

45 GRIFFITH STREET

Salem, NJ



WAREHOUSE FOR SALE OR LEASE

92,100 SF TOTAL

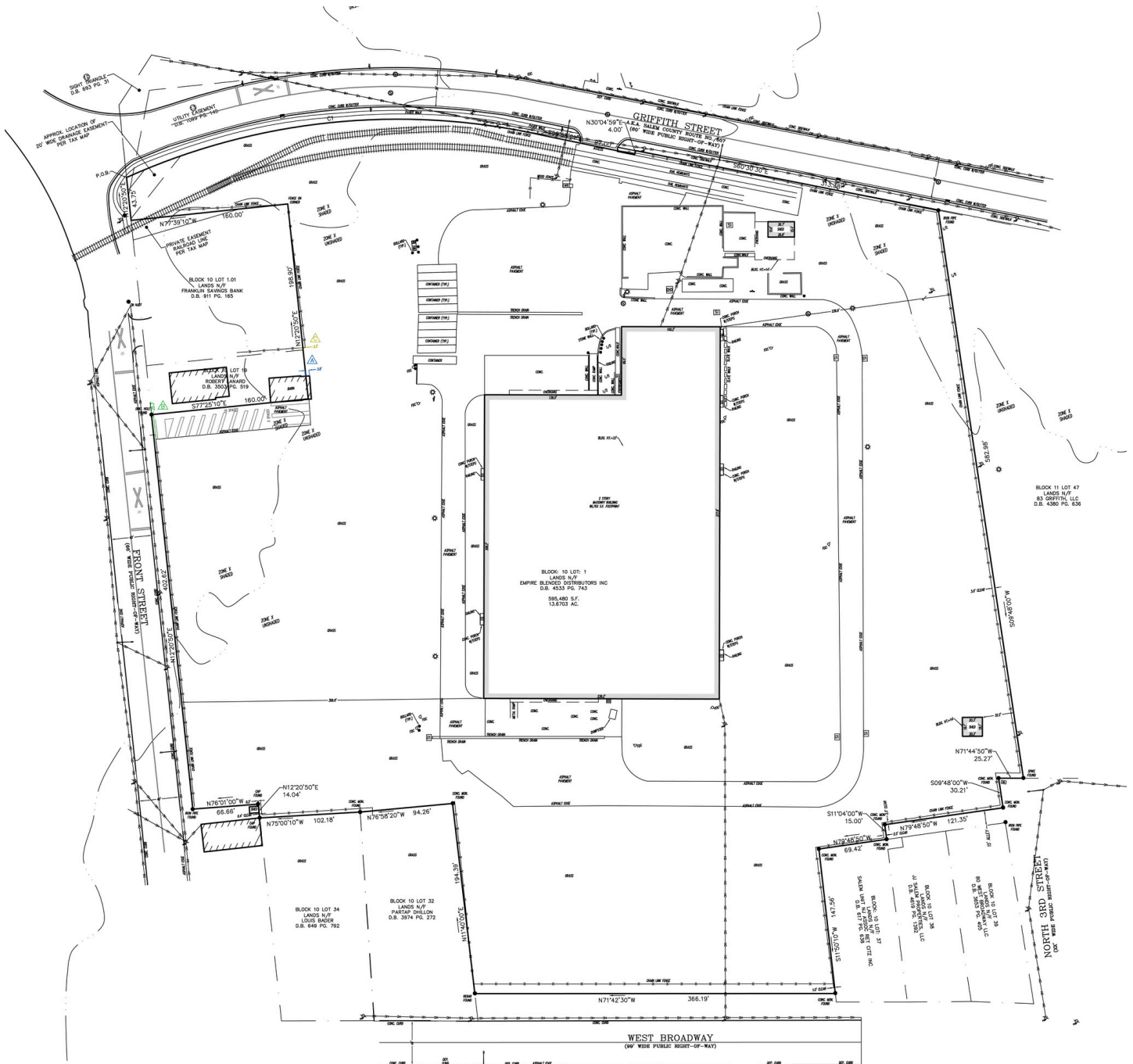
80,100 SF Warehouse
12,000 SF Mezzanine Office

PROPERTY FEATURES

- Sale Price: \$9.2M
- Lease Price: \$8.00/SF NNN
- 16 Dock Height Doors
 - 1 Currently Drive-In
- 6" Floor Thickness
- Dry Sprinklered System
- Heavy 3 Phase Power/880 AMP
- LED Lighting
- Situated on 12.13 Acre Lot
- Easy access to NJ Turnpike, I295 and Delaware Memorial Bridge

