

# BOTTO'S

159, 161, 163 & 167 Kings Highway | Mt. Royal, NJ



## PREMIER INDUSTRIAL PROPERTY FOR SALE

**34,265 SF TOTAL**

28,075 SF Cold Storage Space  
5,470 SF Office Space

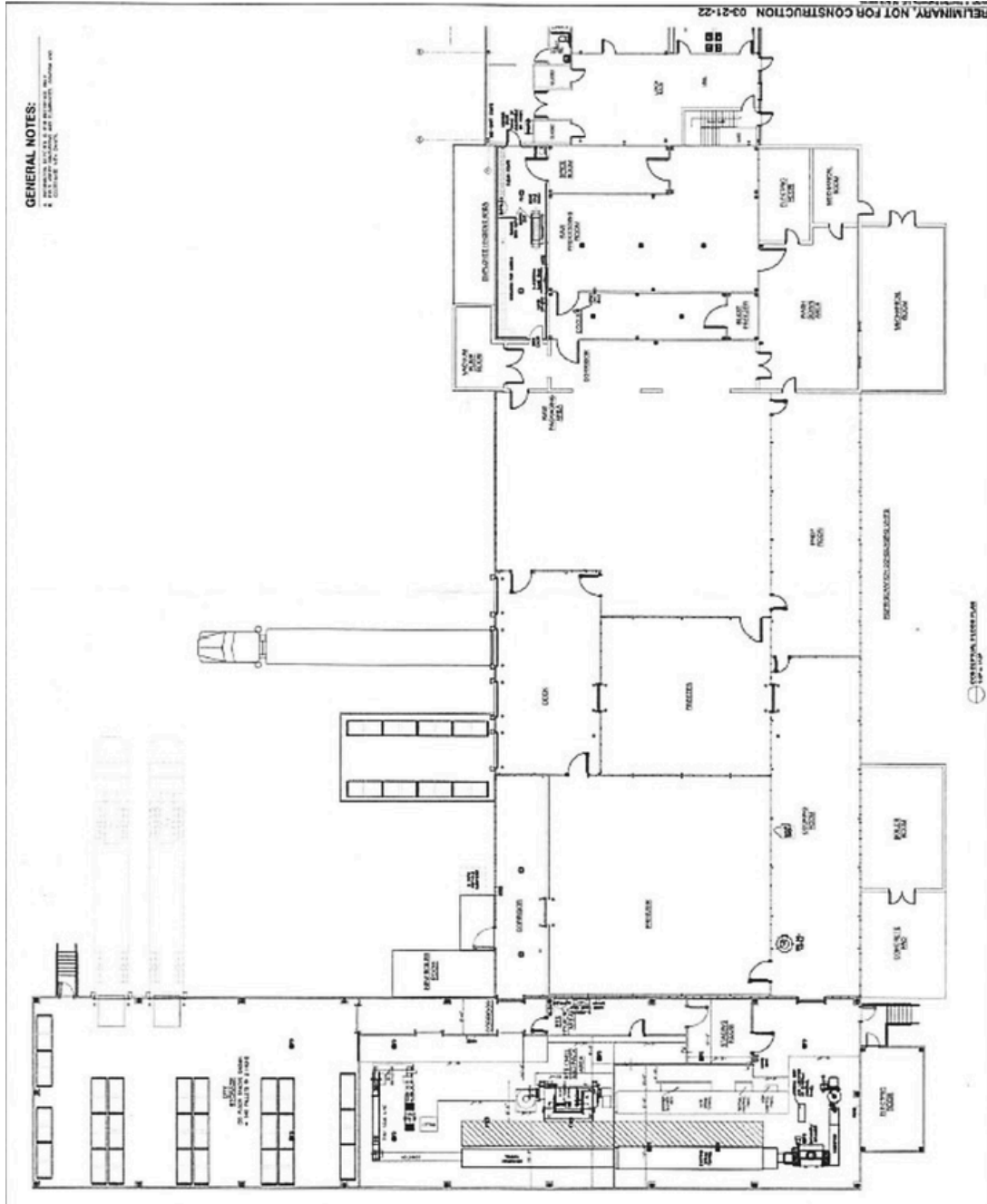


### PROPERTY FEATURES

- Sale Price: Call for information
- Zoned Commercial
  - Currently Industrial Food Processing Building
- Cold storage area (81.9%)
  - 17,563 SF Food processing area
  - 10,512 SF Cold storage
- Situated on 4.78 acres
- Clear height: 14' - 28'
- Four (4) Dock-height doors
- Built in 1971 - Renovated in 2015
- Newer Roof
- LED lighting throughout
- 800 Amp electrical system
- Security cameras and systems throughout
- PILOT Program in place with 20 years remaining on substantially lower tax burden

