

**FOR LEASE**

Owned and Operated by



# 2303 CENTER SQUARE ROAD

Logan Township, New Jersey

±83,500 SF

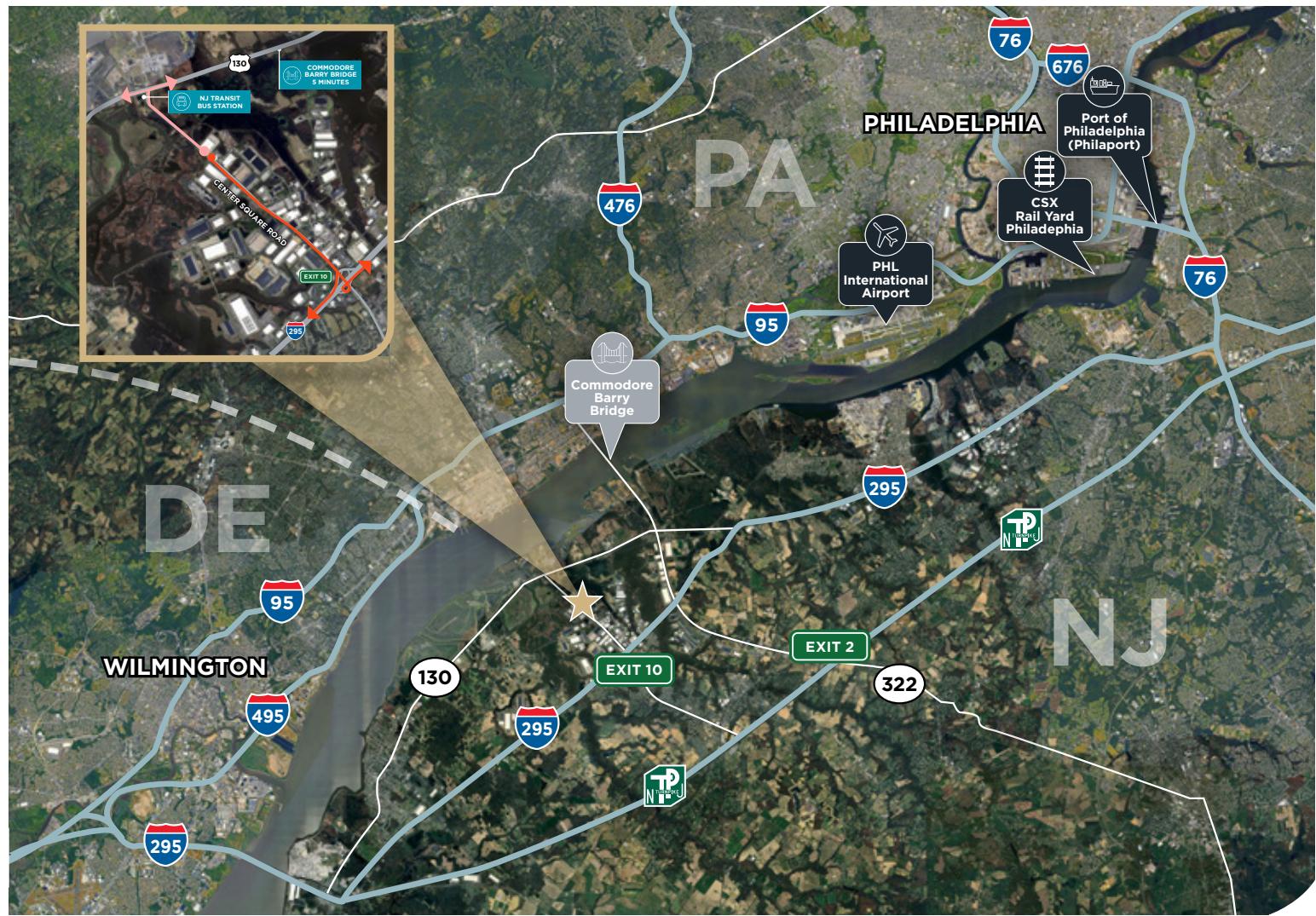


## LEASING INFO & CONTACT



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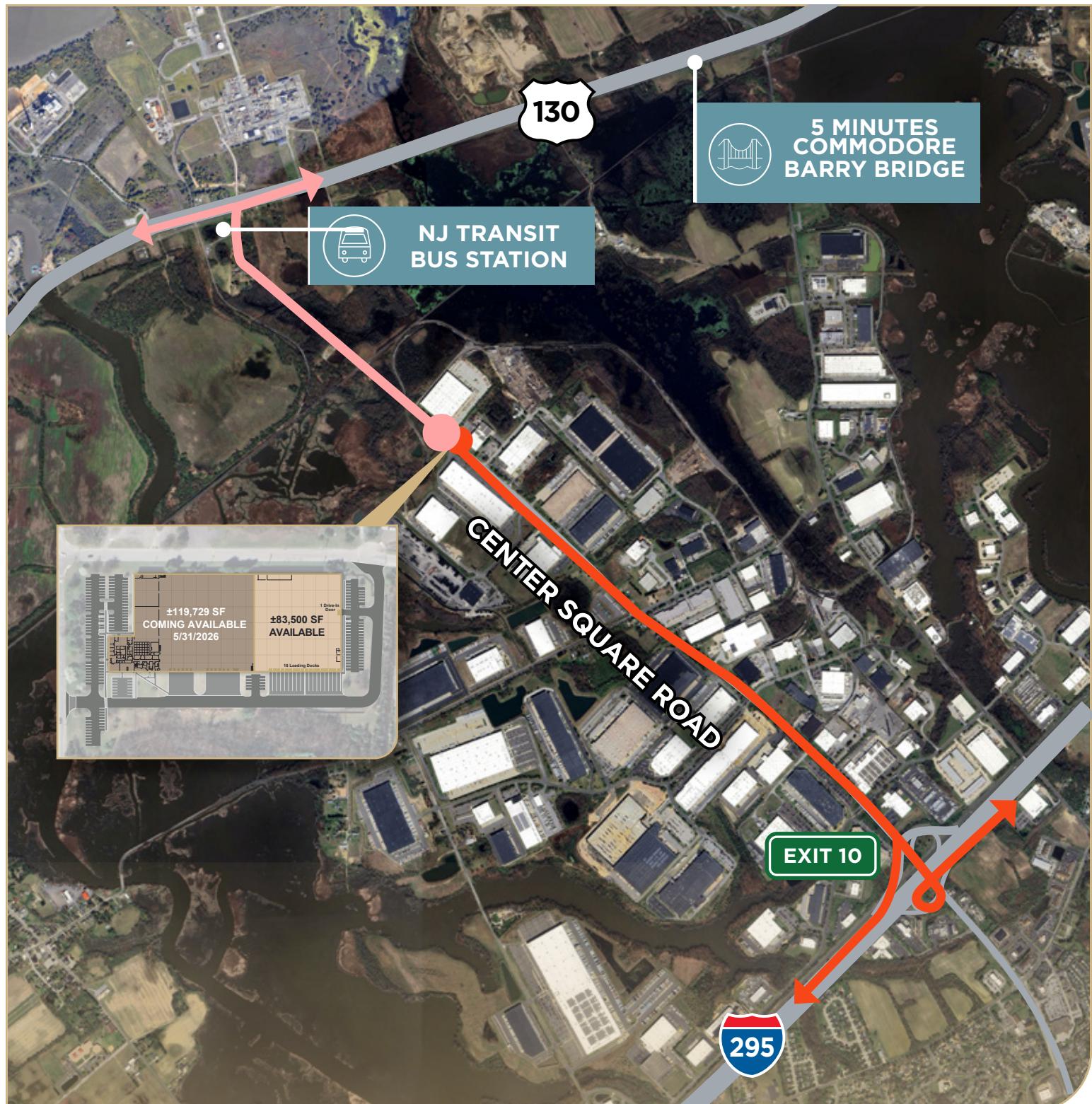


## HIGHWAYS & ACCESS

 130	1.5 MILES	 14 MILES PHL INTERNATIONAL
 295	2 MILES	 29 MILES PORT OF PHILADELPHIA
 95	7.5 MILES	 23 MILES CSX INTERMODAL
 TP NJ	7.5 MILES	

## MAJOR CITIES

	MILES	MINUTES
WILMINGTON, DE	20	26
PHILADELPHIA, PA	28	35
TRENTON, NJ	56	57
BALTIMORE, MD	87	1hr 37
NEWARK, NJ	103	1hr 40
NEW YORK, NY	111	1hr 52
WASHINGTON D.C.	124	2hr 20



**CONVENIENTLY LOCATED** off Exit 10 of 295 Logan Township, providing direct access NJ Turnpike and major metropolitan areas including: Philadelphia International Airport and Ports of Philadelphia.

