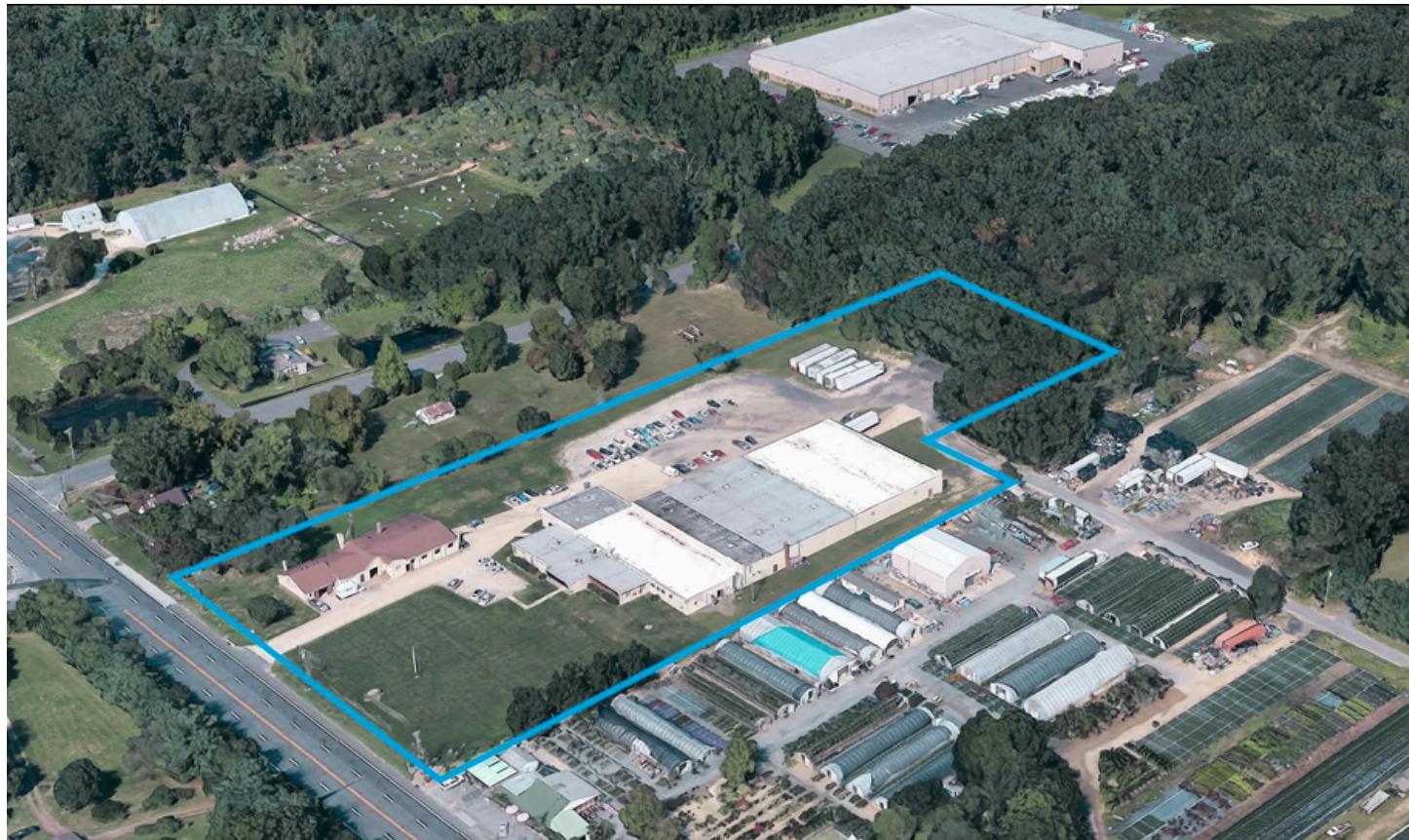


208 S. ROUTE 73

Winslow Township, NJ



PROMINENT WAREHOUSE WITH OFFICE SPACE FOR SALE

54,252 SF TOTAL

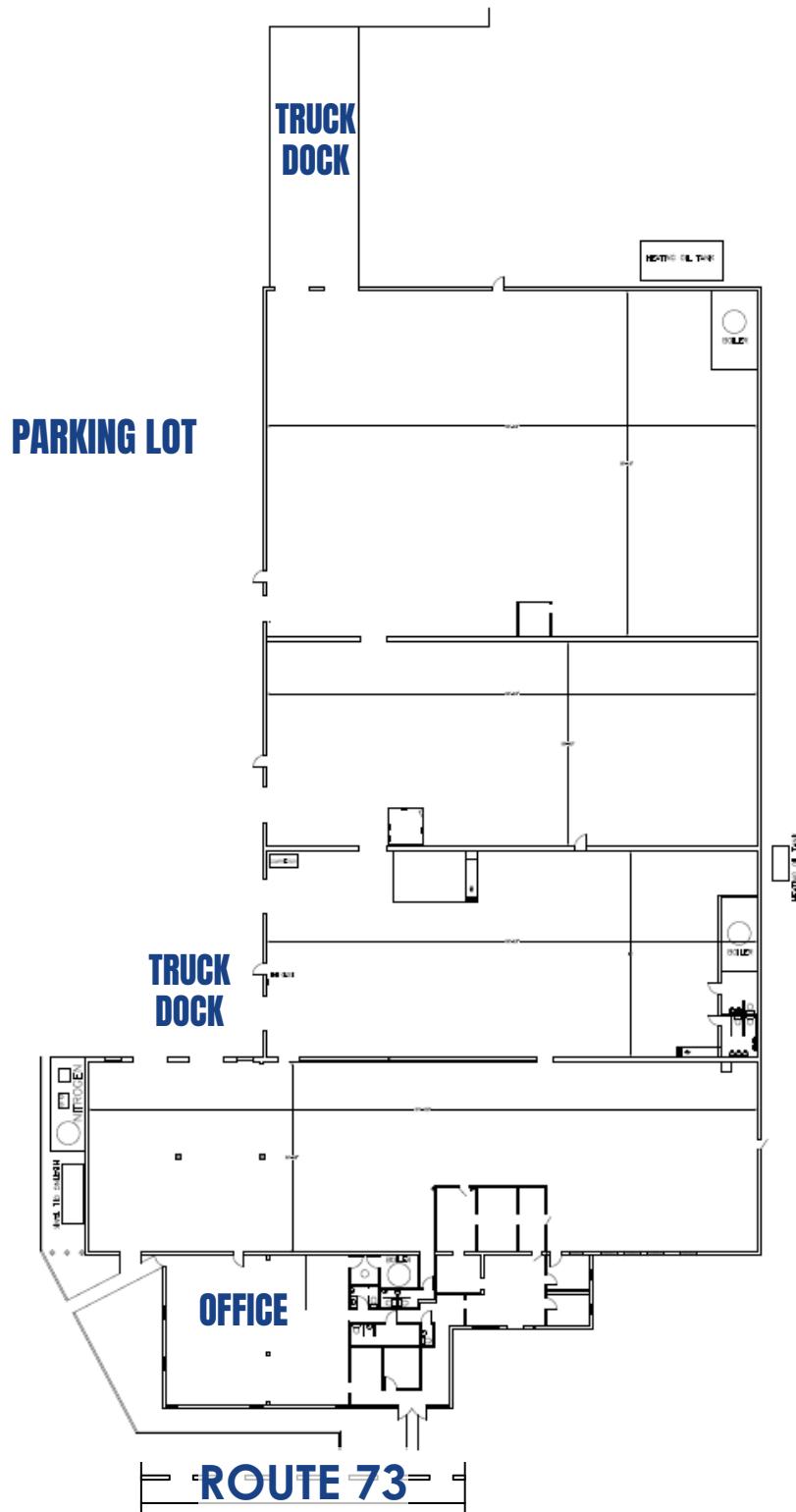
Building A: 6,812 SF
Building B: 47,440 SF

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 breaker is 1,000 amps
