

NJ TURNPIKE/I-295 CORRIDOR

218,670 SF AVAILABLE FOR LEASE (DIVISIBLE)



COOPERTOWNROADCOMMERCECENTER.COM

COOPERTOWN ROAD COMMERCE CENTER

951 COOPERTOWN RD, DELANCO, NJ

Crow Holdings
CAPITAL

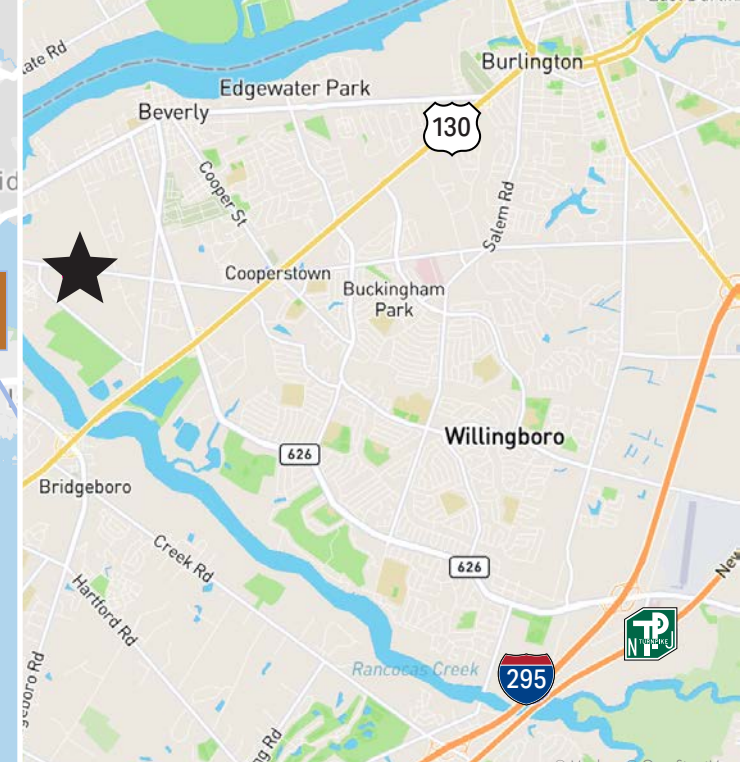
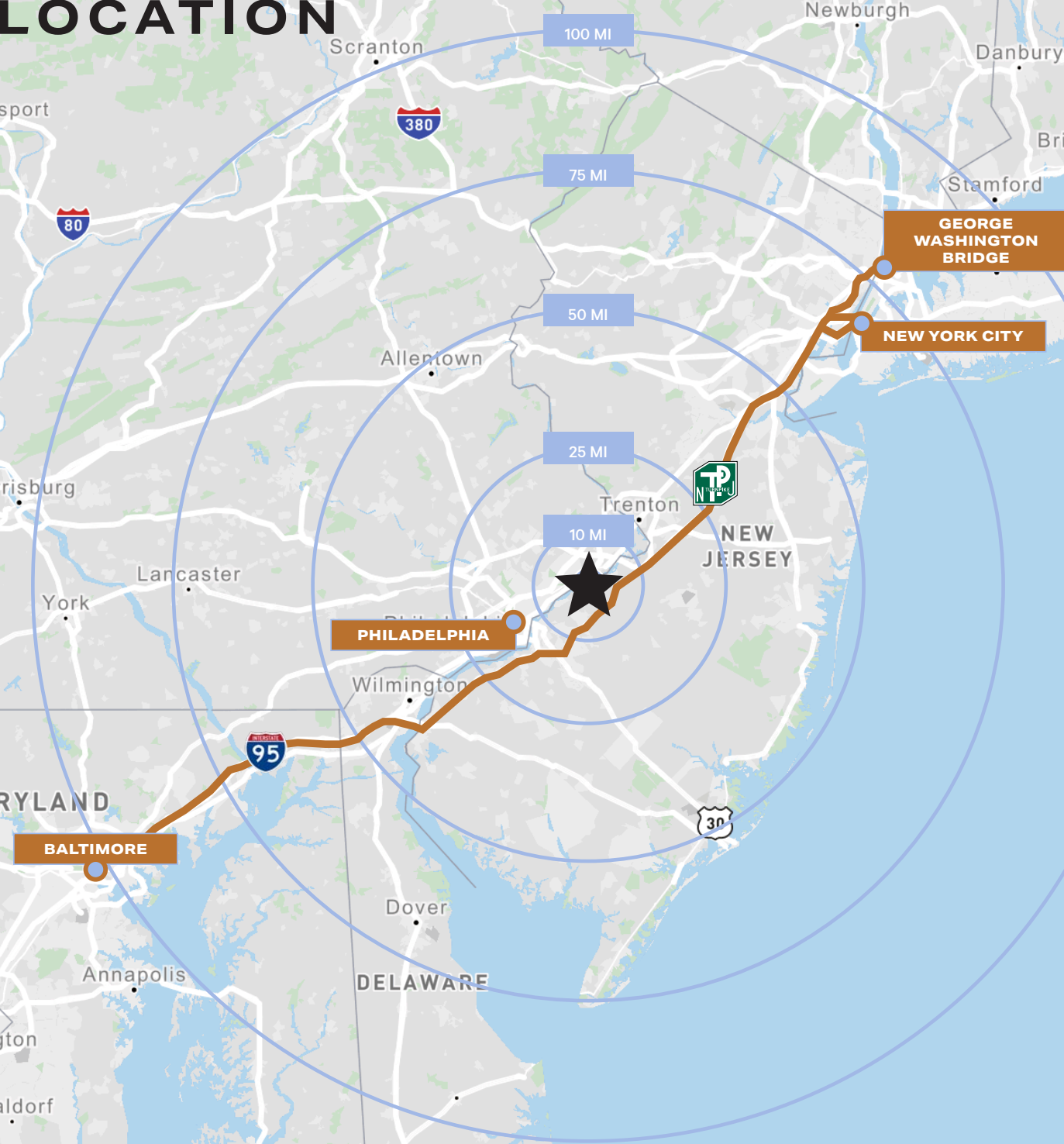
CBRE

