

PROMINENT FLEX/INDUSTRIAL BUILDING AVAILABLE

IDEAL FOR
INDUSTRIAL/
FLEX OR
DATA
CENTER
USERS



100 GROVE ROAD WEST DEPTFORD, NJ

John Mozzillo
Executive Vice President
856.816.6973
john.mozzillo@wolfcre.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location:	100 Grove Road West Deptford, NJ 08066
Size/SF Available:	<ul style="list-style-type: none">• +/- 24,541 SF warehouse/flex/office• +/- 5,000 SF office
Lot Size:	+/-7.17 acre lot
Lease Price:	Call for information
Zoning:	R2
Loading Docks:	Two (2)
Year Built:	1989

PROPERTY AREA/HIGHLIGHTS

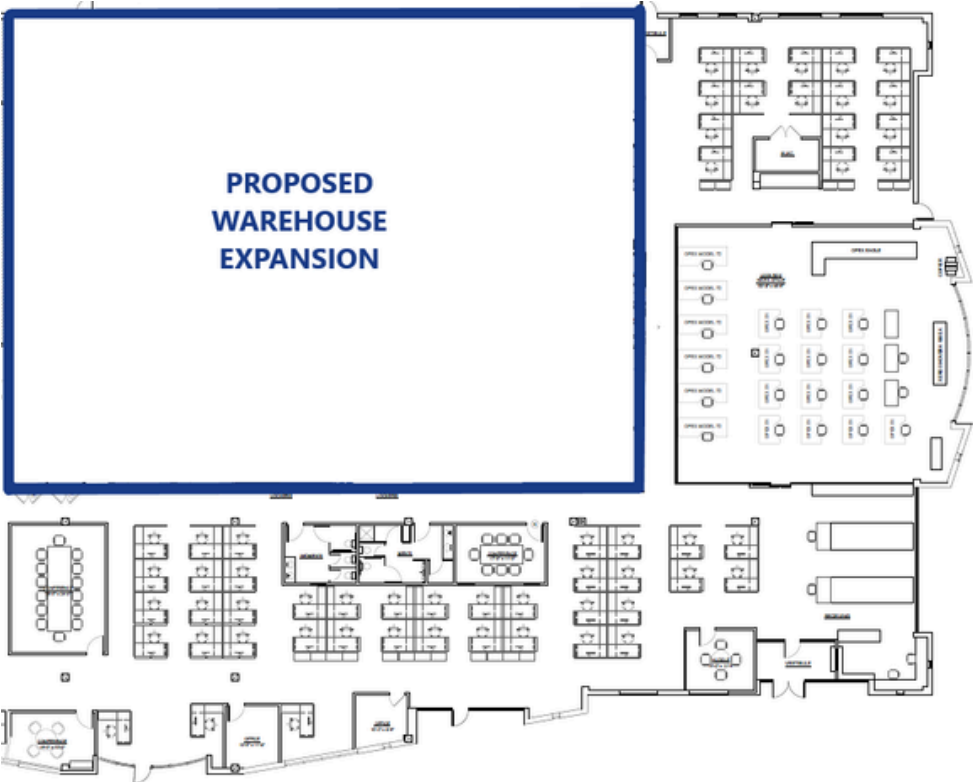
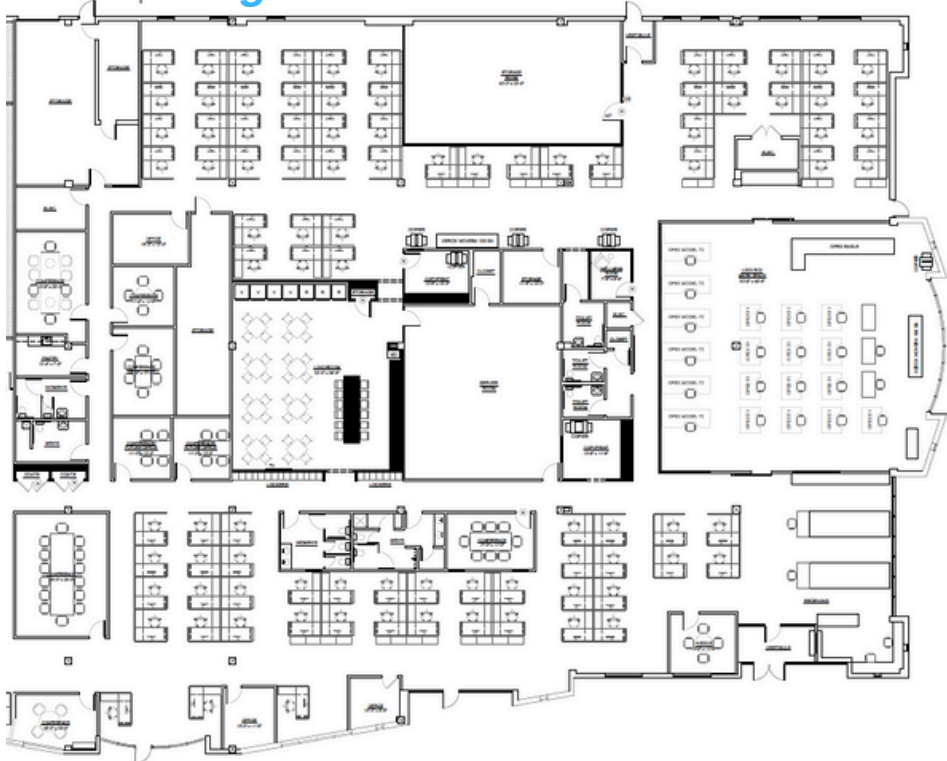
- Ideal for industrial, office or data center users
- Two vacancies available
- 16' ceiling height
- Power: 2,000a/460v 3p Heavy
- 2.61/1,000 SF parking ratio
- Public water & sewer
- PSE&G for gas & electric
- CMU facade with steel columns
- RPDM roofing
- Wet sprinkler system
- Easy access to I-295, Route 130 & NJ Turnpike
- Less than 15 miles to get to Center City Philadelphia



