

**15,628 SF
TRUCK REPAIR
FACILITY W/
WASH BAY**

**3.63 ACRES
w/ AUXILIARY
BUILDING**

**IMMEDIATE
NORTHBOUND
& SOUTHBOUND
ACCESS TO I-295
AT EXIT 22**



AVAILABLE FOR LEASE

1697 & 1699 CROWN POINT ROAD

WEST DEPTFORD, NJ

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NAI Mertz
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

How & Where May We Help You?

AVAILABLE FOR LEASE

1697 & 1699 CROWN POINT RD

WEST DEPTFORD, NJ

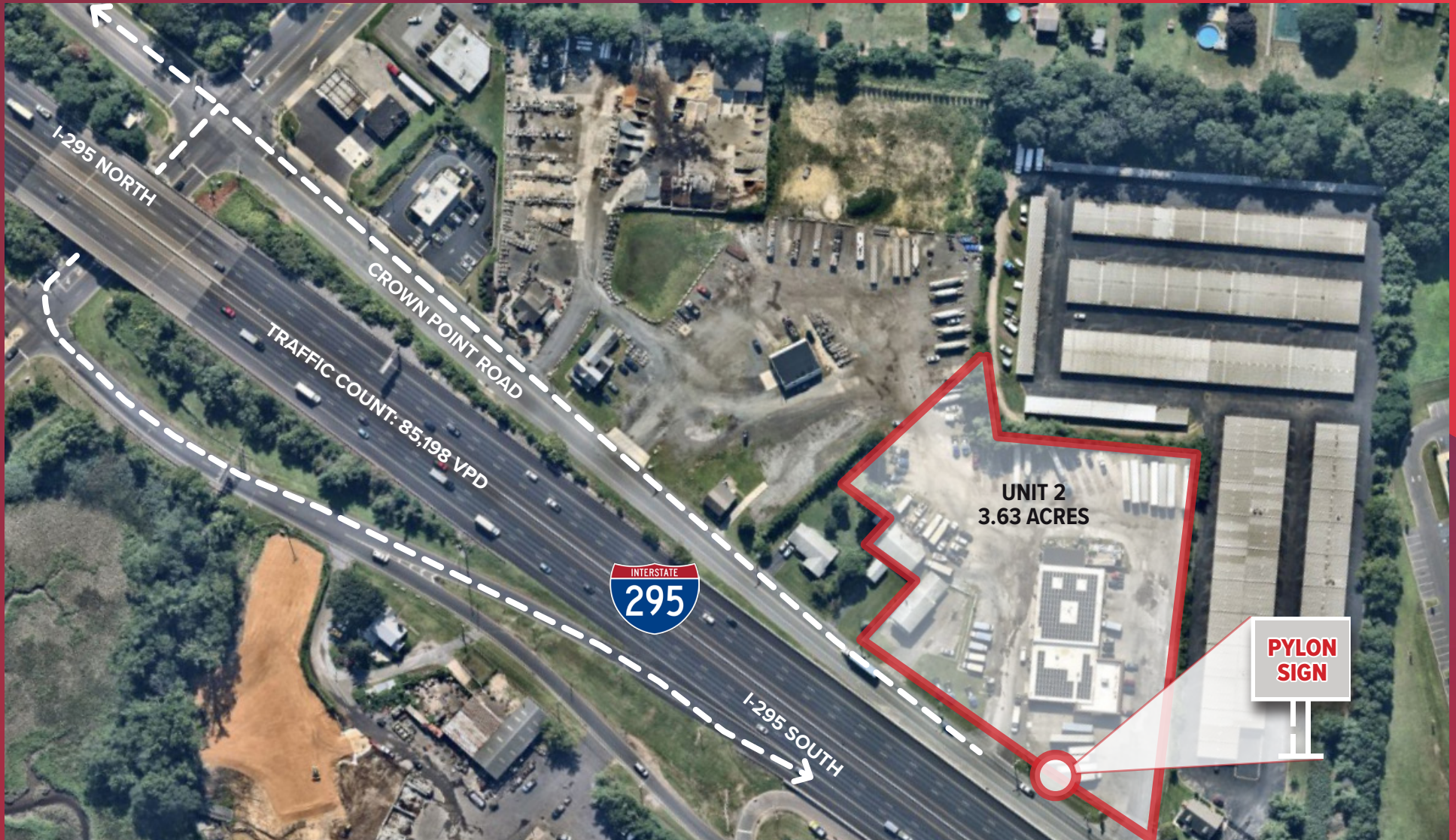
PROPERTY DESCRIPTION

- 15,628± SF truck repair facility with wash bay
- Currently divided for two (2) tenants
- 3.63± acres total
- (4) 12' x 14' drive in / drive-thrus
- (3) 12' x 14' drive-ins
- 79' drive-thru bays
- 16' clear ceiling in truck bays
- 12'9" clear ceiling in remainder of bldg
- 3,900 SF office area / parts room w/ (1) 8' x 12' drive-in door
- Men's & women's restrooms
- Locker room
- Multiple 200-225 amp services, 3 Phase, 4 wire
- (1) 3-ton crane
- Truck exhaust system
- Paddle fans
- Alarm and video security system
- Water recycling system (inactive)
- Gas Reznor heating units
- Block construction
- Floor drain
- Public water and sewer
- Zoning: C - Commercial

