

AVAILABLE FOR LEASE

500 Cedar Lane | Cedar Lane Industrial Park Florence, NJ

UP TO 203,000 SF AVAILABLE FOR LEASE | DIVISIBLE



Property Information

AVAILABLE	Up to 203,000 SF; divisible 40,000 SF, 88,000 SF and 115,000 SF spaces available
CEILING HEIGHT	18' clear
LOADING	53 loading docks with levelers, plates & seals 1 forklift drive-in Expandable
OFFICE	New 2,240 SF office
COLUMN SPACING	40' x 25'
PARKING	86 truck parking spots. Fully fenced & lit lot
POWER	4,000amp, electric service
LIGHTING	LED lighting
SPRINKLER	100% wet system
ZONING	GM - General Manufacturing
CONSTRUCTION	Brick & block
HVAC	Natural gas Reznor heat

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Location

Across from Amazon's 615,000 SF distribution center and adjacent B&H Photo's 577,000 SF distribution center

Just off of Exit 6 of the New Jersey Turnpike. Easy access to Route 130, Interstate 295, the Pennsylvania Turnpike and Interstate 95.

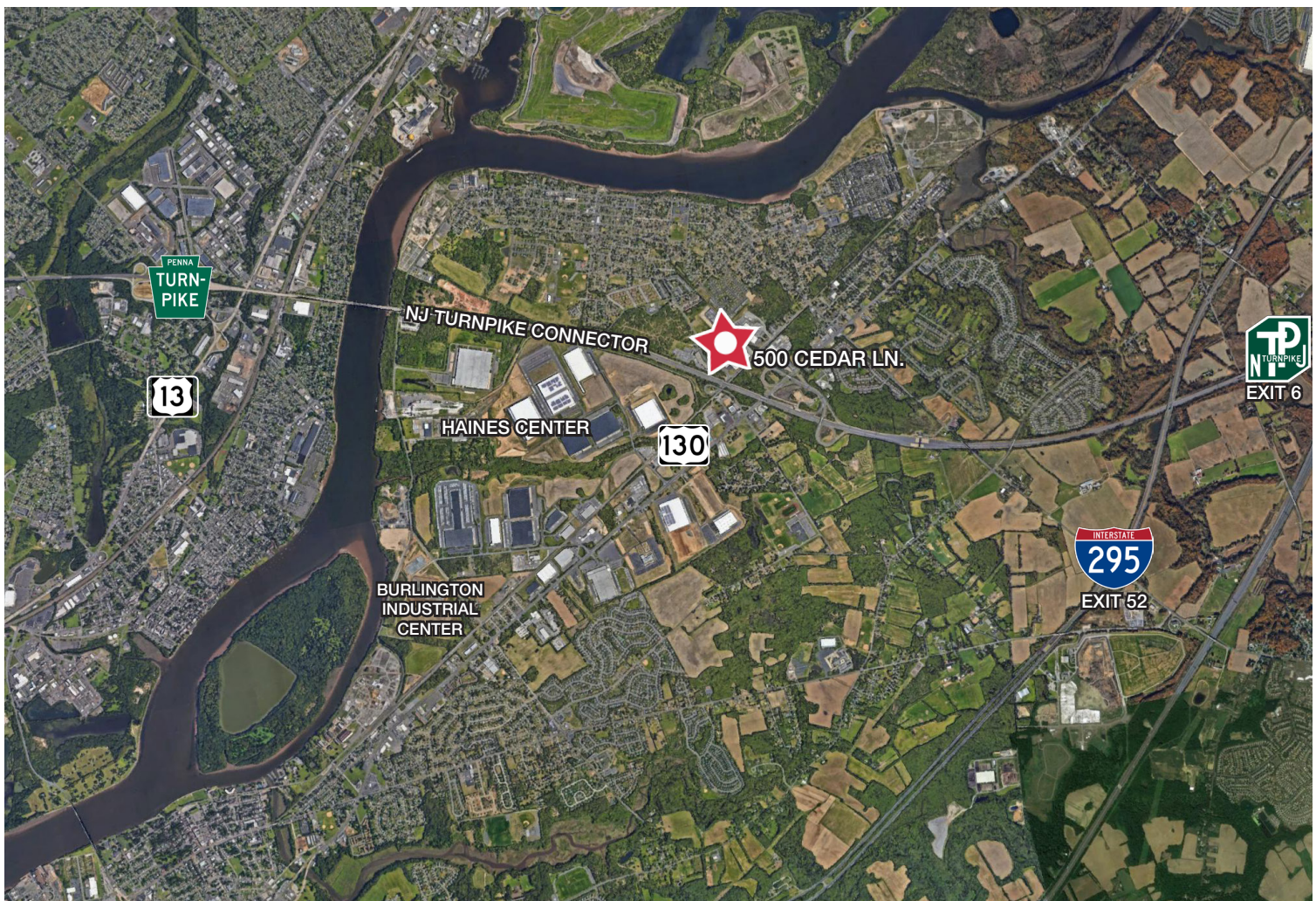
Distributors and manufacturers have been drawn to the Florence / Burlington area as its highway access make it an ideal logistics hub. Basing operations in Southern New Jersey provides the ability to reach 130 million people within a one-day drive.