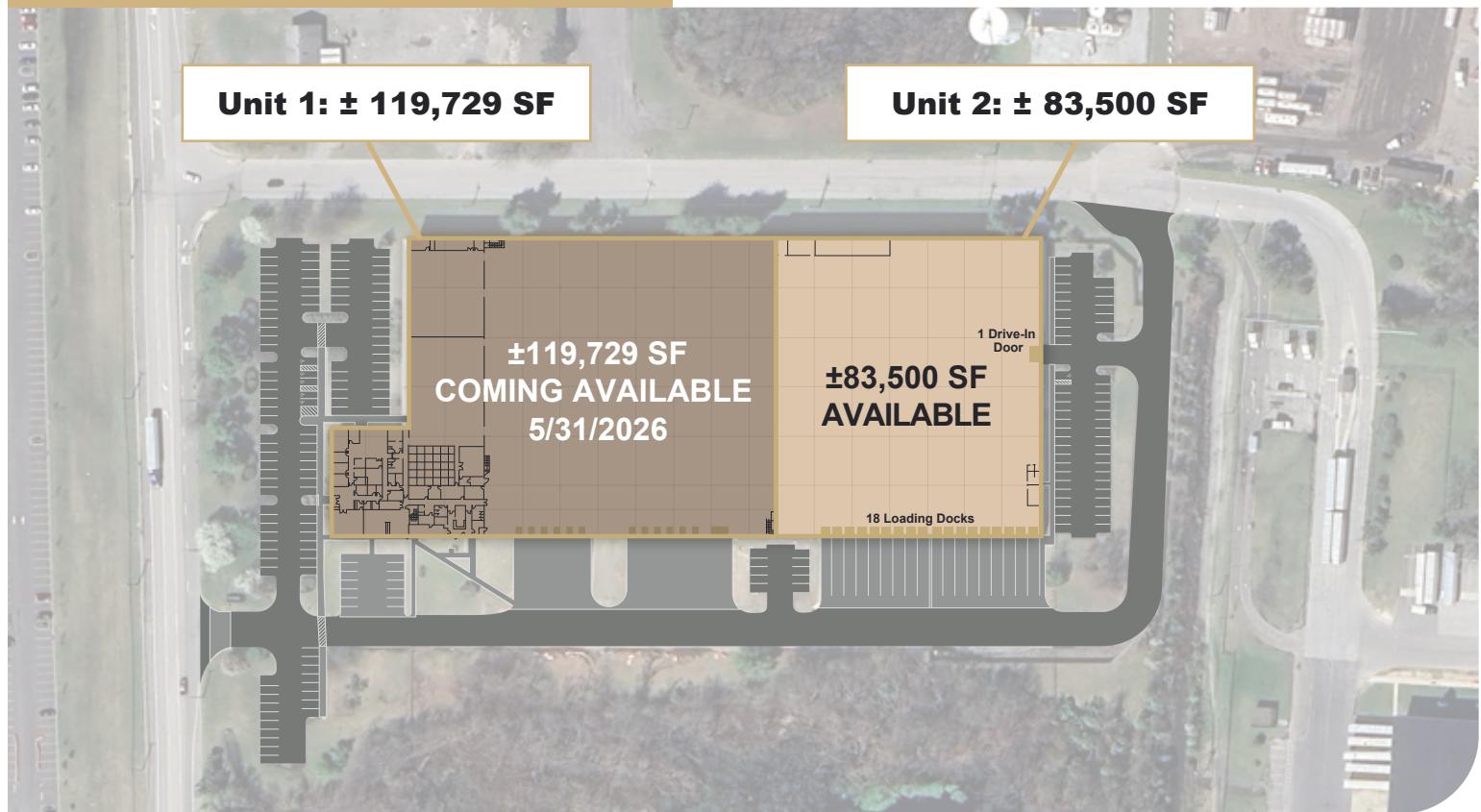


**CLASS B BUILDING** in a great in-fill location in highly desirable Logan Township.



**PREMIER LABOR BASE** in Logan Township, the heart of the richest consumer demographic.

## PROPERTY SPECS



### Unit 1: ± 119,729 SF

TOTAL RENTABLE SIZE	± 119,729 SF
WAREHOUSE	± 89,802 SF
OFFICE	± 10,833 SF
CONFIGURATION	± 19,094 SF
ADDITIONAL SF (NOT INCLUDED IN RENTABLE SF):	
2ND FLOOR OFFICE	± 3,991 SF
MEZZ AREA	± 19,687 SF
COLUMN SPACING	38' x 50'
CLEAR HEIGHT	28'
PARKING	127 Auto Spots
TOTAL BUILDING POWER	4,000 AMPS
YEAR BUILT	1992
SITE AREA	14.5 Acres
ZONING	Industrial
DOCK DOORS	12 Loading Docks
DRIVE-IN DOORS	1 Drive-in
CONFIGURATION	Single Side Load
FIRE PROTECTION	Wet Sprinkler (.35 GPM/SF)

### Unit 2: ± 83,500 SF

AVAILABLE SF	± 83,500 SF
TOTAL BUILDING SIZE	± 203,229 SF
COLUMN SPACING	38' x 50'
CLEAR HEIGHT	32'
PARKING	62 Auto Spots
TOTAL BUILDING POWER	4,000 AMPS
YEAR BUILT	1992
SITE AREA	14.5 Acres
ZONING	Industrial
DOCK DOORS	18 Loading Docks
DRIVE-IN DOORS	1 Drive-in
CONFIGURATION	Single Side Load
FIRE PROTECTION	Wet Sprinkler (.35 GPM/SF)