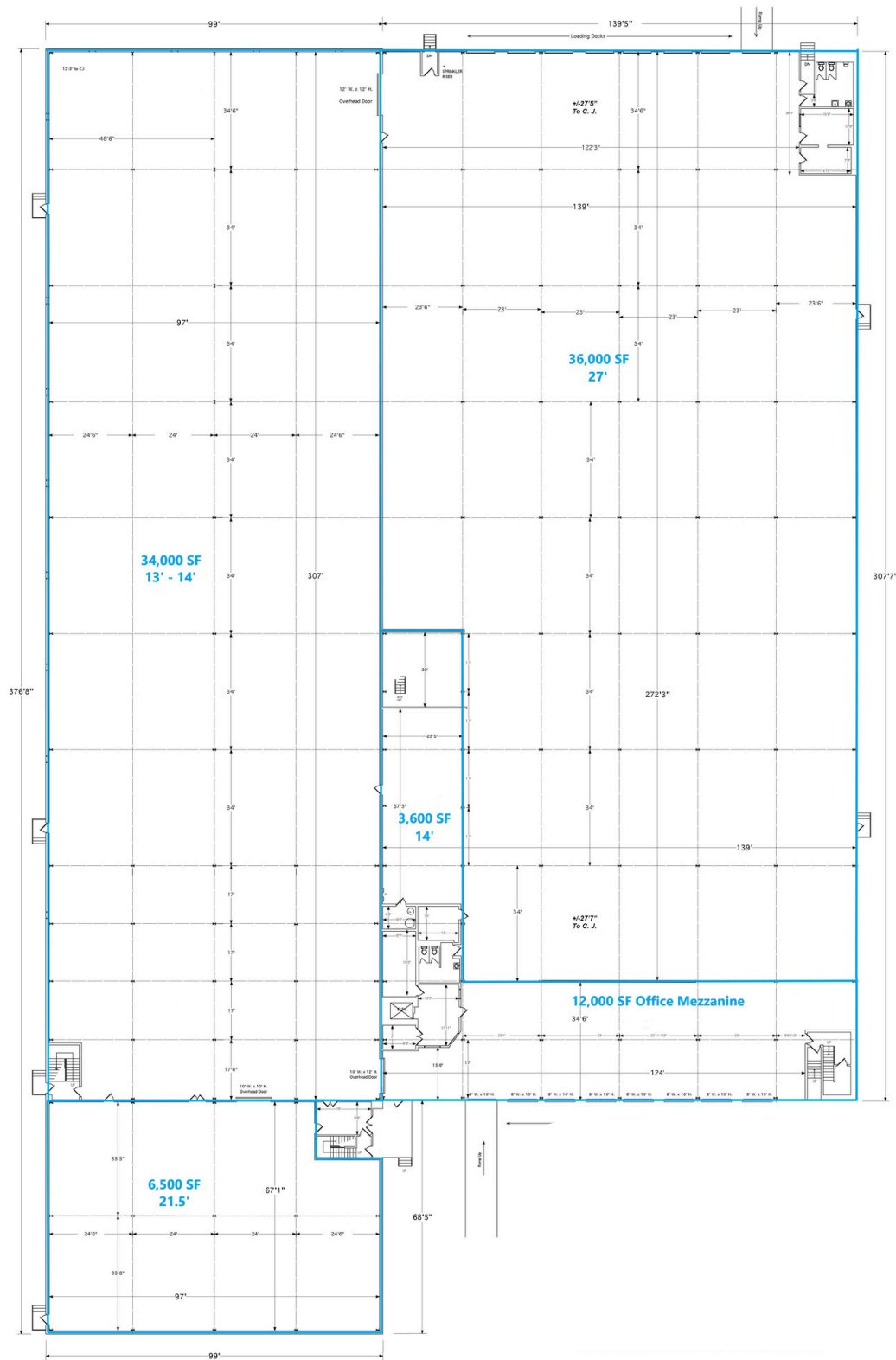


SURVEY



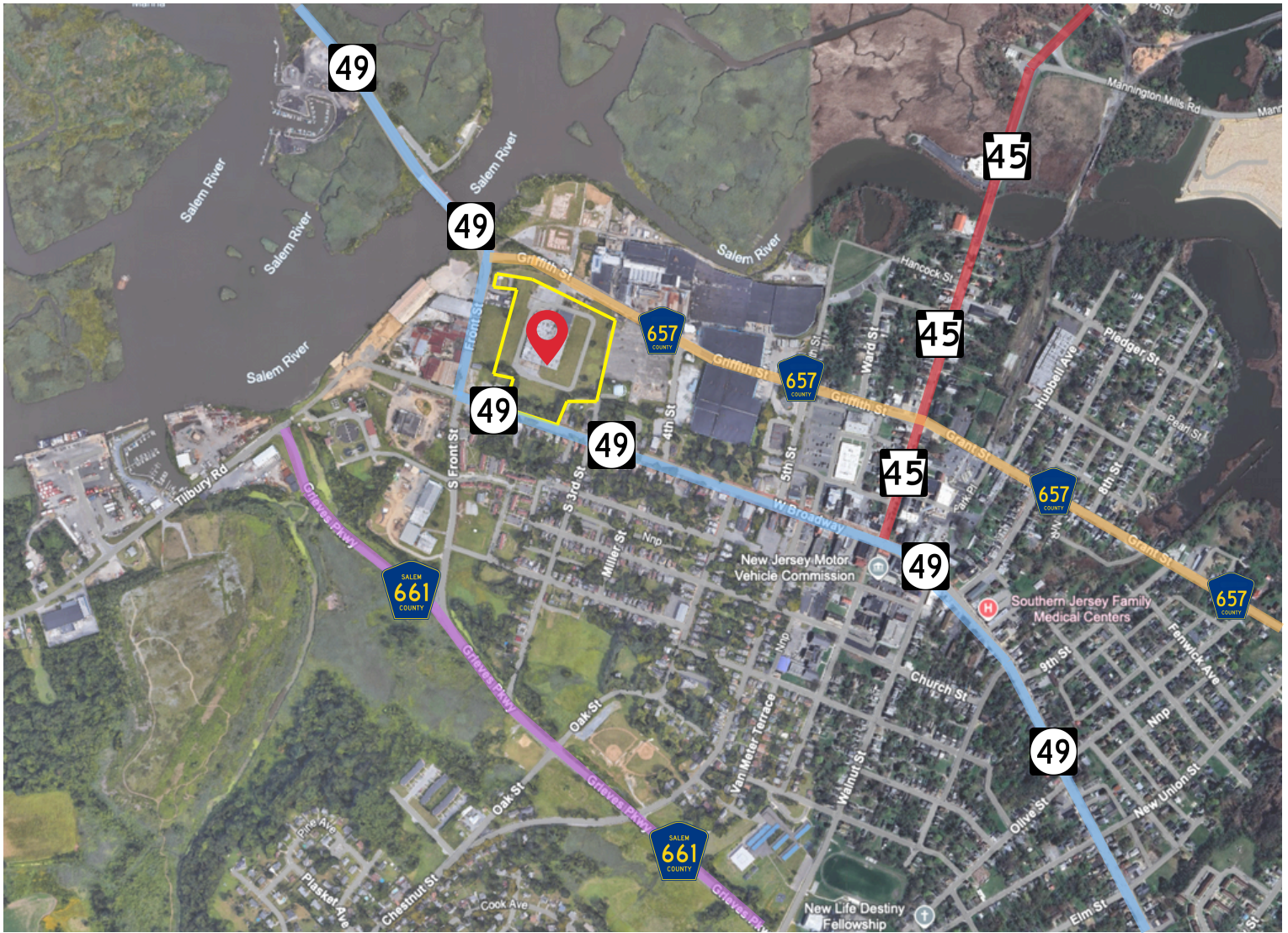
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FLOOR PLAN



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LOCAL MAP & TRANSIT ROUTES



State Highways & U.S. Routes

- **New Jersey Route 49:** A major east–west state route that runs through Salem, connecting the town to the New Jersey Turnpike, Interstate 295 (I-295), and U.S. Route 40 in Deepwater
- **New Jersey Route 45:** Starts at its southern terminus in Salem at Route 49, heading north through Woodstown and beyond. It's a main north–south artery linking to other communities .
- **U.S. Route 40:** Runs east–west across Salem County, entering via the Delaware Memorial Bridge and intersecting with Route 45 in Woodstown.

