

460 N. BLACK HORSE PIKE

Blackwood, NJ



HIGHLY VISIBLE FLEX BUILDING FOR SALE

+/- 23,000 SF TOTAL

Office: 8,000 SF

Warehouse: 15,000 SF

PROPERTY FEATURES

- Price: Call for information
- Ideal for Owner/User
- Situated on 3.1 acres
- Zoned: Redevelopment Zone
- Fully fit-out existing office
 - Multiple individual offices
 - Open bullpen area
 - Conference room
 - Two bathrooms
 - Kitchenette
- Front and rear parking
- Outdoor storage
- Two (2) drive-ins
- One (1) loading
- Easy access to Route 42, I-295, AC Expressway
- Situated on heavily traveled Black Horse Pike (30,000 VPD)



PROPERTY PHOTOS



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.

LOCAL MAP

MAJOR HIGHWAYS & CONNECTIVITY

	ROUTE 42	2 MILES
	ATLANTIC CITY EXPRESSWAY	5 MILES
	INTERSTATE 295	10 MILES
	ROUTE 55	12 MILES
	NEW JERSEY TURNPIKE	18-20 MILES

460 North Black Horse Pike offers exceptional regional connectivity for flex, warehouse, distribution, and office users throughout the Southern New Jersey and Philadelphia markets. Positioned directly along the Black Horse Pike corridor with immediate access to Route 42, the property provides efficient connectivity to I-295, the Atlantic City Expressway, Route 55, and the New Jersey Turnpike. This strategic location allows businesses to easily service Philadelphia, Central and South Jersey, Delaware, and shore markets while benefiting from strong roadway visibility and daily traffic exposure. The combination of front-office presence and rear warehouse functionality makes the property well-suited for contractors, service-based businesses, light industrial users, distribution operations, and regional office-warehouse tenants seeking accessibility and convenience.



 PHILADELPHIA, PA 20 MINUTES	 WALT WHITMAN BRIDGE 18 MILES	 BEN FRANKLIN BRIDGE 20 MILES	 CAMDEN WATERFRONT 14 MILES	 PORT OF PHILADELPHIA REGIONAL TRUCK ACCESS	 CENTRAL & SOUTH JERSEY DISTRIBUTION CORRIDORS ACCESSIBLE VIA ROUTE 42 TO I-295 & NJ TURNPIKE	 ATLANTIC CITY, NJ 50 MINUTES
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