



CAMDEN COMMERCE CENTER

ADMIRAL WILSON BLVD

332 S 17 STREET
CAMDEN, NJ



AVAILABLE NOW!



±279,600 SF (DIVISIBLE)

AVAILABLE FOR LEASE

JOHN GARTLAND

Executive Managing Director
+1 856 324 8287
john.gartland@cushwake.com

STEPHEN FIFE

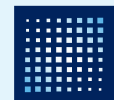
Cold & Food Facilities Advisor
+1 602 224 4447
stephen.fife@cushwake.com

SEAN DUNCAN

Senior Associate
+1 610 484 4793
sean.duncan@cushwake.com

GREG MILLERD

Cold & Food Facilities Advisor
+1 206 682 0666
greg.millerd@cushwake.com



MATRIX



**CUSHMAN &
WAKEFIELD**

LOCATION OVERVIEW

332 S 17 STREET | CAMDEN, NJ



**332 S 17 Street
Camden, NJ**

1.2 Miles
to I-676

.05 Miles to
Route 30

 Ben Franklin Bridge

 Walt Whitman Bridge

 PHL International

 **PhilaPort**
THE PORT OF PHILADELPHIA

LOCATION BENEFITS

- The site offers outstanding proximity to world-class seaports. Philadelphia and South Jersey docks are less than 15 minutes away.
- Philadelphia International Airport is 20 minutes away; Newark International Airport is 1 hour away.
- Center City Philadelphia is 4 miles away
- The site is immediately proximate to Routes 676 and 30, and Interstates I-295 and I-95.
- Overnight highway access to one-third of the nation's population.

DRIVE TIMES

ROUTE 30	.05 MILES
I-676	1.2 MILES
I-295	6.6 MILES
I-95	4 MILES

PHILAPORT	7.5 MILES
PHILADELPHIA AIRPORT	14 MILES
BEN FRANKLIN BRIDGE	.07 MILES
WALT WHITMAN BRIDGE	4 MILES
BESTY ROS BRIDGE	8.3 MILES

CENTER CITY PHILLY, PA	4 MILES
WILMINGTON, DE	34 MILES
TRENTON, NJ	36 MILES
NEWARK, NJ	80 MILES
NEW YORK, NY	91 MILES
BALTIMORE, MD	108 MILES

