

3001.....

IRWIN ROAD | MOUNT LAUREL, NJ



**IMMEDIATE HIGHWAY
ACCESS WITH MANY
AMENITIES NEARBY**



For More Information

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Availability

Unit B: 24,841 SF
Unit D (Office Only): 3,555 SF

Ceiling Height

18'6"-19'8" clear

Sprinkler

100% wet system

Power

200 amps

Lighting

New LED lighting throughout

Zoning

I - Industry

Parking

Abundant parking available

HVAC

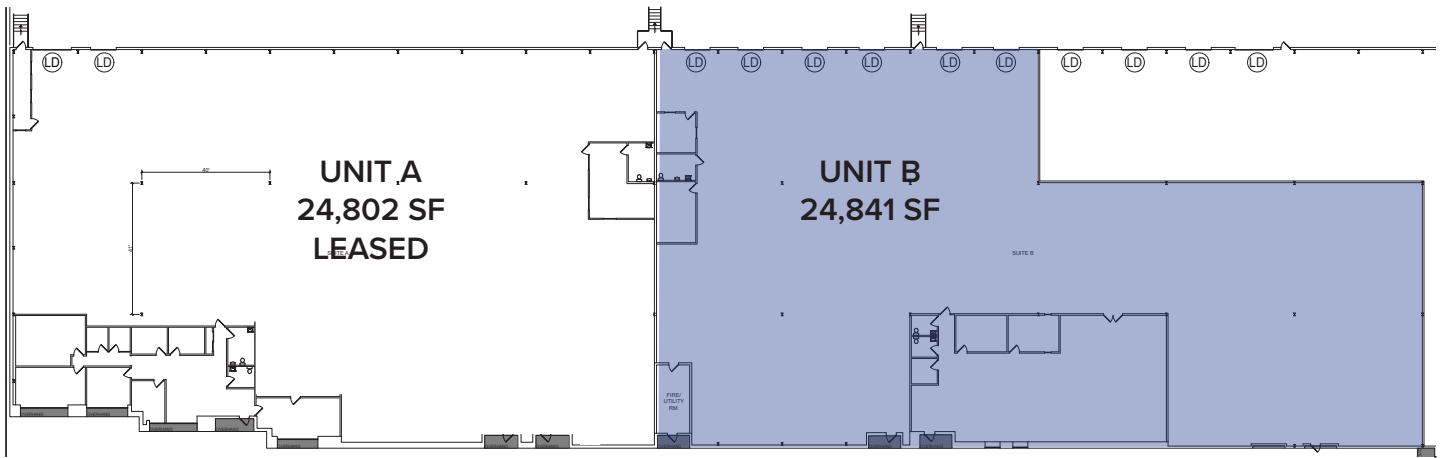
Gas heat in warehouse, S/S heat pumps in office

Location

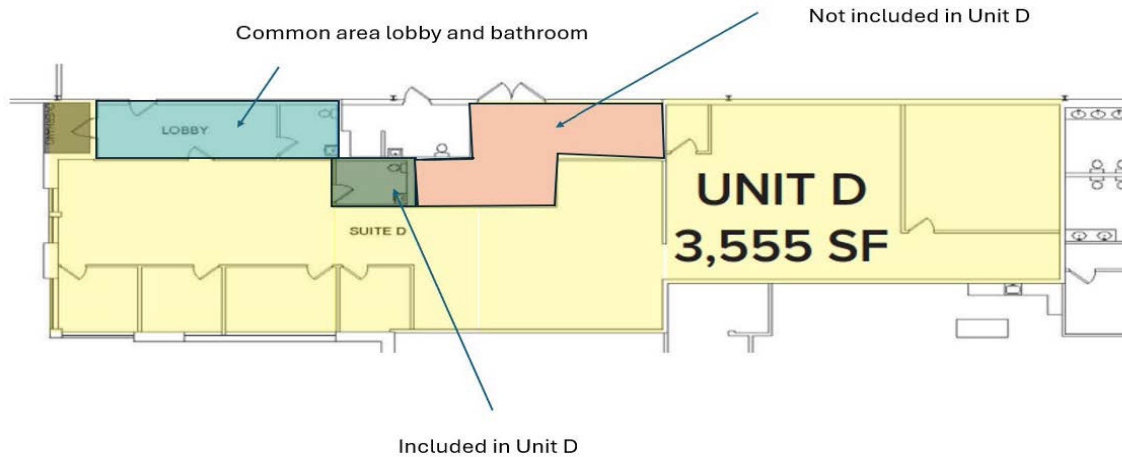
1.0 mile to I-295 (Exit 40)
5.2 mi to NJ Turnpike (Exit 4)
11 miles to Philadelphia

FLOORPLAN

3001 IRWIN ROAD || MOUNT LAUREL, NJ



Loading:	5 tailgates with levelers, 1 ramped drive-in
Office Area:	3,400± SF. 1 large conference room, 2 office restrooms
Other:	Warehouse break room and 2 warehouse restrooms



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ADDITIONAL IMAGES

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LOCATION INFORMATION

3001 IRWIN ROAD || MOUNT LAUREL, NJ



Faropoint



Distance to:

Route 38	0.5 mi
I-295 (Exit 40)	1.0 mi
Route 73	5.0 mi
NJ Turnpike (Exit 4)	5.2 mi
Philadelphia (via Ben Franklin Bridge)	11.2 mi
Delaware	40 mi
New York	80 mi



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