

[ IMMEDIATE AVAILABILITY ]

# COOPERTOWN ROAD COMMERCE CENTER

951 COOPERTOWN RD, DELANCO, NJ 08075

[COOPERTOWNROADCOMMERCECENTER.COM](http://COOPERTOWNROADCOMMERCECENTER.COM)

NJ TURNPIKE/I-295 CORRIDOR



**218,670 SF** FOR LEASE (DIVISIBLE)

NEWLY CONSTRUCTED INDUSTRIAL SPACE  
DESIGNED FOR MODERN LOGISTICS

CROW HOLDINGS  
CAPITAL

CBRE

# COOPERTOWN ROAD COMMERCE CENTER

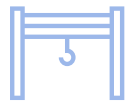
951 COOPERTOWN RD, DELANCO, NJ

Divisible to accommodate multi-tenant or tailored configurations



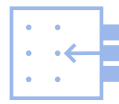
**36'**

clear ceiling



**33**

dock doors



**60'**

speed bay



**39**

trailer parking



**3,000**

amps power

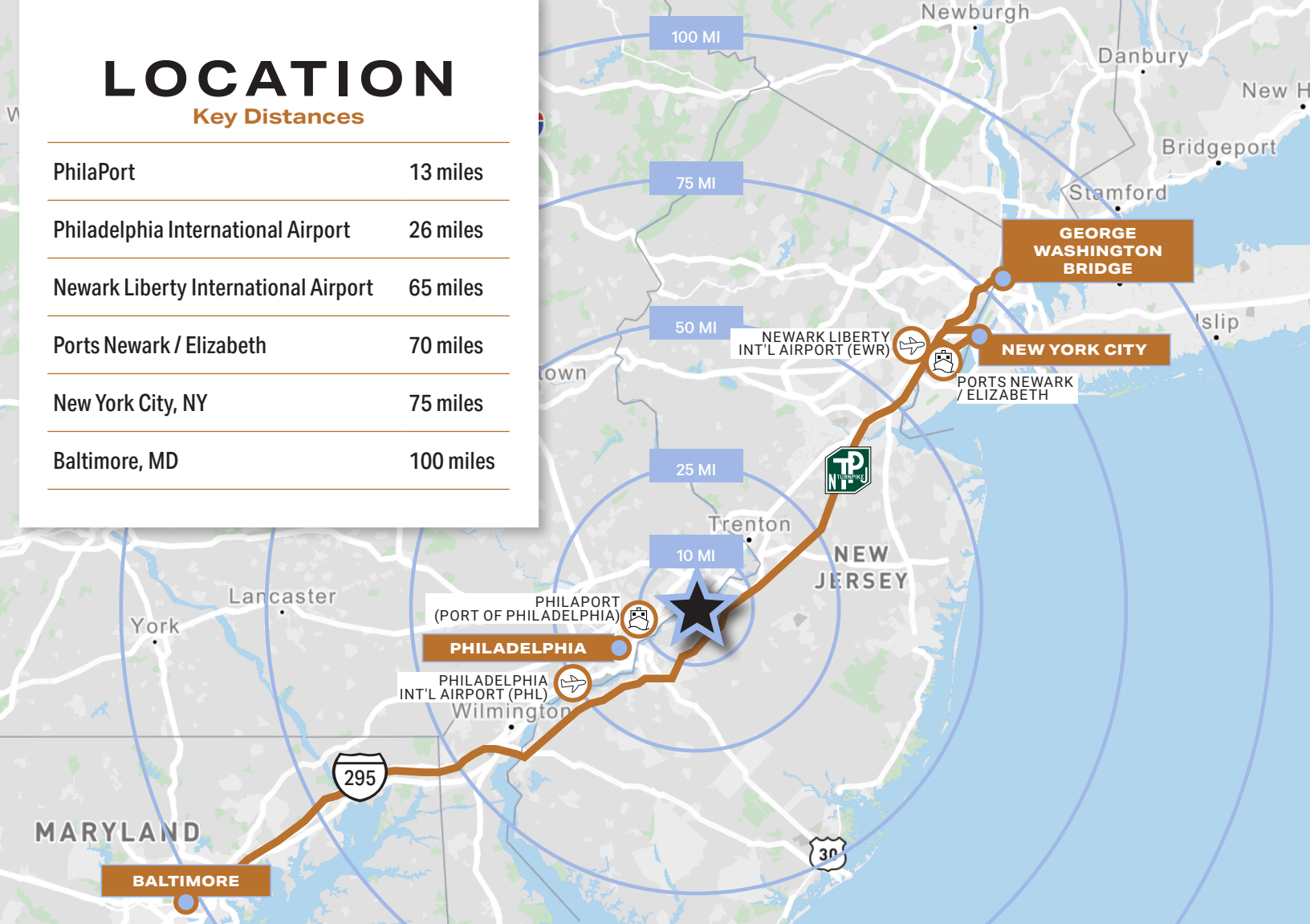
Total Building Size:	218,670 SF (Divisible)
Building Dimensions:	675' x 330'
Land Area:	±16.06 acres
Office Size:	1,539 SF
Ceiling Height:	36' clear
Column Spacing:	54' x 45' (60' speed bay)
Floor Slab:	7"
Dock Doors:	33