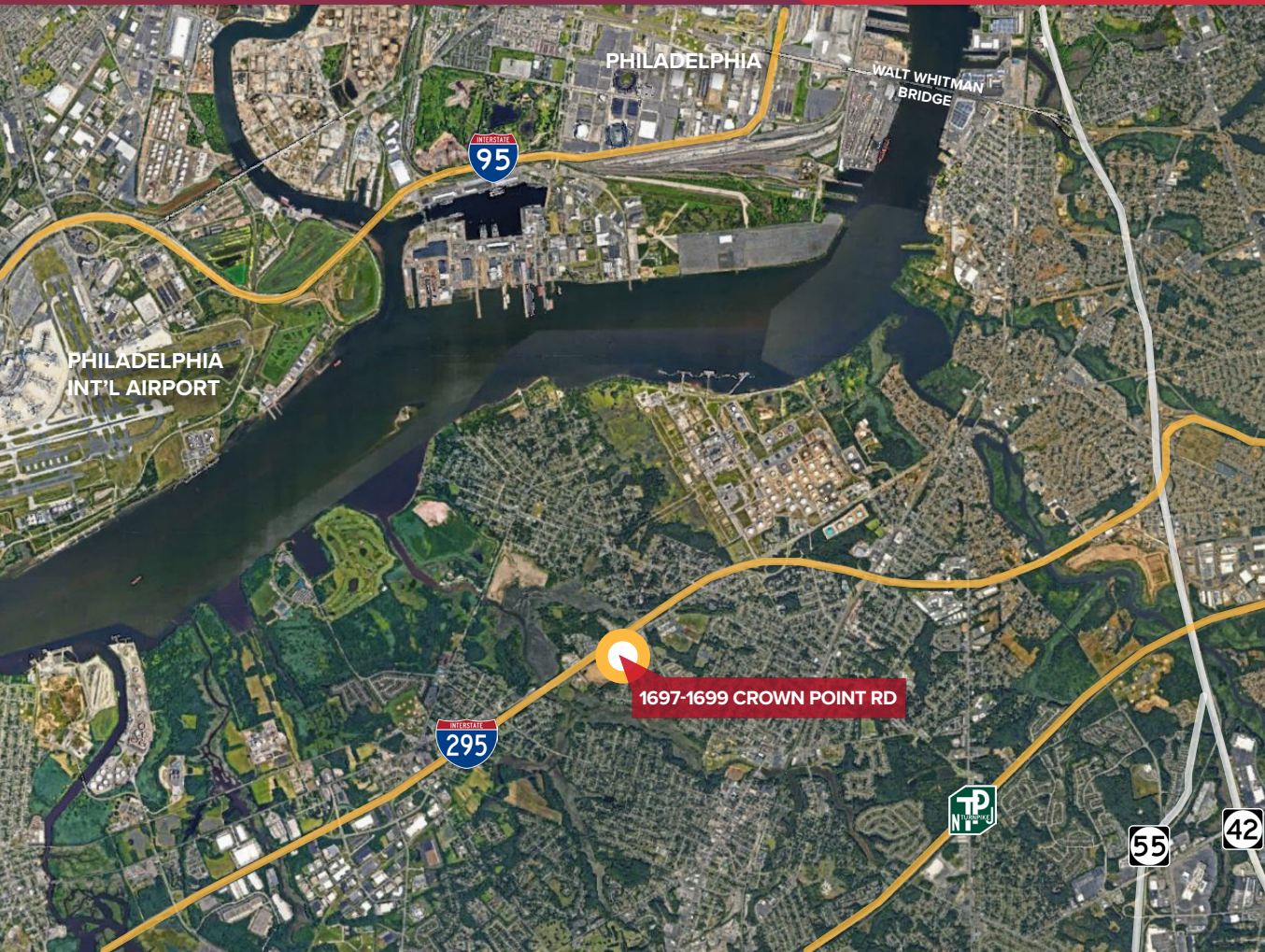


SITE PLAN

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WEST DEPTFORD, NJ



LOCATION INFORMATION



AVAILABLE FOR LEASE 1697 & 1699 CROWN POINT ROAD WEST DEPTFORD, NJ

Distance from

I-295 (Exit 22)	0.5 mi
Route 42	5.3 mi
Route 55	5.3 mi
NJ Turnpike (Exit 3)	6.4 mi
Walt Whitman Bridge	6.6 mi
I-95	9.5 mi
Commodore Barry Bridge	11.5 mi
Center City Philadelphia	11.5 mi
Philadelphia Int'l Airport	17.0 mi

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