

LIGHT INDUSTRIAL BUILDING FOR LEASE

77 OLD KINGS HIGHWAY
MAPLE SHADE, NJ

- WAREHOUSE SPACE
- 18' CLEARING HEIGHT
- MINUTES FROM I-295 & NJ TURNPIKE



AVAILABLE NOW

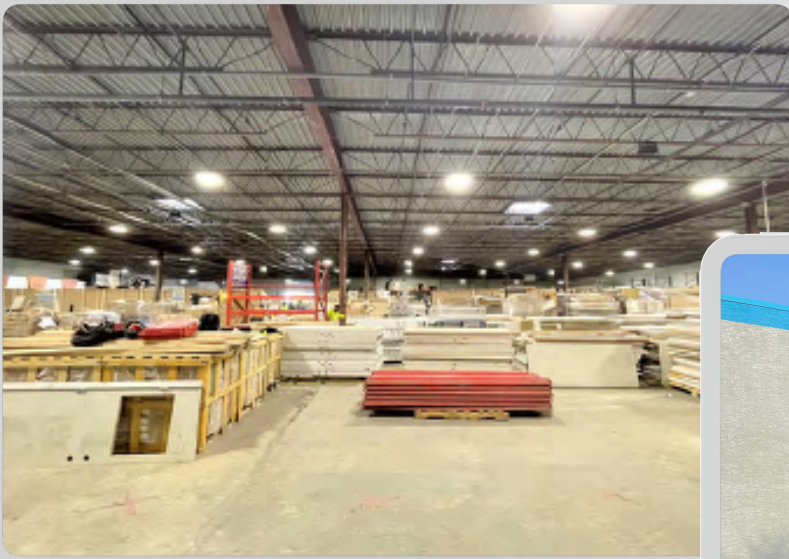


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PROPERTY OVERVIEW

Total Square Feet	22,680 SF
Clear Height	18'
Land Area	1.96 Acres
Dock Doors*	4
	(1) 8' x 10'
	(2) 10' x 12'
	(1) 8' x 14'
Zoning	Planned Development (PD)
Power	400a/240V/3-phase power
Lighting	LED