- Block & Steel framing
- 104 Parking spaces
- Tenant current obligation until 12/2029



SITE PLAN



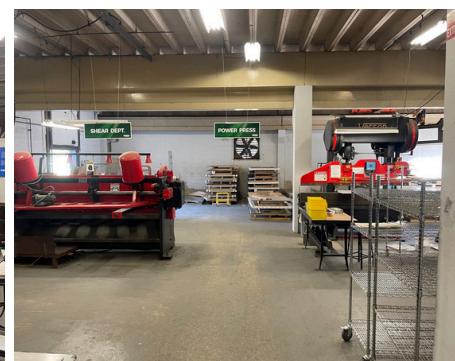
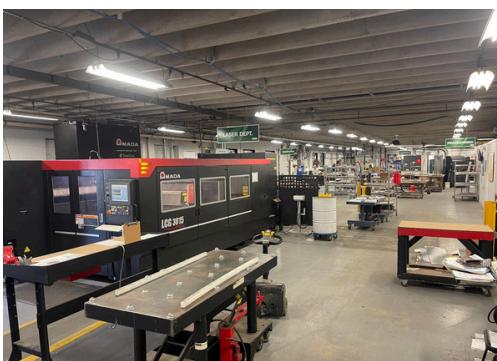
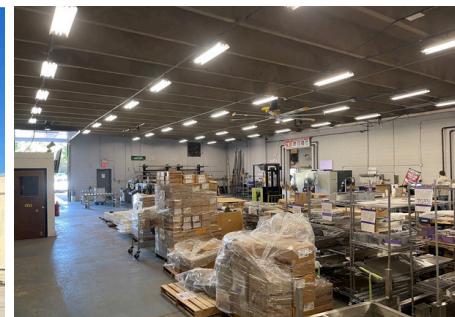
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Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

