HRS, 9 MINS

 133 MILES
 2 HRS, 28 MINS



## 1400 IMPERIAL WAY





**MID ATLANTIC CORPORATE PARK** is situated between Exits 2 & 3 of the New Jersey Turnpike and immediately off of Exit 20 of I-295.



**REACH** approximately 40% of the total U.S. population within a one day drive.



**CONVENIENTLY LOCATED** within 15 miles of Center City Philadelphia; a 6 million MSA.



**I-295** provides multi-directional access throughout the entire Mid-Atlantic region to serve the ever growing NJ/PA/DE/MD population.

#### **PROPERTY SPECS**



1400 IMPERIAL WAY, SUITE 200

±39,938 SF AVAILABLE

1400 IMPERIAL WAY, SUITE 100 ±30,503 SF AVAILABLE

SUITE 100 S

± 30,503

**OFFICE SPACE** 

± 4,302

DOCK DOORS

6 + 1 (10'x12') DRIVE-IN DOOR

POWER

**100 AMP** 277/480 Volt 3 Phase

## SUITE 200

SQUARE FEET ± 39,938

**OFFICE SPACE** 

± 2,118

DOCK DOORS

## 9

POWER

600 AMP 177/480 Volt 3 Phase

TOTAL BUILDING SIZE	±127,822 SF
COLUMN SPACING	42' x 35'
PARKING	±99 Car Spots
YEAR BUILT	1974
SITE AREA	7.54 Acres
ZONING	M-1 Light Manufacturing
FIRE PROTECTION	100% Wet System
LIGHTING	Upgrading to T5
HVAC	A/C Office, Reznor Units in Warehouse
TELECOM	Verizon Services Available
WATER/SEWER	West Deptford Township
GAS/ELECTRIC	PSE & G
CLEAR HEIGHT	20'
ROOF	.45 Mill TPO Roof, Installed in 2006

#### JOHN J. GARTLAND

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