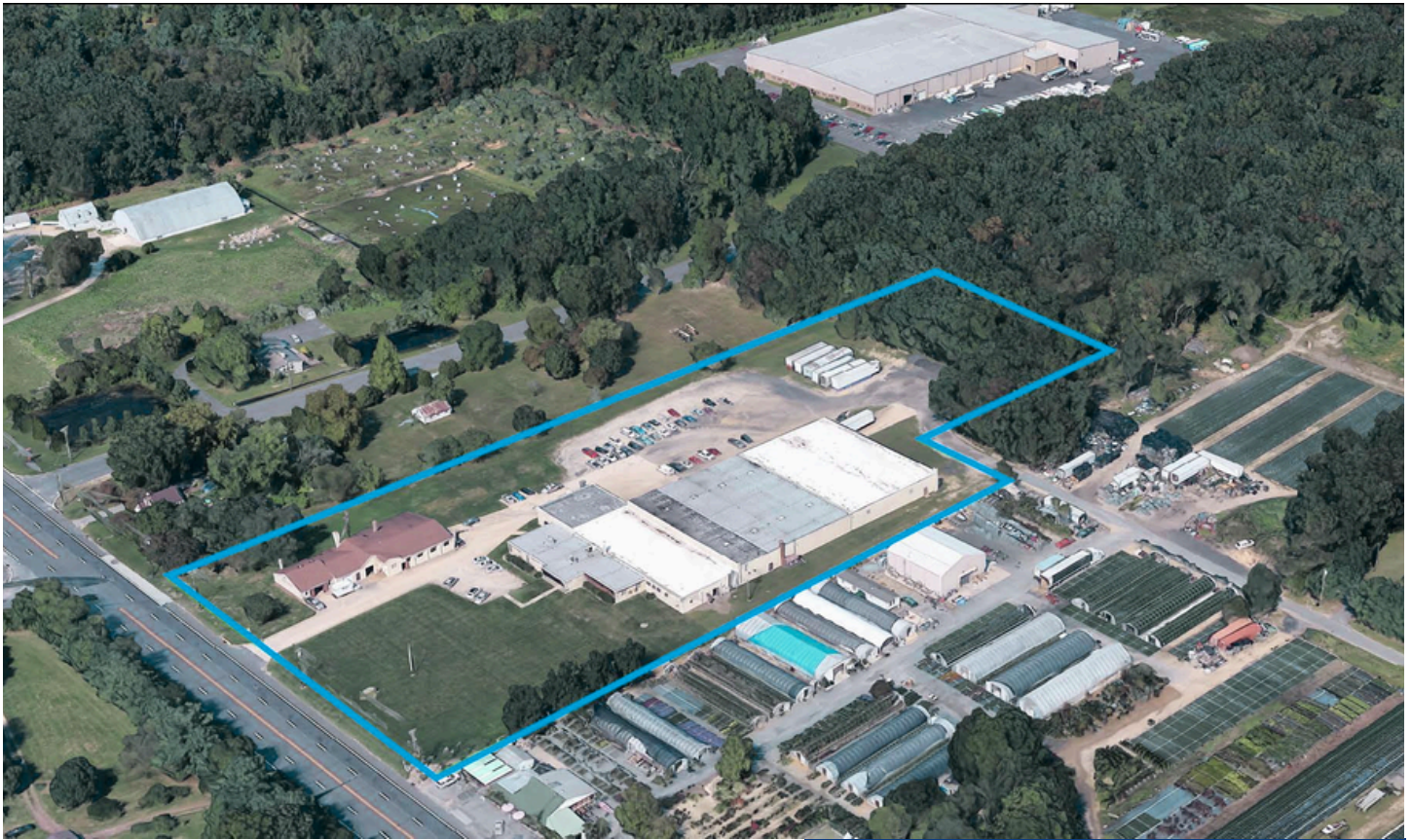


208 S. ROUTE 73

Winslow Township, NJ



PROMINENT WAREHOUSE WITH OFFICE SPACE FOR SALE

54,252 SF TOTAL

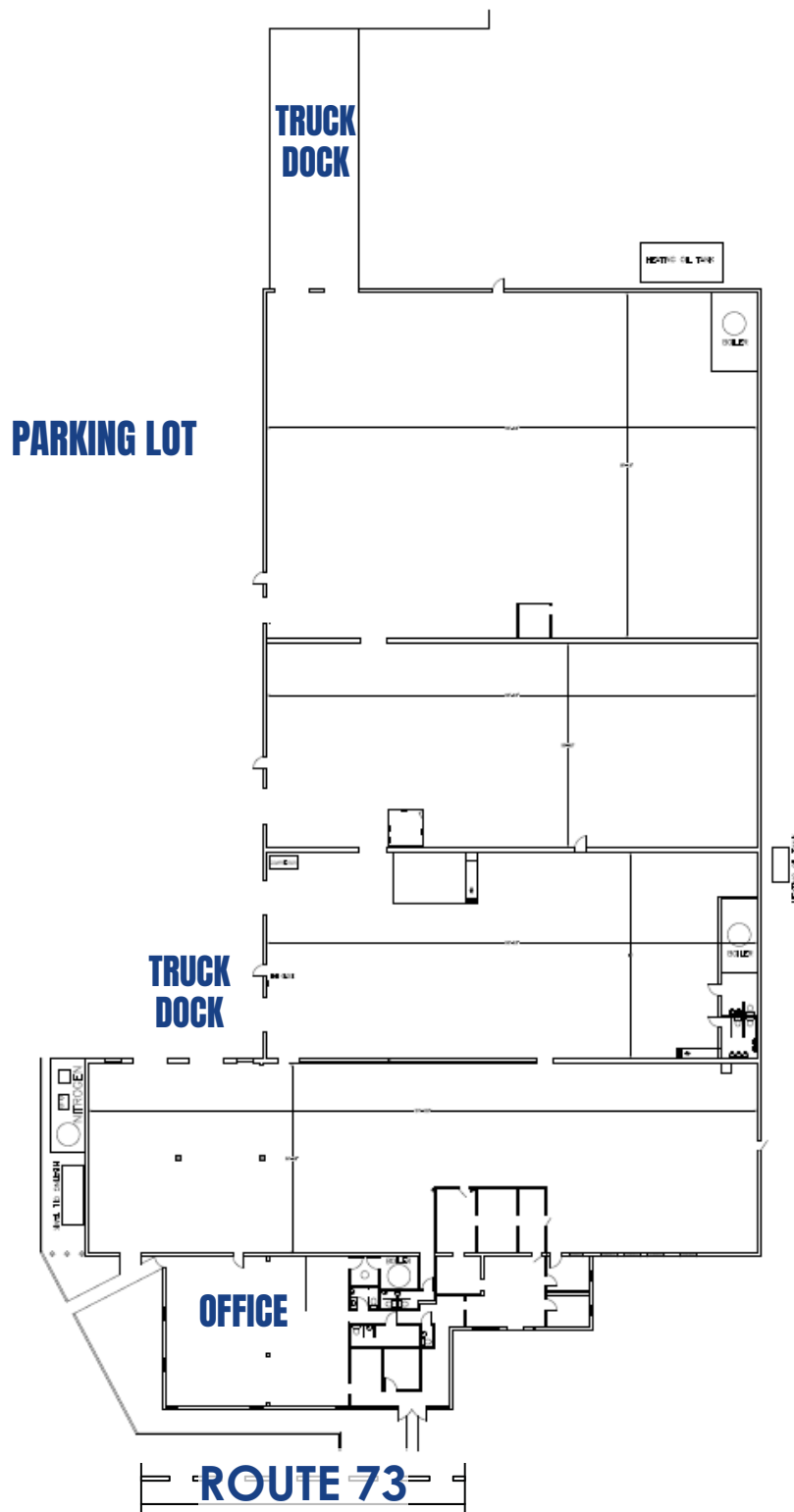
Building A: 6,812 SF
Building B: 47,440 SF

PROPERTY FEATURES

- Sale Price: Call for information
- 6.22 Acres
- 16' Ceiling height
- 3 Tailgates
- 3 Drive-in doors