Drive-in Doors:	2
Truck Court:	185'
Car Parking:	186
Trailer Parking:	39
Power:	3,000 amps, 277/480 volt, 3p, 4-wire
Sprinklers:	ESFR
Lighting:	LED
HVAC:	Roof Mounted

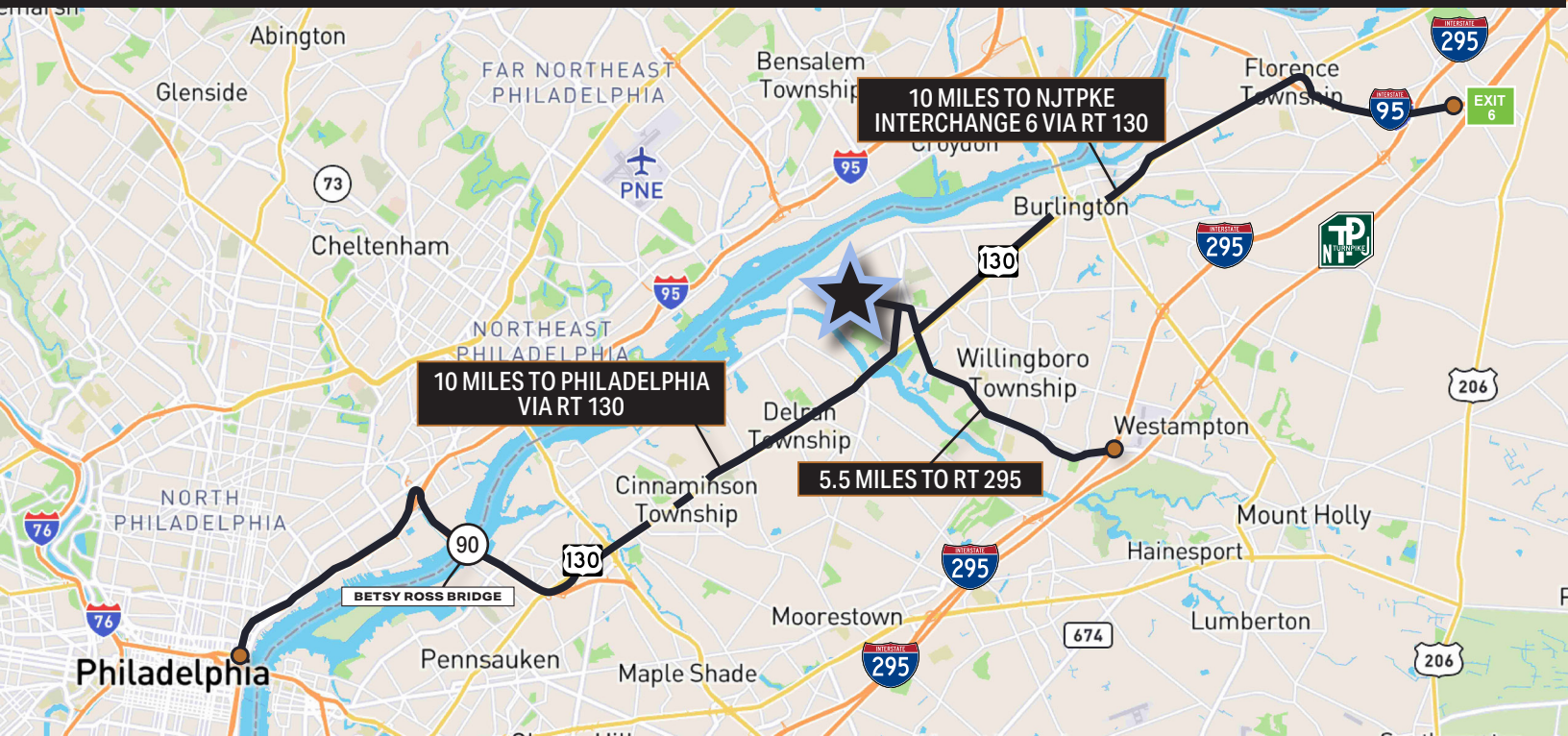
# LOCATION

## Key Distances

PhilaPort	13 miles
Philadelphia International Airport	26 miles
Newark Liberty International Airport	65 miles
Ports Newark / Elizabeth	70 miles
New York City, NY	75 miles
Baltimore, MD	100 miles



## One-day truck service to NYC and Philadelphia



DESIGNED FOR HIGH-VOLUME,  
NEXT-GENERATION DISTRIBUTION



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Schedule a tour or request plans today:

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