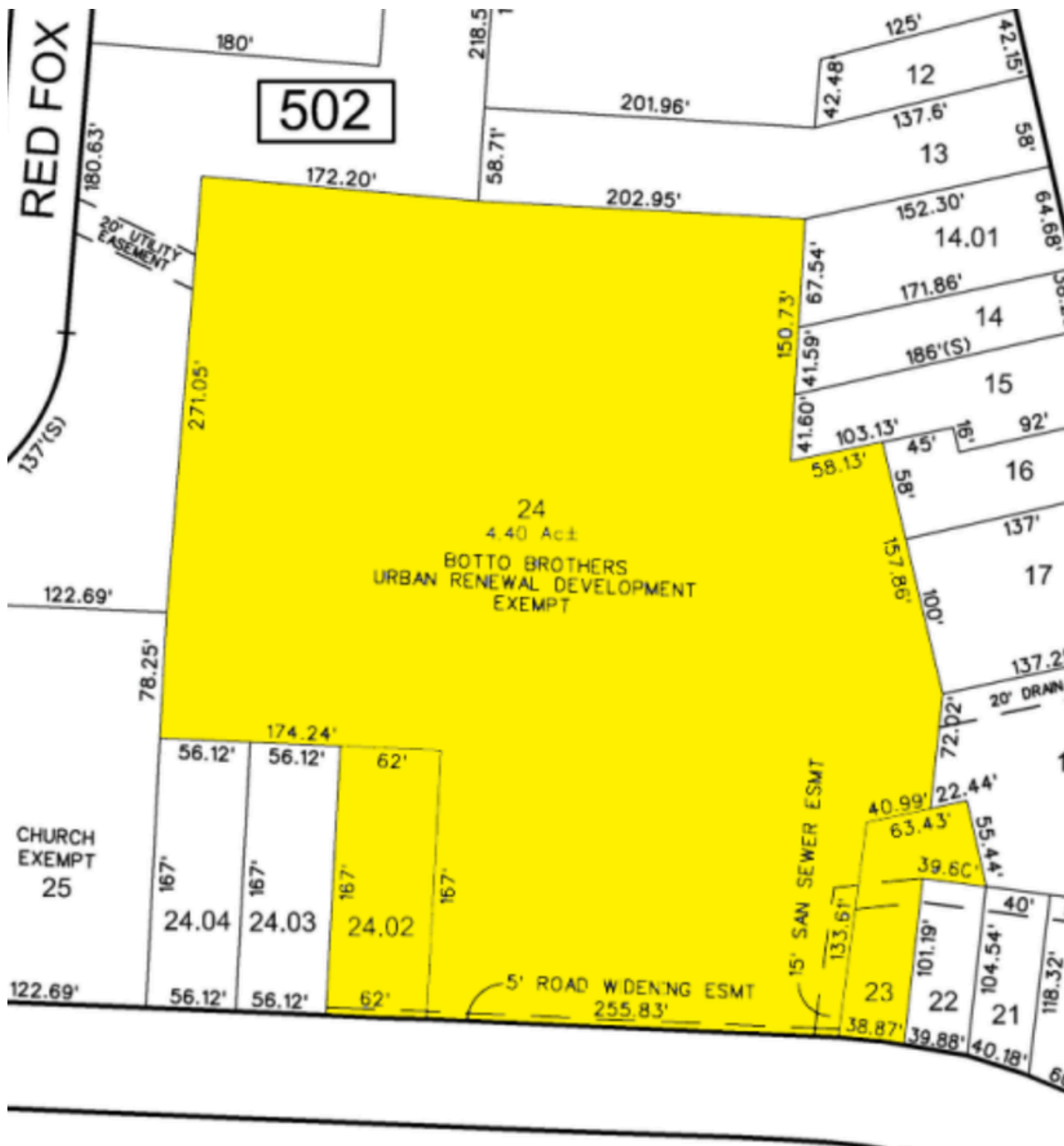
# IMPROVEMENT LAYOUT

The 2015 renovation introduced approximately 5,700 square feet of newly constructed two-story office space, along with an additional 8,800 square feet of refrigerated warehouse space featuring 28-foot clear ceiling heights. In recent years, ownership has further enhanced the facility with the addition of approximately 912 square feet of cold storage space, a 240-square-foot boiler room, 480 square feet of supplemental storage, and an 800 square-foot enclosed air conditioning system servicing the cooking room.