COOPERTOWN ROAD COMMERCE CENTER



Total SF Available	218, 670 SF (Divisible)
Office SF	1,539 SF
Total Acres	16.06 acres
Clear Height	36'
Column Spacing	54' x 45' (60' speed bay)
Dock Doors	33 dock doors with bumpers, 40,000 lb. capacity dock levelers; 7' x 8' mechanical levelers, z-guards, dock seals, and quad outlets
Drive-in Doors	2
Building Dimensions	675' x 330'
Truck Court Depth	185'
Car Parking	186
Trailer Parking	39
Floor Slab	7" thick unreinforced concrete slab on grade
Fire Protection	ESFR
Interior Lighting	Full field LED at 25 FC 30" AFF
HVAC	Roof mounted, direct gas-fired make-up air units
Power	3,000 amp, 277/480 volt, three-phase, 4-wire service

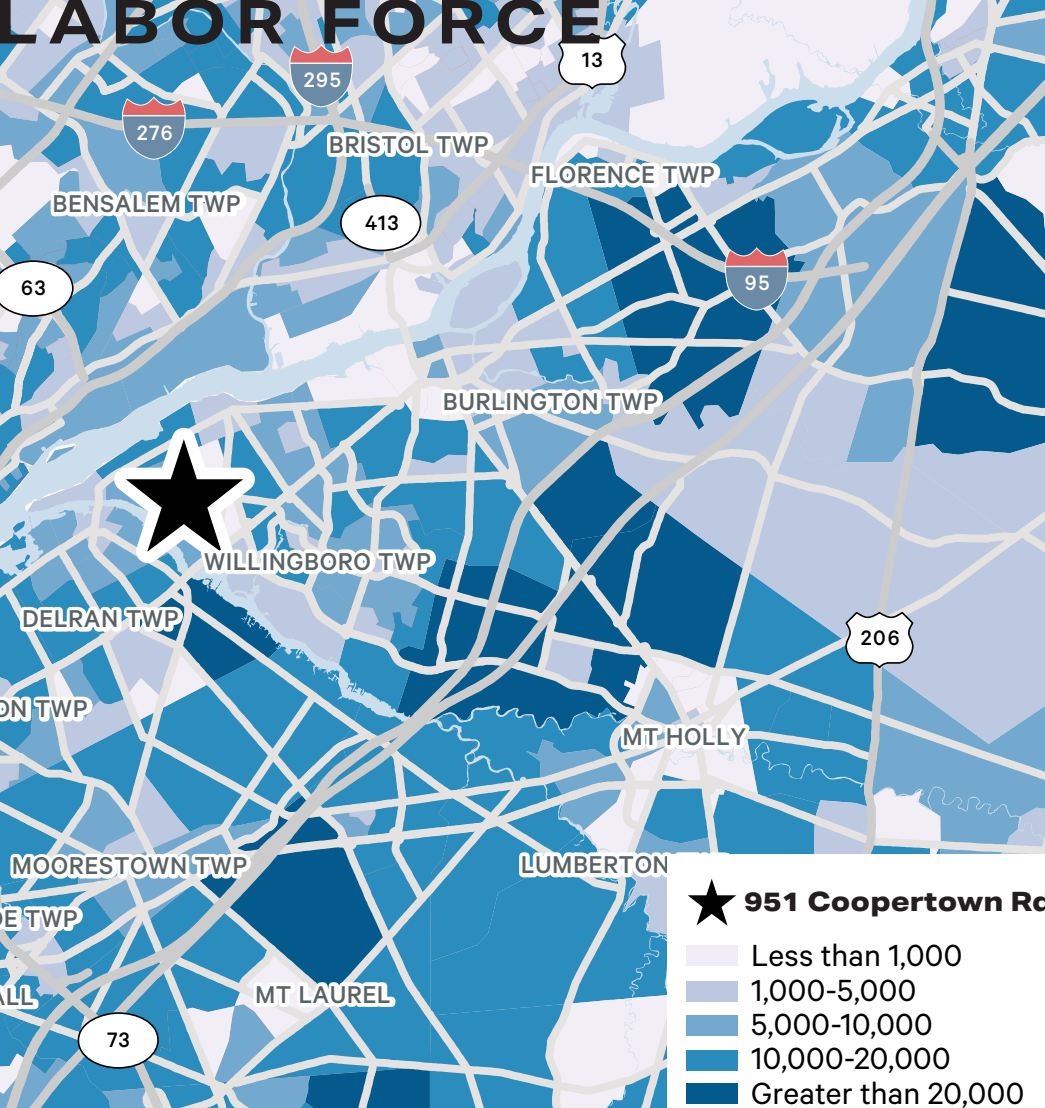
LOCATION



