

INDUSTRIAL
FOR LEASE & SALE



740

COOPERTOWN ROAD | DELANCO, NJ



135,770± SF
FULL BUILDING
AVAILABILITY

DIVISIBLE INTO TWO (2) UNITS
60,106± SF & 75,664± SF

For More Information

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BUILDING DETAILS

740 COOPERTOWN ROAD || DELANCO, NJ



Building Size	135,770± SF
Lot Size	14.33± acres
Ceiling Height	22'2" - 23'7"
Loading	21 tailgate docks w/ seals 1 drive-in door
Column Spacing	43' x 40'
Power	1600a / 480v / 3PH

Sprinkler	ESFR / Wet sprinkler system
Lighting	LED
HVAC	Radiant gas heat
Office	5,295 SF, two-story office area featuring bullpen, private office, IT room, large break room
Restrooms	Mens & womens restrooms in both office and warehouse



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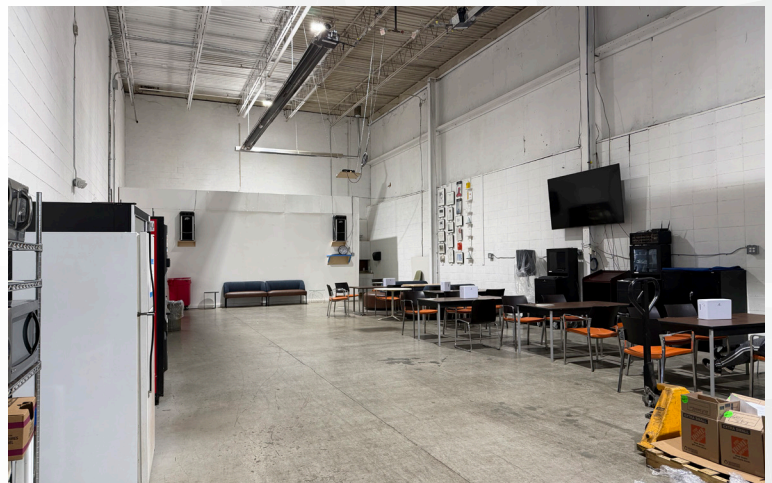
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ADDITIONAL IMAGES

740 COOPERTOWN ROAD || DELANCO, NJ



Faropoint



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FLOORPLAN

740 COOPERTOWN ROAD || DELANCO, NJ

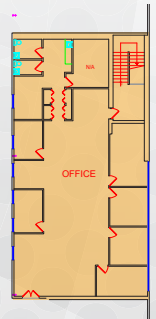


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SUITES CAN BE COMBINED FOR
SINGLE TENANT OCCUPANCY
135,770± SF TOTAL

SUITE 200
MEZZANINE
OFFICE



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LOCATION INFORMATION

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Distance to:

Route 130	1.9 mi
Burlington-Bristol Bridge	5.8 mi
I-295 (Exit 45)	6.1 mi
I-295 (Exit 47)	6.6 mi
Tacony-Palmyra Bridge	6.6 mi
NJ Turnpike (Exit 5)	9.1 mi
Betsy Ross Bridge	9.6 mi
NJ Turnpike (Exit 6A to PA Tpk)	10.2 mi



16 MI TO
CENTER CITY PHILA



26 MI TO
PHILA INTL AIRPORT



13 MI TO PHILAPORT
TIOGA TERMINAL

21 MI TO PHILAPORT
PACKER AVE TERMINAL

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