- Zoned: PC-1 (Minor Commercial Zoning District)
- Power: 120V, 240V 3 phase and 480V 3 phase in building
 - Main braker is 1,000 amps
- Block & Steel framing
- 104 Parking spaces
- Tenant current obligation until 12/2029



SITE PLAN



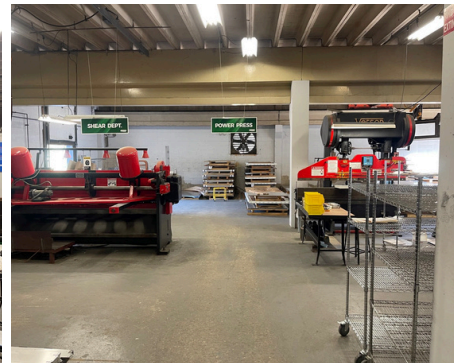
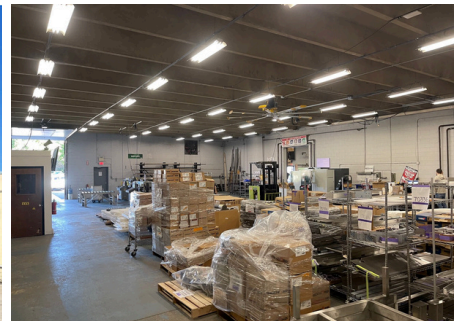
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

