

245,749

SQUARE FEET

**MANUFACTURING
& DISTRIBUTION
FACILITY WITH
CLASS 'A' OFFICE**

**IDEAL CORPORATE
HEADQUARTERS**

**INTERSTATE ACCESS
& INCENTIVES HAVE
MADE SALEM COUNTY
THE LATEST INDUSTRIAL
HOT SPOT IN NEW JERSEY**



FOR LEASE | EXPANDABLE / DIVISIBLE

1 GATEWAY BLVD

GATEWAY BUSINESS PARK | Pedricktown, NJ

Scott Mertz, SIOR
+1 856 802 6529
scott.mertz@naimertz.com

NAI Mertz
21 Roland Avenue | Mount Laurel, NJ 08054
+1 856 234 9600 | naimertz.com

How & Where May We Help You?

NAIMertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DETAILS

245,749± SF facility on 22.39 acres

50,000± SF expansion capability

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- Two (2) tailgates - EXPANDABLE
- Ten (10) oversized drive-ins
- Motion sensed, T-5 lighting
- Heavy power
- 175 car parking
- Five (5) 60 inch fans
- Heat extraction
- Water purification system
- Building exterior recently painted

Cranes

- 5 (3) ton cranes
- 2 (5) ton cranes
- 6 (2) ton cranes
- 2 (1) ton cranes

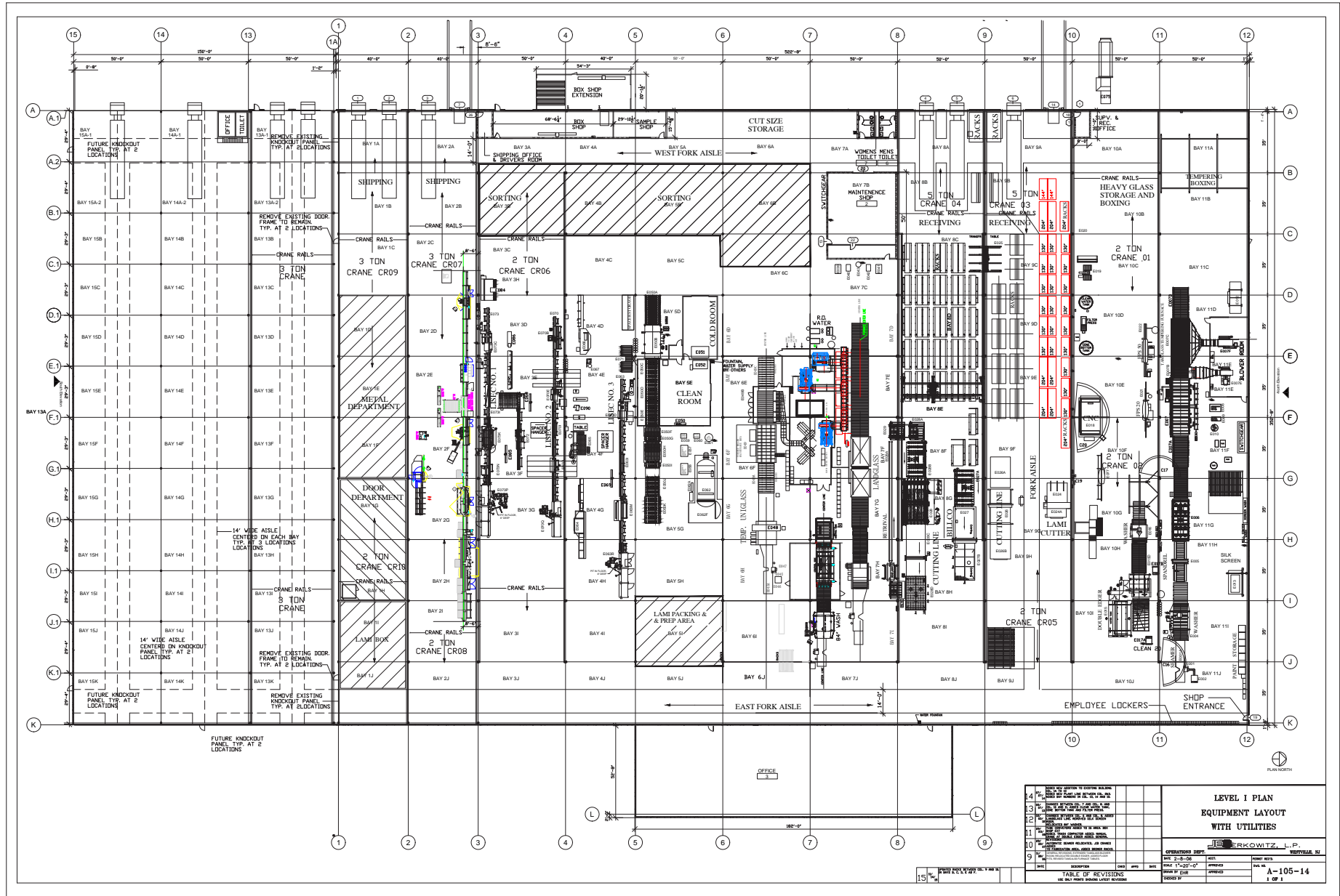
Section 1

- 203,663 SF total
- 184,444 warehouse
- 19,219 SF class-A, two-story elevator served office with operable windows
- Built in 2007
- Ceiling height: 24'10"-28'4"
- Column spacing: 50' x 35'

Section 2

- 53,167 SF warehouse
- Built in 2014/2015
- Ceiling height: 21'10"-25'
- Column spacing: 50' x 35'







Distance to	
I-295 (Exit 7)	0.7 mi
Route 130	4 mi
NJ Turnpike (Exit 1)	6 mi
Delaware Memorial Bridge	6 mi
Commodore Barry Bridge	9 mi
I-95	11 mi
Philadelphia Intl Airport	18 mi
Center City Philadelphia	25 mi
New York City	110 mi
Port of Wilmington	12 mi
Port of Camden Balzano Terminal	26 mi
Port of Philadelphia Packer Terminal	27 mi
Port of Philadelphia Tioga Terminal	32 mi

1 Gateway Blvd offers immediate access to I-295 and is well-positioned to reach the NJ Turnpike and all other regional interstates. The Ports of Philadelphia, Wilmington, and Camden, as well as the Philadelphia International Airport are all within 25 miles.

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