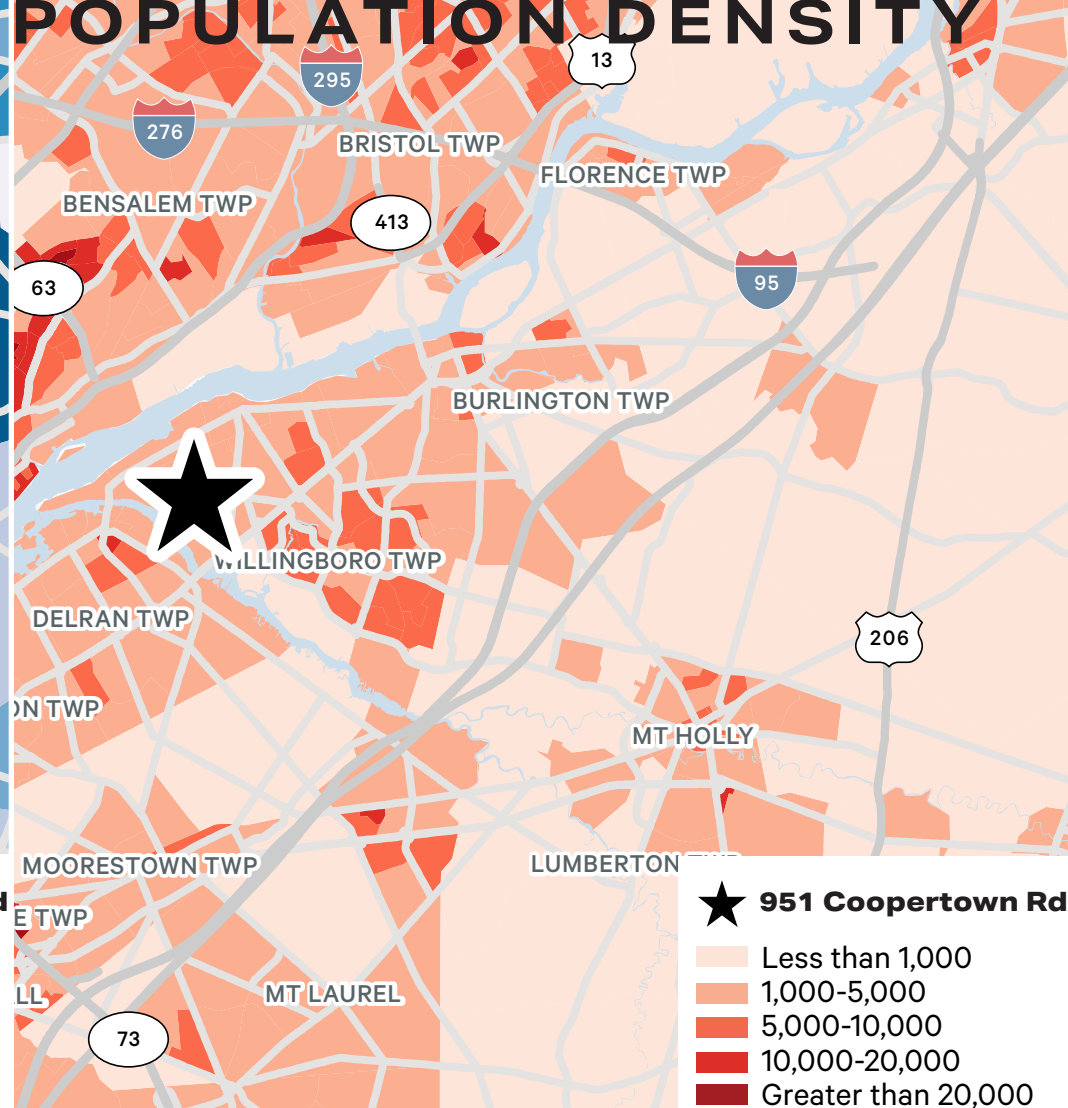
DISTANCE LEGEND

	1 mile
	5.5 miles
	10 miles
Betsy Ross Bridge	9 miles
Philadelphia	10 miles
New York City	75 miles
Baltimore	100 miles

LABOR FORCE



POPULATION DENSITY



COOPERTOWNROADCOMMERCECENTER.COM

Thomas Monahan
Vice Chairman
+1 201 712 5610
thomas.monahan@cbre.com

Drew Green
Executive Vice President
+1 610 251 5183
andrew.green@cbre.com

Larry Schifffenhaus
Executive Vice President
+1 201 712 5809
larry.schifffenhaus@cbre.com

Brian Golden
Executive Vice President
+1 201 712 5607
brian.golden@cbre.com

555 E. Lancaster Avenue, Suite 120
Radnor, PA, 19087
+1 610 251 0820
Licensed Real Estate Broker



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