Cedar Lane Industrial park has easy access to New Jersey's primary arteries - the New Jersey Turnpike and I-295 - along with the Pennsylvania Turnpike via the PA - NJ connector bridge.

KEY DISTANCES

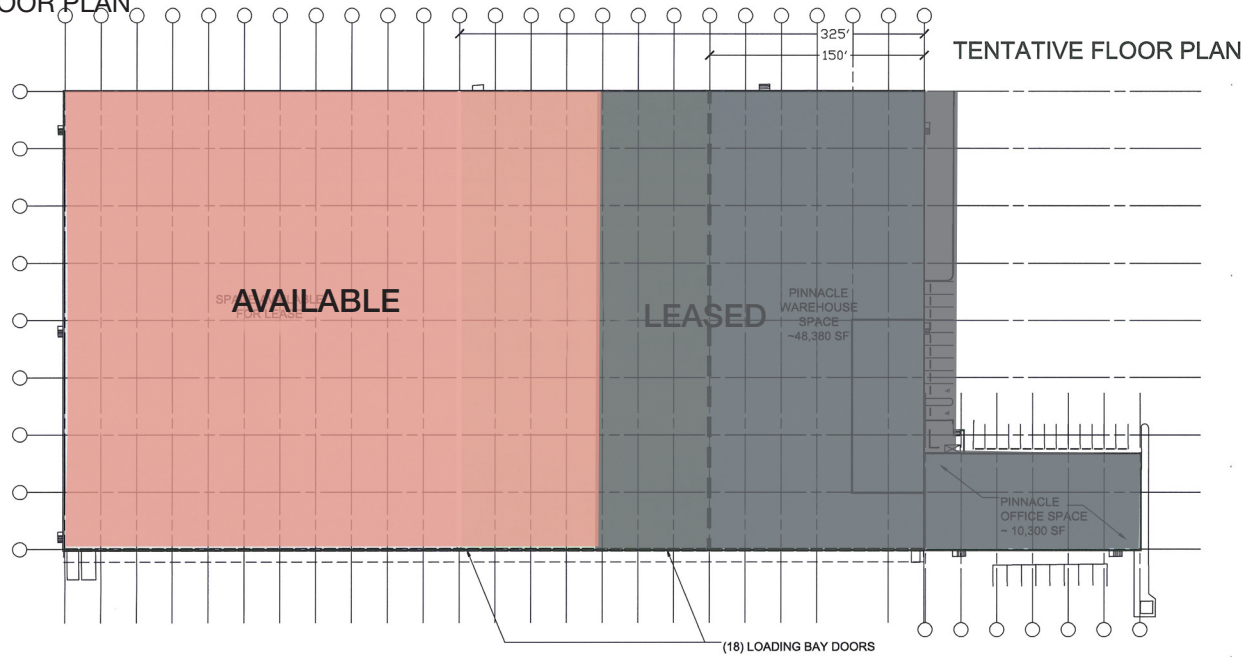
Route 130	0.6 Miles 2 Minutes	Pennsylvania	4.0 Miles 7 Minutes
NJ Turnpike Extension	1.2 Miles 3 Minutes	Center City Phila.	25 Miles 30 Minutes
I-295	2.9 Miles 6 Minutes	New York City	67 Miles 80 Minutes

Firms with Distribution Operations in Florence / Burlington





BUILDING FLOOR PLAN



OFFICE FLOOR PLAN