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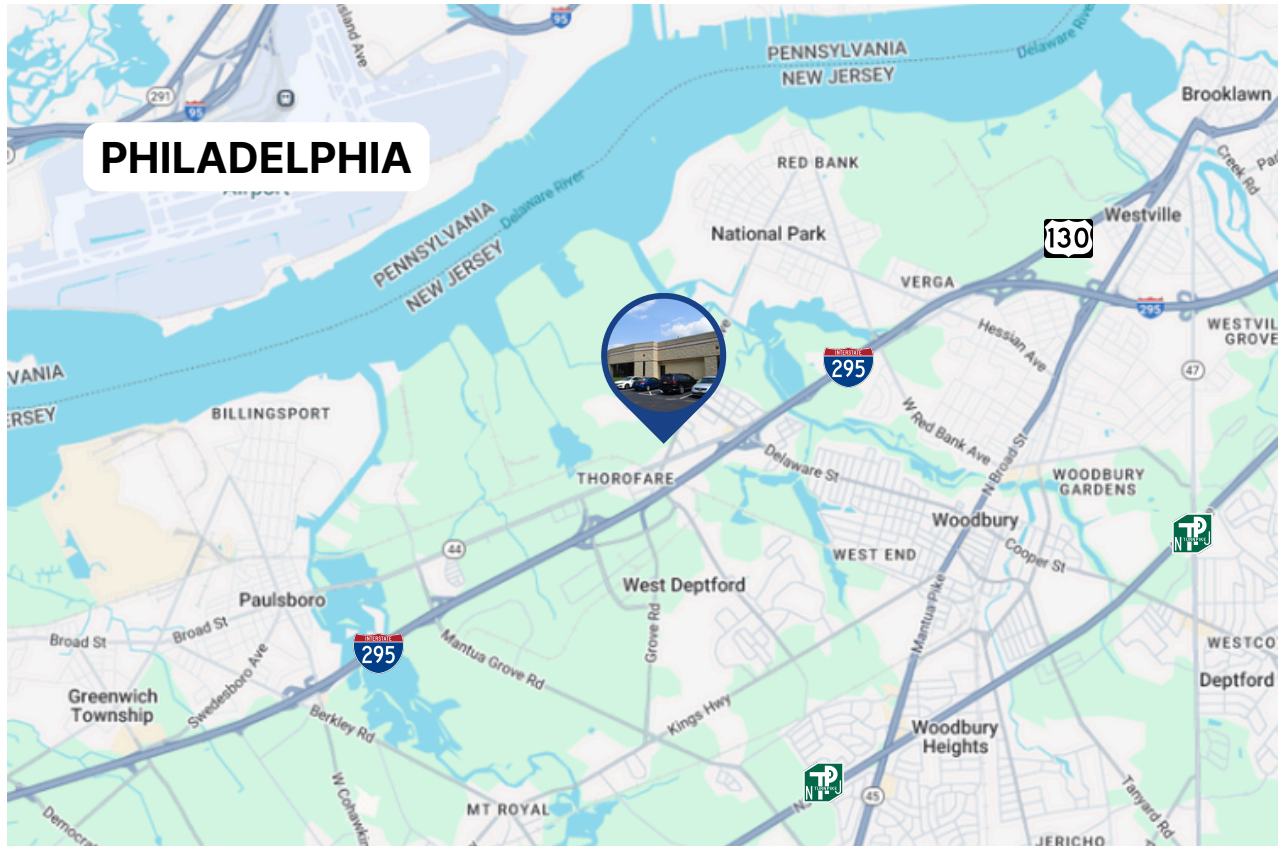
FLOOR PLAN
+/-24,541 SF

Original Floor Plan



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LOCATION OVERVIEW



3,631,785
TOTAL
POPULATION



1,862,200
TOTAL
LABOR FORCE



92,295
TRANSPORTATION
WAREHOUSE
WORKERS

DISTANCE FROM

I-295 (Exit 20 S)	0.4 miles
I-295 (Exit 20 N)	0.6 miles
Route 55	6.5 miles
NJ Turnpike (Exit 3)	8.5 miles
Walt Whitman Bridge	9.2 miles
Commodore Barry Bridge	10.7 miles
I-95	11.5 miles
PhilaPort - Packer Ave	12.5 miles
Center City - Philadelphia	14.5 miles
Philadelphia Int'l Airport	16.5 miles
PhilaPort - Tioga	18.5 miles
Port of NY/NJ	86 miles

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