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.

# TAX MAP



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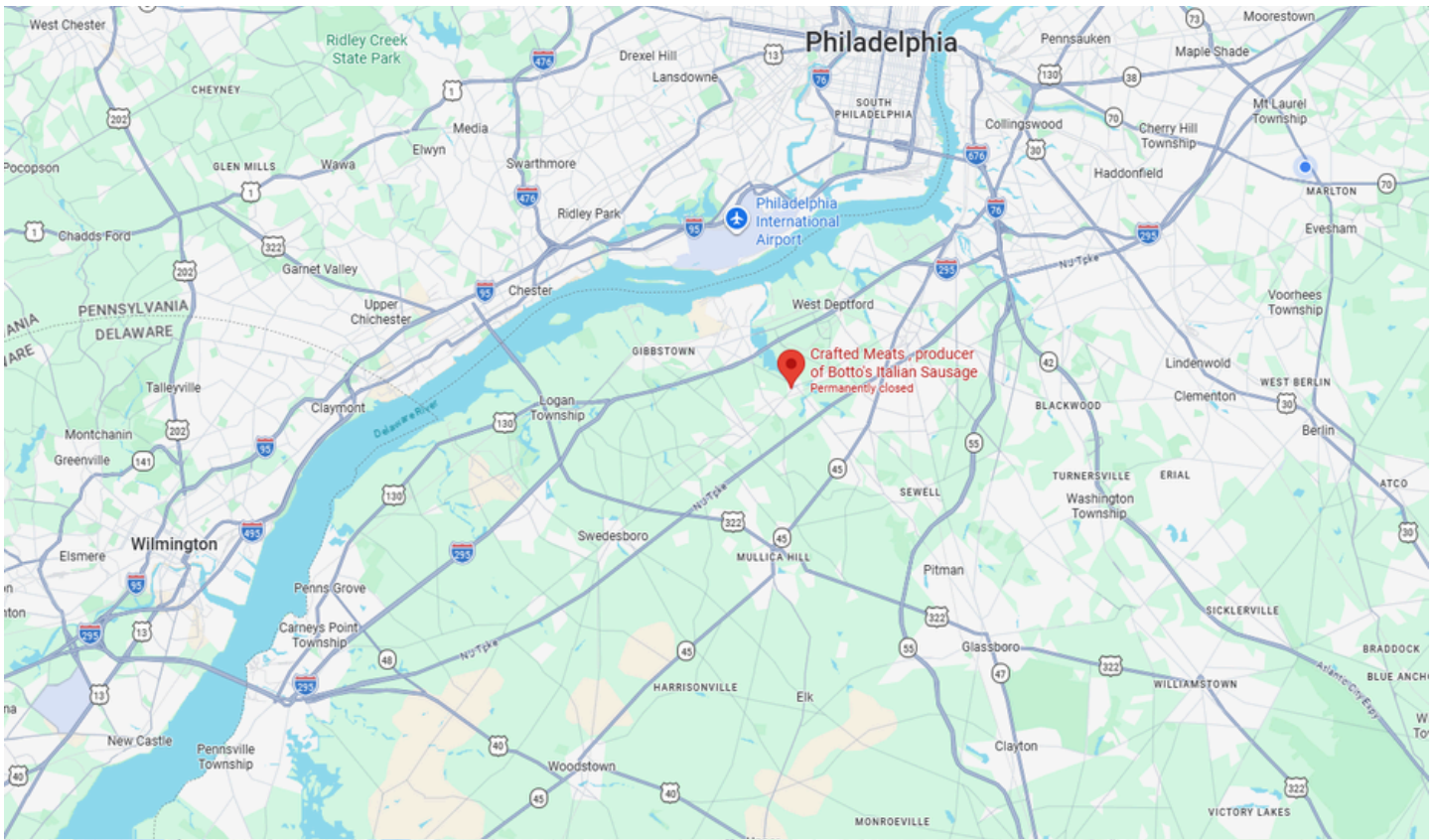


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# REGIONAL CONNECTIVITY & DEMOGRAPHICS



### 5-MILE RADIUS DEMOGRAPHICS

POPULATION <b>42,005</b>	AVERAGE HOUSEHOLD INCOME <b>\$126,073</b>	MEDIAN HOUSEHOLD INCOME <b>\$99,298</b>	DAYTIME POPULATION <b>18,461</b>
TOTAL HOUSEHOLDS <b>15,912</b>	MEDIAN AGE <b>43.4</b>	HOUSEHOLD GROWTH 2024-2029 <b>5.4%</b>	BACHELOR'S DEGREE OR HIGHER <b>32.2%</b>

Source: Sites USA 2024 – Demographic data is approximate and subject to change.