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FLOOR PLAN



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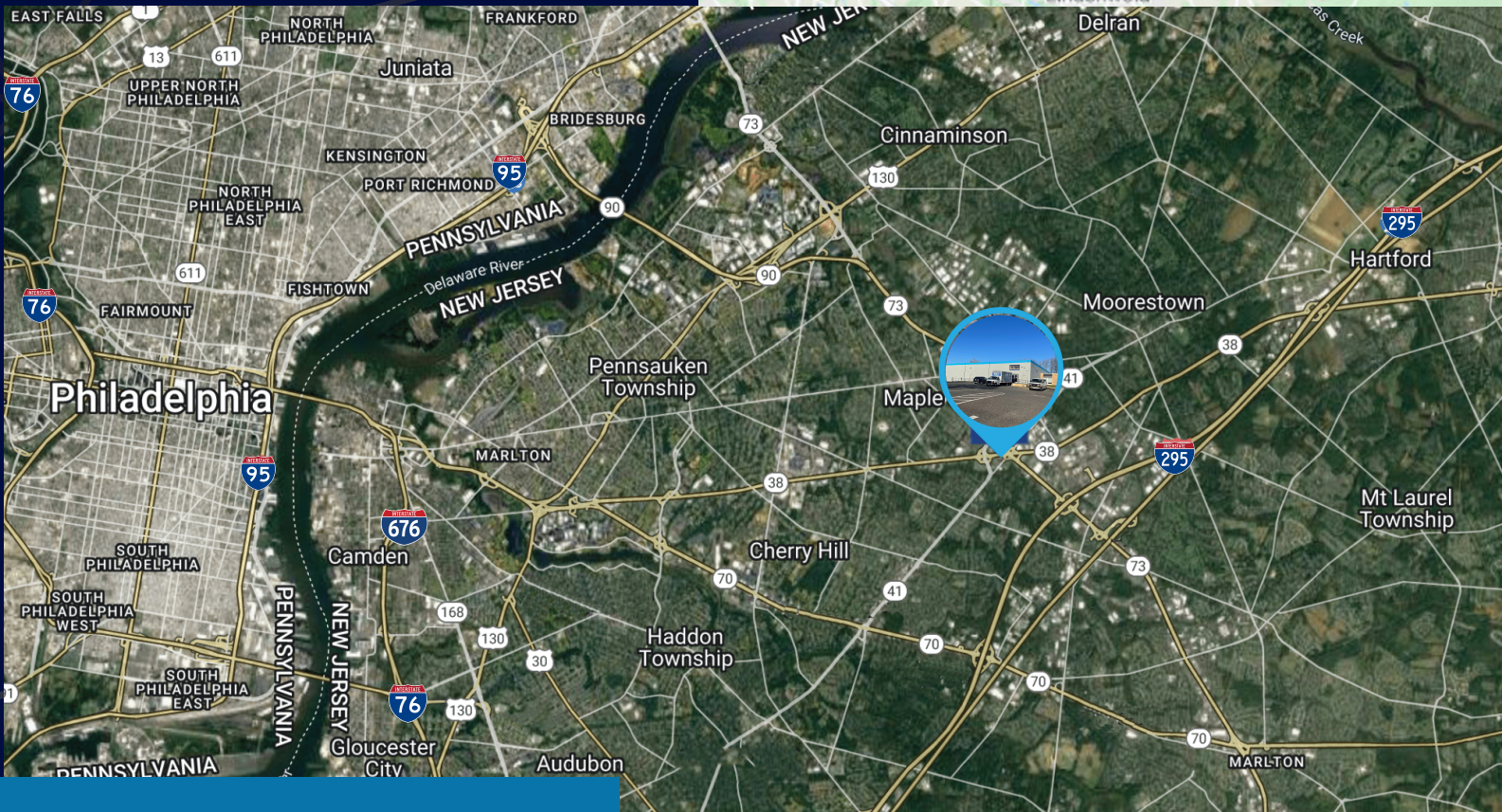
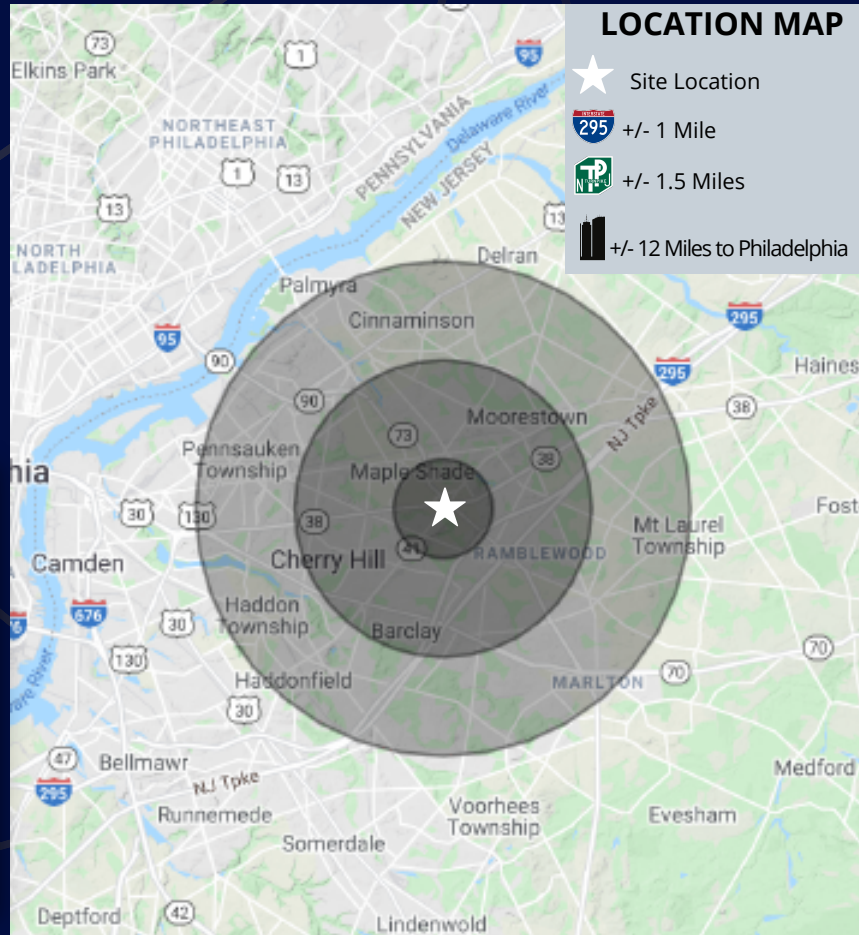


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LOCATION

77 Old Kings Highway offers superior access and visibility. Located right off heavily trafficked Routes 38 and 73 with immediate access to Route 41. The light industrial property is 10 minutes from Tacony Palmyra Bridge and 15 minutes from Ben Franklin and Walt Whitman Bridges. The building is situated in an area with various nationally known retailers.



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Wharton Industrial, formed in late 2017, has quickly become a prominent investor/developer of warehouse distribution facilities. The focus on industrial real estate stems from the firm's conviction about the transformative change e-commerce is having on the way goods will be distributed in the years ahead. To capitalize on this, Wharton Industrial has focused on the development and redevelopment of big box distribution facilities, and "last mile" warehouse properties. Wharton Industrial Partners currently owns and manages more than two million square feet of industrial space in Greater Philadelphia and Southern New Jersey.

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