Interstates & Turnpike

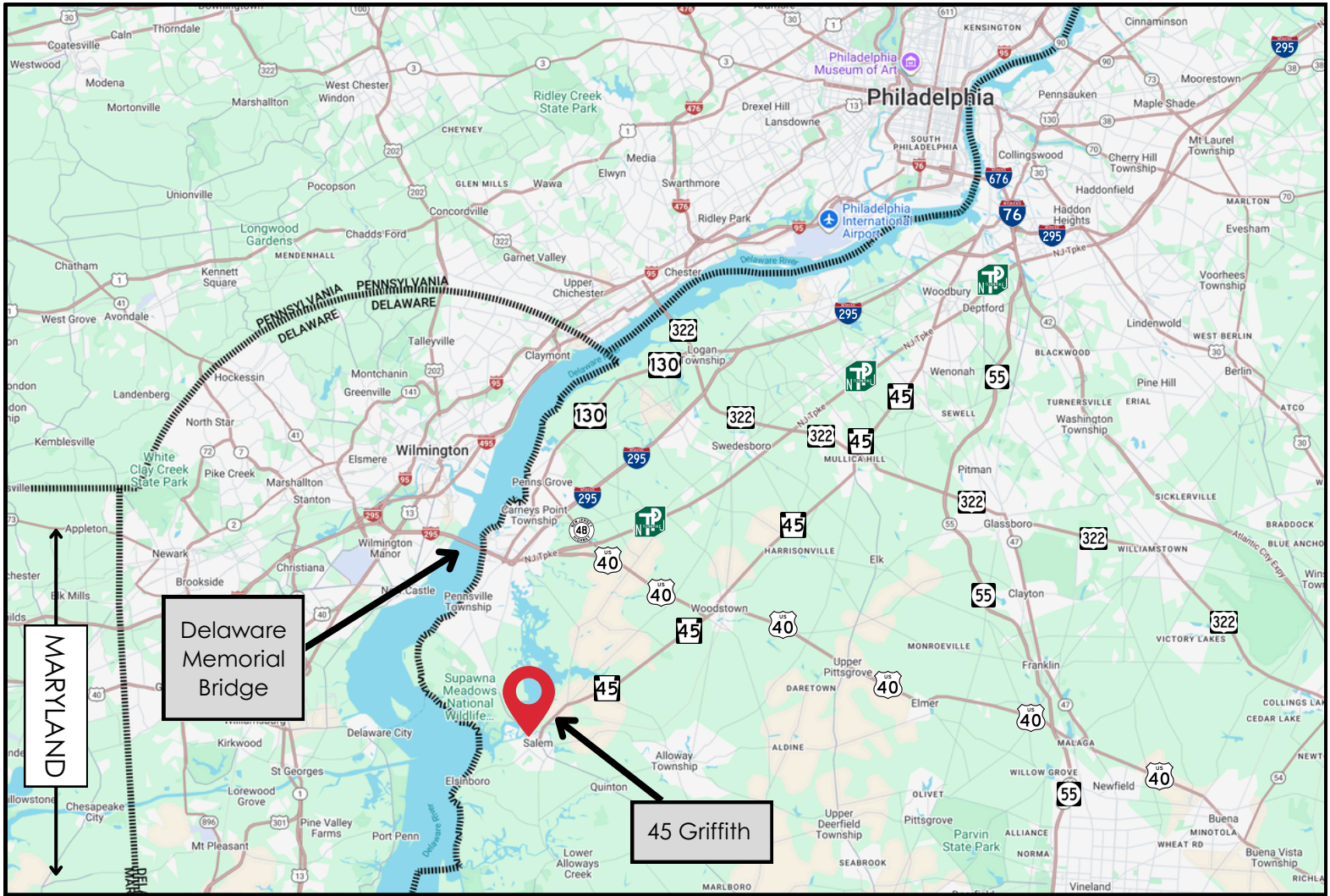
- **Interstate 295 (I-295):** Bypasses nearby and connects Salem to the Delaware Memorial Bridge. It briefly shares alignment with US 40 and Route 49, providing access to the major highway network .
- **New Jersey Turnpike:** Also in the vicinity, providing broader regional connectivity, including links to I-295 and US 40

County Routes

- **CR 657 (Griffith Street)**—runs east–west through Salem and includes Griffith Street, which is directly relevant to Griffith Ave (which likely aligns with or continues this corridor)
- CR 625, CR 658, and others crisscross the city, connecting local streets with state highways

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LOCAL MAP & TRANSIT ROUTES CONT.



DISTANCE TO:

New Jersey Turnpike: 8.2 Miles

Delaware Memorial Bridge: 9.0 Miles

I-295: 9.0 Miles

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PROPERTY IMAGES



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