

FOR SALE OR LEASE
2013 Route 130
Florence (Burlington County), NJ

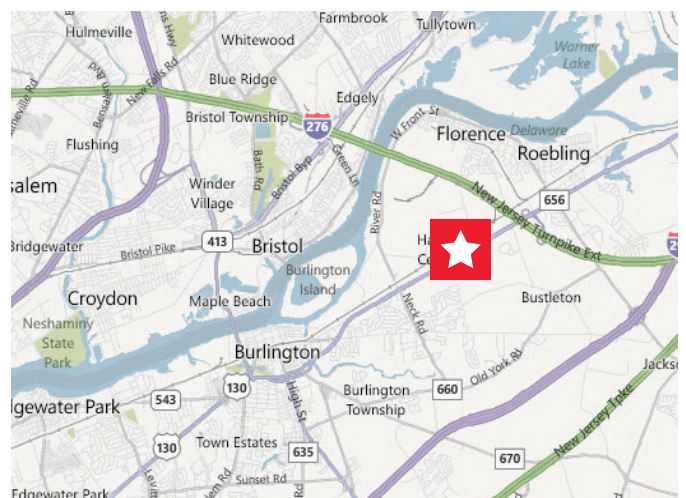


Modern Truck/Vehicle Fleet Maintenance Garage

33,700 SF ON ± 18.62 ACRES
MAY DIVIDE

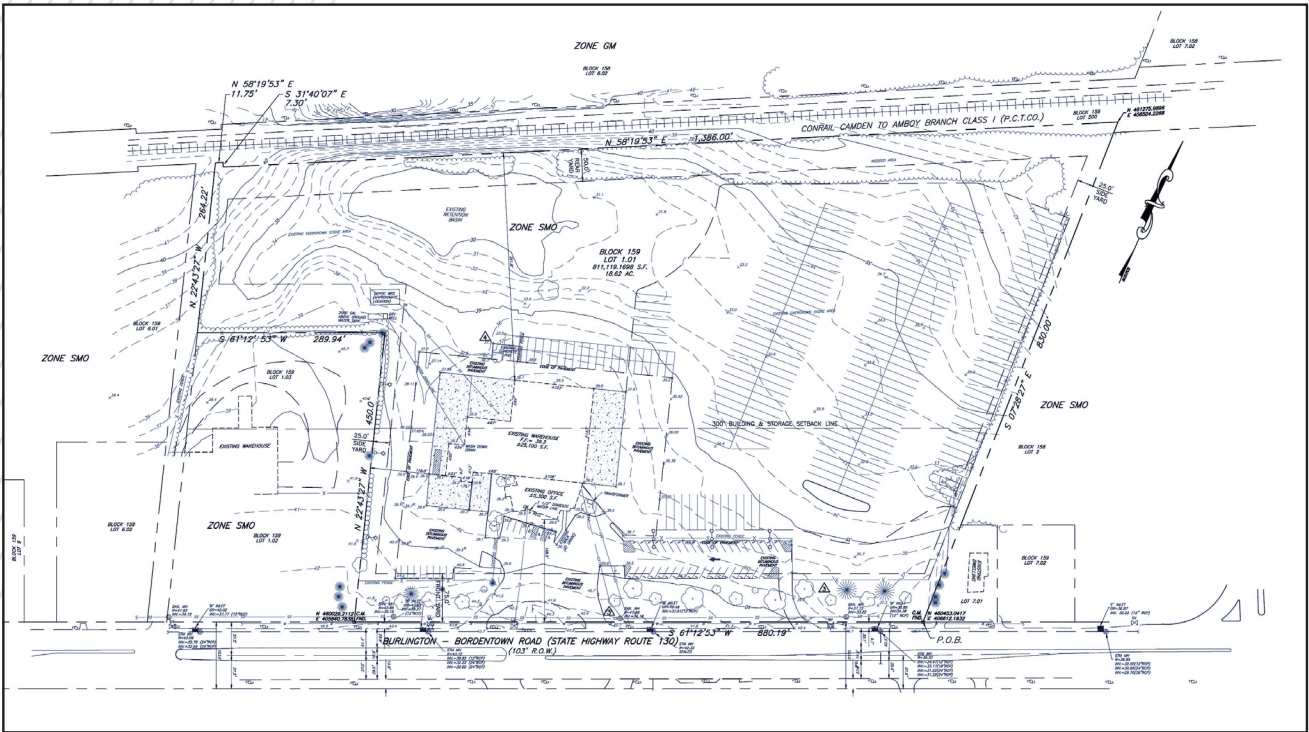
- LOT SIZE:** ± 18.62 Acres
- BUILDING SIZE:** 33,700 SF total
- OFFICES:** 5,300 SF general offices. Additional 3,200 SF shop mezzanine with foreman/supervisor offices, lunchroom, restrooms, and storage areas.
- SHOP:**
- Four (4) drive-thru tractor/trailer bays; 123' deep.
 - Three (3) drive-in tractor/trailer bays; 50' deep.
 - Two (2) drive-in tractor/trailer bays; 183' deep.
 - One (1) drive-thru truck-wash bay with closed-loop water recycling system.
 - One (1) drive-thru body shop with spray booth; 100' deep.
 - All overhead doors are 16' x 14' steel, electrically operated
 - Two (2) tailgate loading doors.
 - All modern shop amenities
- ELECTRIC:** Primary Power – 480/277, 500 Amps

- CEILING HEIGHT:** 22 ft. under beam
- FUEL FACILITIES:** One (1) 10,000-gallon above ground tank
- ZONING:** Highway Commercial



**Approximately One mile to New Jersey/
Pennsylvania Turnpike Exit 6, on busy Route
130, light rail passenger station within
walking distance**

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