LABOR DATA

332 S 17 STREET | CAMDEN, NJ



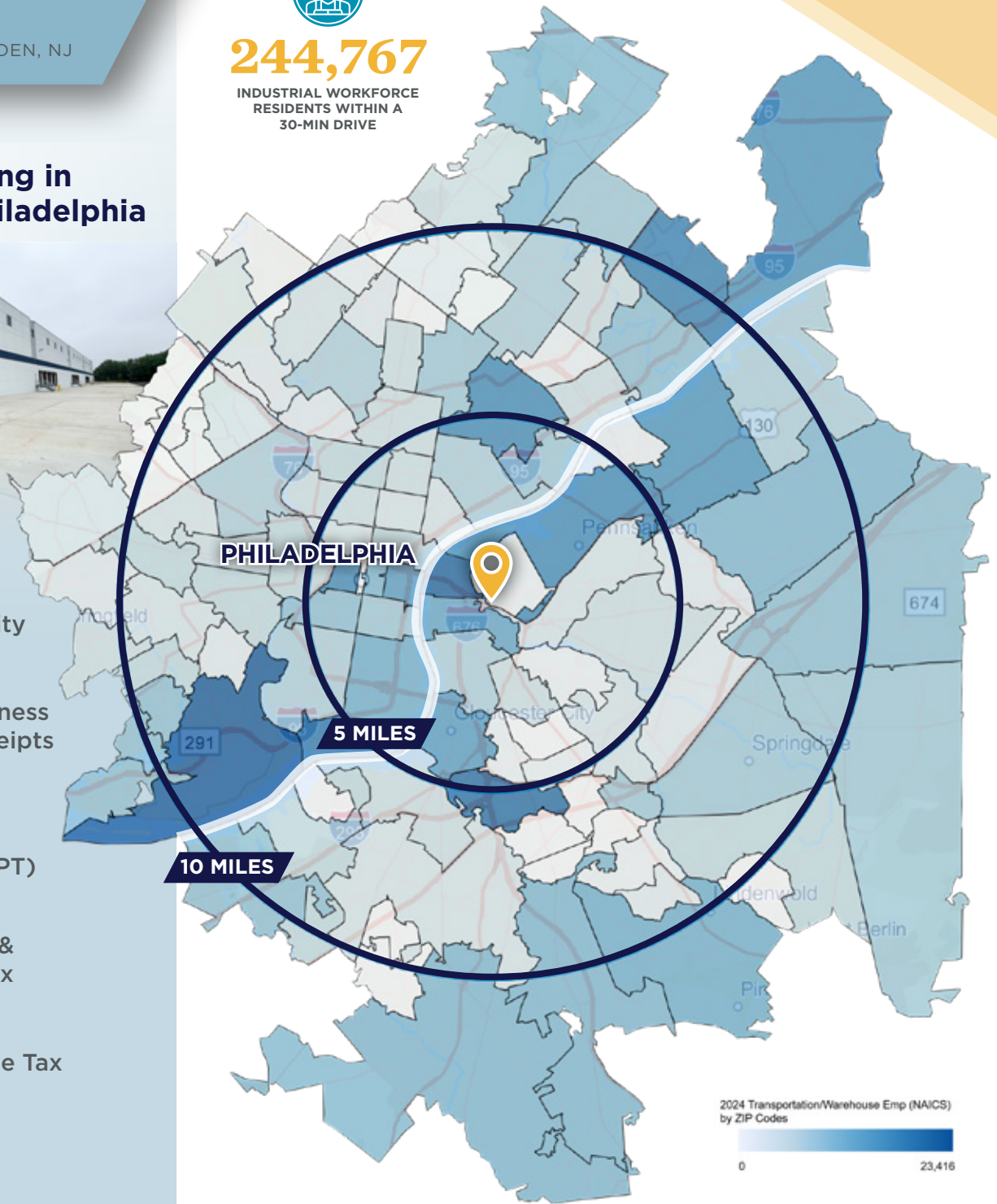
244,767

INDUSTRIAL WORKFORCE
RESIDENTS WITHIN A
30-MIN DRIVE

Benefits of Being in Camden vs. Philadelphia



- ✓ Direct Proximity to PhilaPort
- ✓ No Philly Business Income & Receipts Tax (BIRT)
- ✓ No Philly Net Profits Tax (NPT)
- ✓ No Philly Use & Occupancy Tax
- ✓ No Philly Wage Tax



TOTAL POPULATION

5 MILES

746,920

10 MILES

2,176,342



TOTAL LABOR FORCE

624,867

1,789,738



TOTAL EMPLOYED
INDUSTRIAL WORKFORCE

58,467

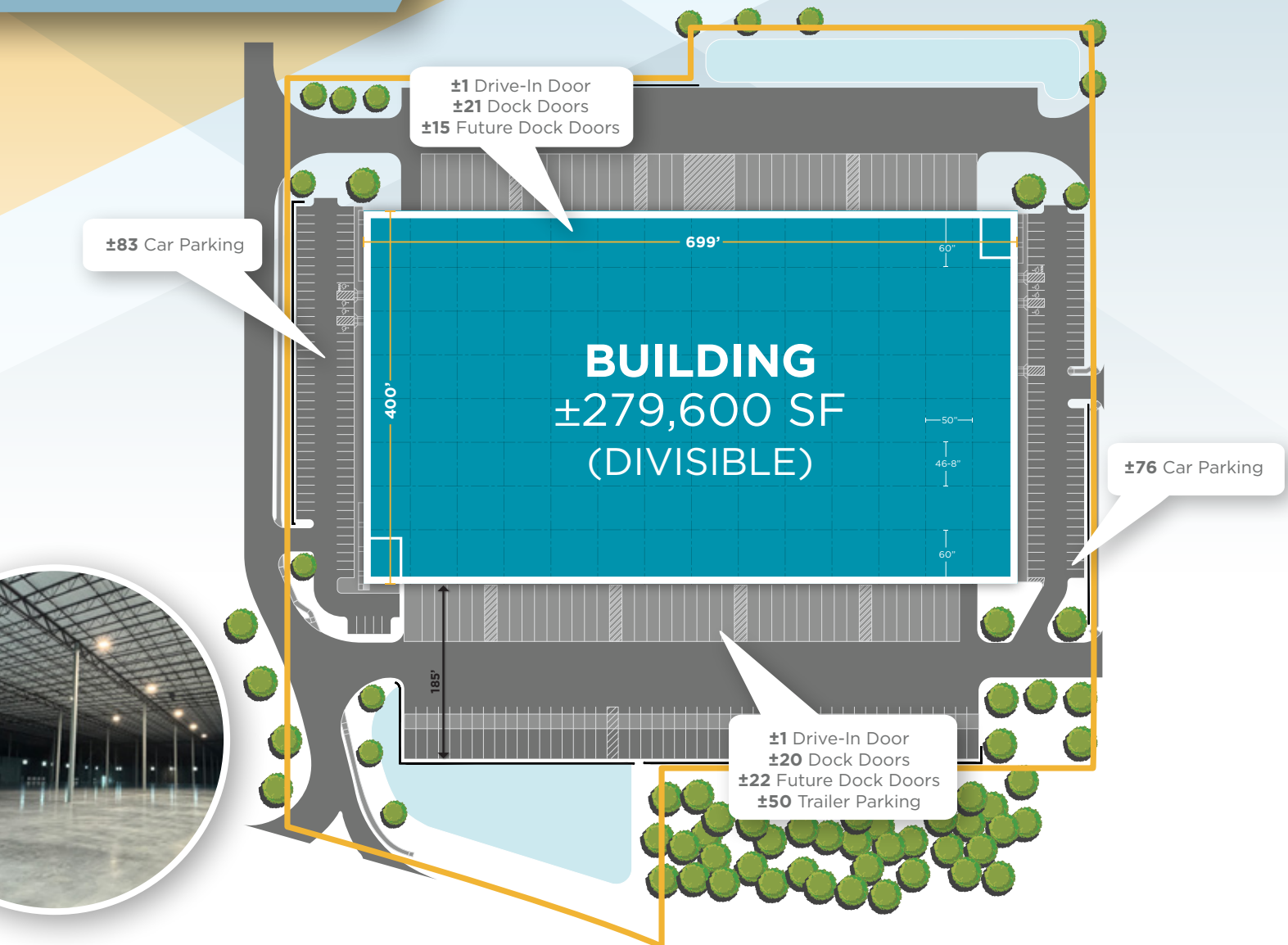
180,768

BUILDING SPECS

332 S 17 STREET | CAMDEN, NJ



MATRIX



Total Square Footage:	±279,600 SF (divisible)	Dock Doors:	41 (expandable to 78)
Building Dimensions:	699' x 400'	Drive-in Doors:	2
Column Spacing:	50' x 46-8" with 60' speed bays	Truck Court Depth:	185'
Configuration:	Cross-dock	Lighting:	LED
Clear Height:	40'	Fire Suppression System:	ESFR
Auto Parking:	159	Power:	3,000 amps (expandable to 6,000)
Trailer Parking:	50		

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