

# 135 High Hill Road

Woolwich Township, NJ



**AVAILABLE NOW | Class A construction**

## 60,435 SF For Lease

135 High Hill Rd, Woolwich Township, NJ

CABOT

For more information, contact:

**John Gartland**

Executive Managing Director  
856 403 9535  
[john.gartland@cushwake.com](mailto:john.gartland@cushwake.com)

**Sean Duncan**

Senior Associate  
610 484 4793  
[sean.duncan@cushwake.com](mailto:sean.duncan@cushwake.com)



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

AVAILABLE NOW | CLASS A CONSTRUCTION

## 60,435 SF For Lease

135 High Hill Rd, Woolwich Township, NJ



## Property Overview

### CLASS-A INDUSTRIAL BUILDING WITHIN WOOLWICH TOWNSHIP

Available for immediate occupancy with existing SPEC office. Easy to access to major highway arteries (Pennsylvania Turnpike, I-95 and I-276). 27 miles from Center City Philadelphia and just minutes from Pennsylvania border.

### PROPERTY HIGHLIGHTS

- 32' clear height
- ±2,000 SF office space
- 15 dock doors (9' x 10')
- One (1) 14' x 16' drive in door
- 35k lbs mechanical levelers, bumpers, seals
- 49 car parking spaces

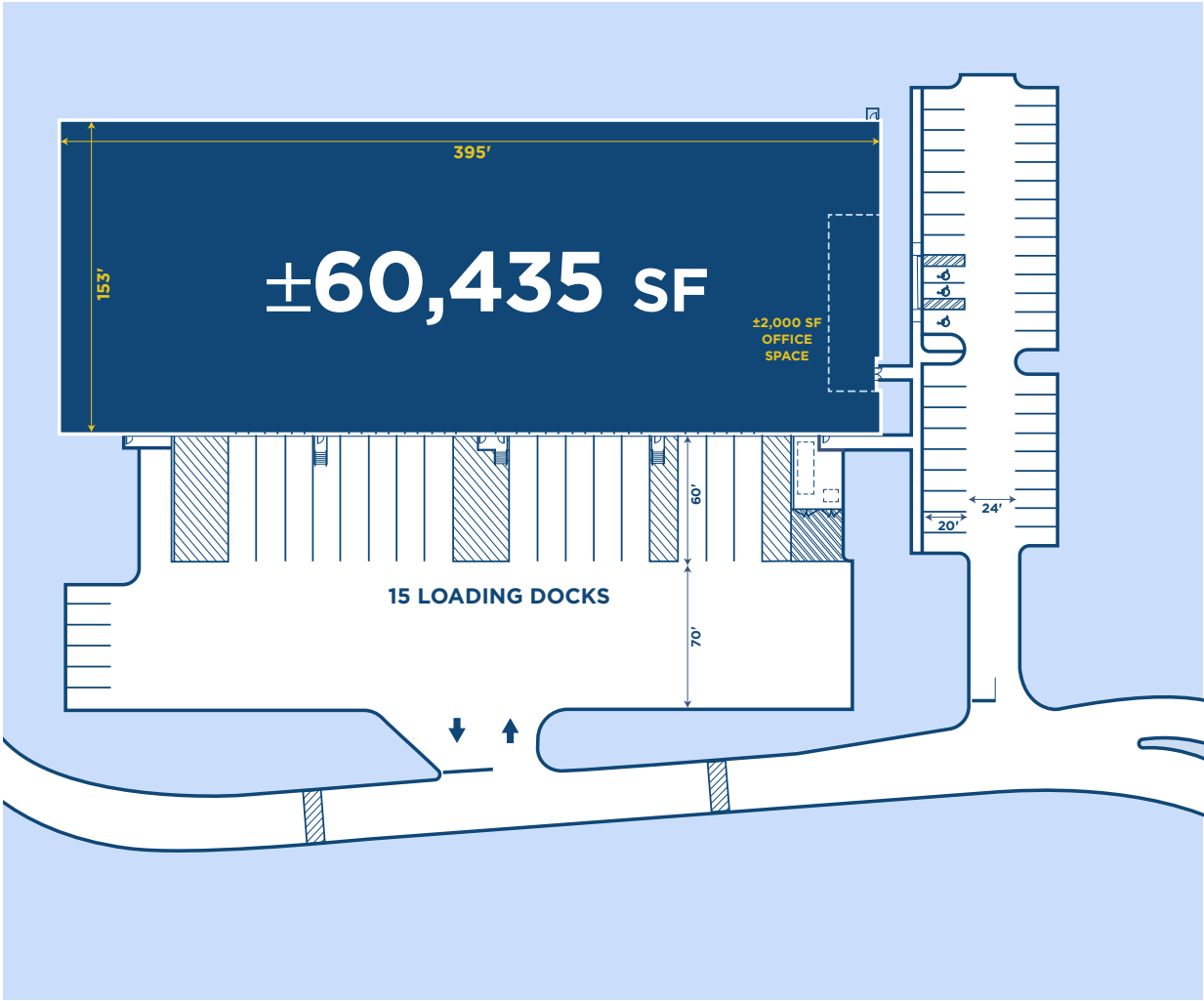
Cushman and Wakefield | 1650 Market Street, 48th Floor | Philadelphia, PA | [www.cushmanwakefield.com](http://www.cushmanwakefield.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

AVAILABLE NOW | CLASS A CONSTRUCTION

# 60,435 SF For Lease

135 High Hill Rd, Woolwich Township, NJ



## PROPERTY FEATURES

Total Building Size	60,435 SF
Site Size	7.383 acres
Office	±2,000 SF
Clear Height	32'
Dimensions	54'W x 46.5' D with 54'W x 60'D speed bay
Car Parking	49
Docks	15 9'x10' overhead doors, 35k lbs mechanical levelers, bumpers, seals
Drive-in Door	One (1) 14' x 16' drive in door
Power	800 AMP, 277/480 Volt, 3-Phase
HVAC	Gas Heated Make-Up Air to 50 Degrees F at Exterior
Roof Specs	.045 mil single ply, fully adhered TPO, 20 year warranty
Lighting	LED Lighting with motion sensors
Fire Protection	ESFR



AVAILABLE NOW | CLASS A CONSTRUCTION



60,435 SF For Lease

135 High Hill Rd, Woolwich Township, NJ

## Location Overview



Cushman and Wakefield | 1650 Market Street, 48th Floor | Philadelphia, PA | [www.cushmanwakefield.com](http://www.cushmanwakefield.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

AVAILABLE NOW | CLASS A CONSTRUCTION



# 60,435 SF For Lease

135 High Hill Rd, Woolwich Township, NJ



## NEIGHBORING TENANTS



Cushman and Wakefield | 1650 Market Street, 48th Floor | Philadelphia, PA | [www.cushmanwakefield.com](http://www.cushmanwakefield.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.



AVAILABLE NOW | CLASS A CONSTRUCTION

# 60,435 SF For Lease

135 High Hill Rd, Woolwich Township, NJ



## LOCATION HIGHLIGHTS



**1.4 MILES 3 MINUTES**



**3.5 MILES 8 MINUTES**

- 25 miles from the Port of Philadelphia
- 18.5 miles from Philadelphia International Airport
- 170,071 blue collar workers within a 30-mile drivetime

27 miles

to Center City Philadelphia

Cushman and Wakefield | 1650 Market Street, 48th Floor | Philadelphia, PA | [www.cushmanwakefield.com](http://www.cushmanwakefield.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.