PROPERTY IMAGES

BUILDING A



BUILDING B



PARKING/LOT AREA



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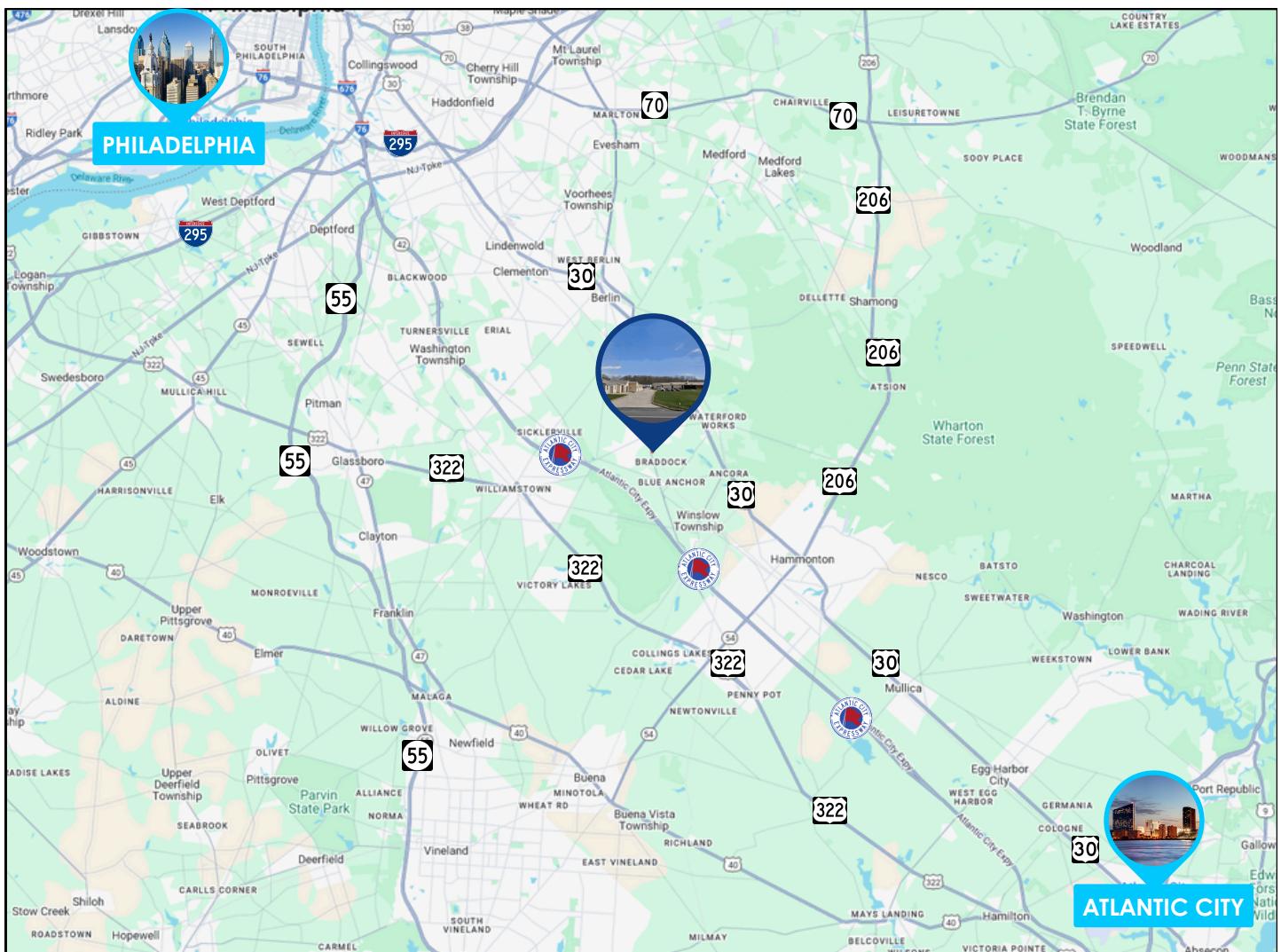


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LOCATION OVERVIEW



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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