### REGIONAL CONNECTIVITY HIGHLIGHTS

- ✓ Direct access to I-295, a key connector throughout South Jersey
- ✓ Close proximity to U.S. Route 322 and Route 130 for regional reach
- ✓ Convenient access to the New Jersey Turnpike (Interchange 2)
- ✓ Minutes to the Commodore Barry Bridge to Philadelphia via I-295
- ✓ Easy access to Walt Whitman Bridge and Center City Philadelphia
- ✓ Strategically located on Kings Highway (Route 551), a major north/south corridor
- ✓ Strong access to Philadelphia, Delaware and the entire Mid-Atlantic region

### DISTANCES TO MAJOR CITIES & BRIDGES

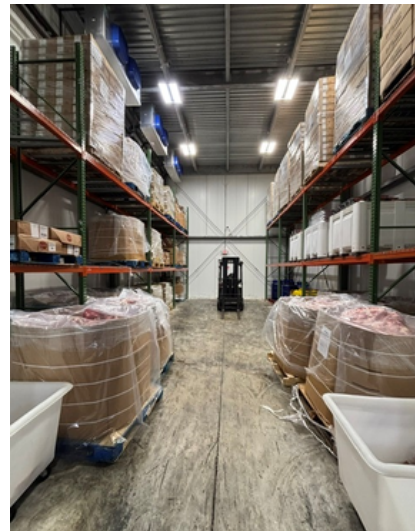
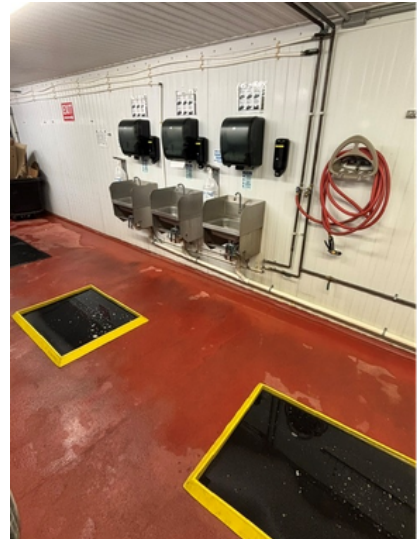
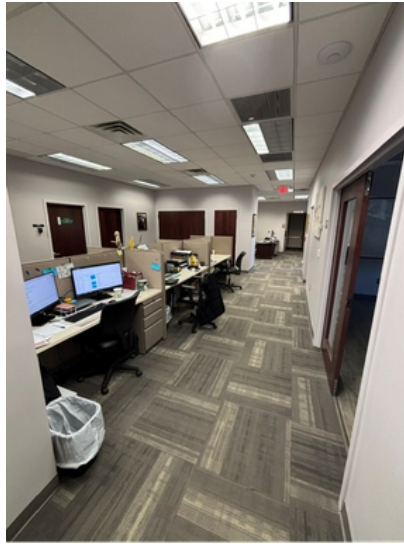
I-295	.....	±2.1 MILES
U.S. ROUTE 322	.....	±3.3 MILES
U.S. ROUTE 130	.....	±3.7 MILES
NEW JERSEY TURNPIKE (INTERCHANGE 2)	.....	±7.1 MILES
COMMODORE BARRY BRIDGE	.....	±8.2 MILES
WALT WHITMAN BRIDGE	.....	±17.4 MILES
CENTER CITY PHILADELPHIA	.....	±21.6 MILES
WILMINGTON, DE	.....	±20.7 MILES
PHILADELPHIA INTERNATIONAL AIRPORT	.....	±19.0 MILES
PORT OF PHILADELPHIA	.....	±20.1 MILES

### CONNECTED TO MAJOR MARKETS

Ideally positioned in Gloucester County with excellent access to key highways, bridges and transportation hubs—linking your business to customers, employees and opportunities across the region.

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# PROPERTY IMAGES



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