PROPERTY IMAGES

BUILDING A



BUILDING B

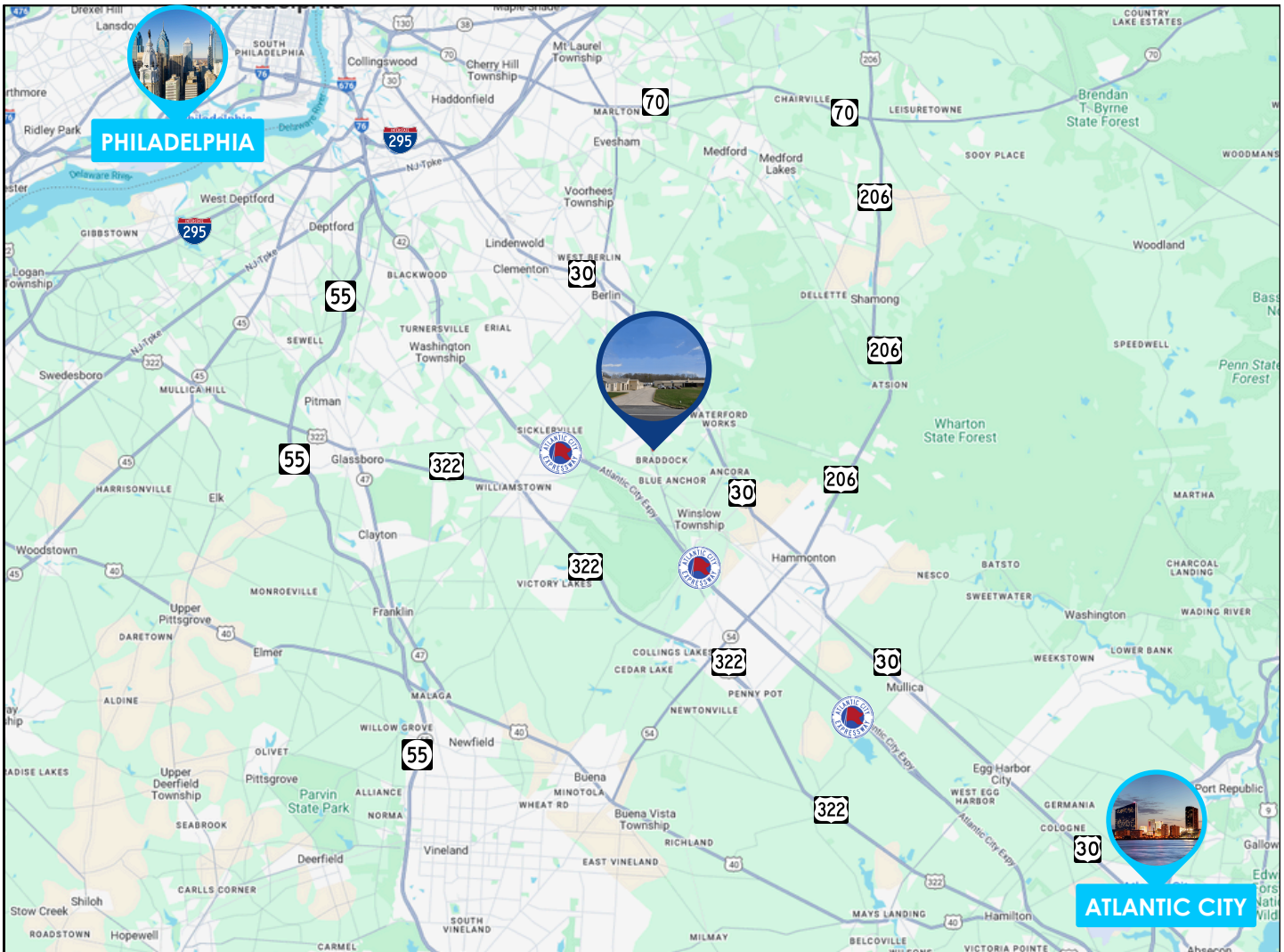


PARKING/LOT AREA



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LOCATION OVERVIEW



MAJOR ROUTES

| | |
|---------------|--------|
| AC Expressway | 2 mi. |
| I-295 | 17 mi. |
| NJ Turnpike | 19 mi. |
| Route 70 | 16 mi. |
| Route 206 | 8 mi. |
| Route 30 | 4 mi. |
| Route 322 | 7 mi. |
| Route 55 | 16 mi. |



MAJOR CITIES

| | |
|---------------|--------|
| Philadelphia | 30 mi. |
| Atlantic City | 34 mi. |



AIRPORTS

| | |
|-------------------|--------|
| PHL Int'l Airport | 33 mi. |
| ACY Int'l Airport | 26 mi. |

Strategically positioned along the Route 73 corridor, 208 Route 73 offers seamless access to major highways and is centrally located between Philadelphia and Atlantic City, making it an ideal location for warehousing, distribution, and regional transportation operations.

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