

700 RAILROAD AVENUE, FLORENCE, NJ



**Florence**  
**Food Center**

**FOR LEASE ±87,500 SF**  
**REFRIGERATED/FOOD PROCESSING FACILITY**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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CITY	MILES	MINUTES	PORTS	MILES	MINUTES	AIRPORTS	MILES	MINUTES
Philadelphia, PA	30	41	Port of Philadelphia Tioga Marine Terminal	24	33	Philadelphia Intl.	36	43
New York, NY	70	78	Port of Philadelphia Packer Avenue Marine Terminal	24	35	Newark Liberty Intl.	58	54
Baltimore, MD	130	128	Port of Wilmington	61	60	Baltimore Washington Intl.	138	129
Washington, D.C.	166	185	Port of Newark - Elizabeth (NYC)	63	64			
Boston, MA	282	265	Port of Baltimore	131	127			

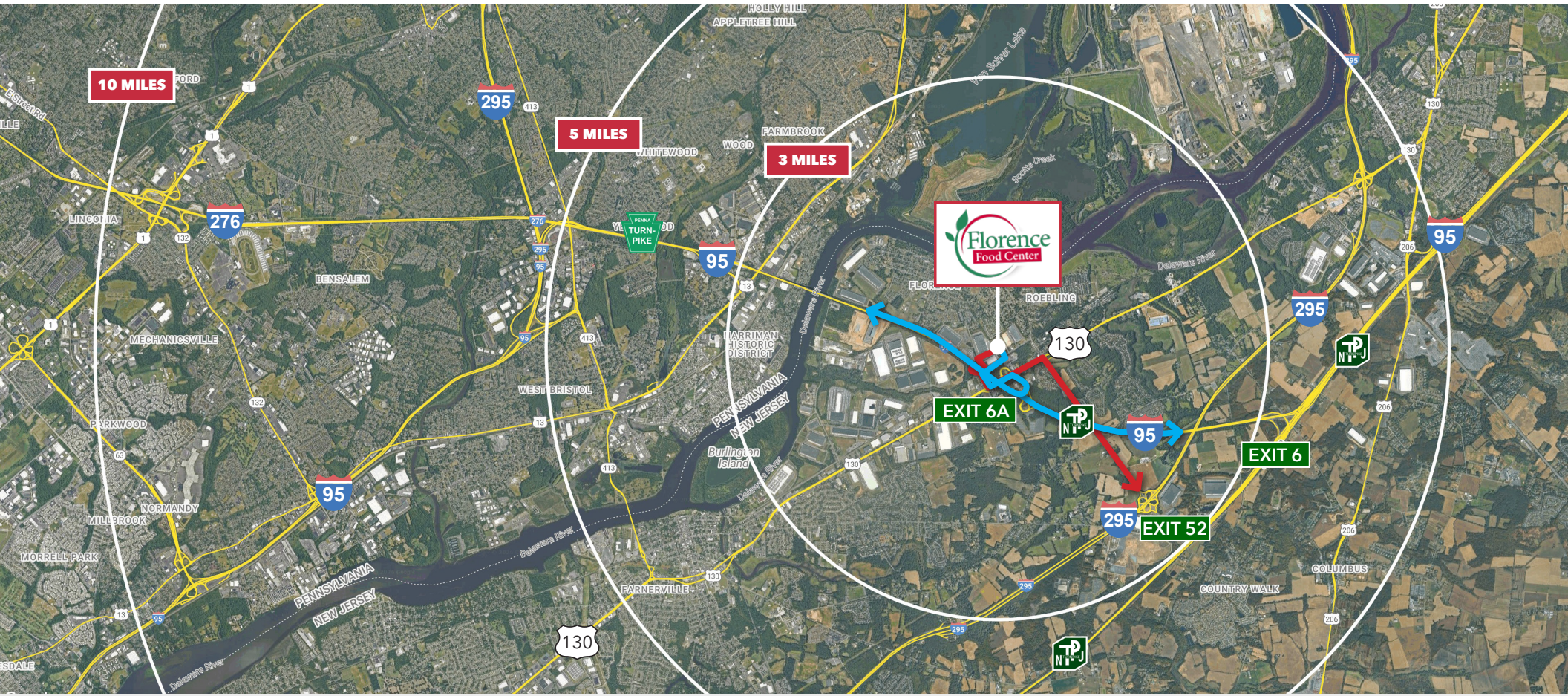
  

PARCEL FACILITIES	MILES	MINUTES	INTERMODAL	MILES	MINUTES
UPS Freight, Bensalem, PA	13	19	NS Intermodal Yard, Langhorne, PA	19	30
FedEx, Philadelphia, PA	26	38	CSX Intermodal, Philadelphia, PA	30	37
USPS Dist. Center, Philadelphia, PA	36	39			



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**ACCESSIBILITY & DEMOGRAPHICS**



**POPULATION**

3 miles	29,083
5 miles	114,924
10 miles	637,483



**WORKFORCE**

3 miles	10,990
5 miles	39,361
10 miles	247,965



U.S. Route 130: 0.55 miles



NJ Turnpike (Exit 6A): 0.55 miles

**KEY DISTANCES**



I-295 (Exit 52) → : 3.60 miles



PA Turnpike → : 5.72 miles



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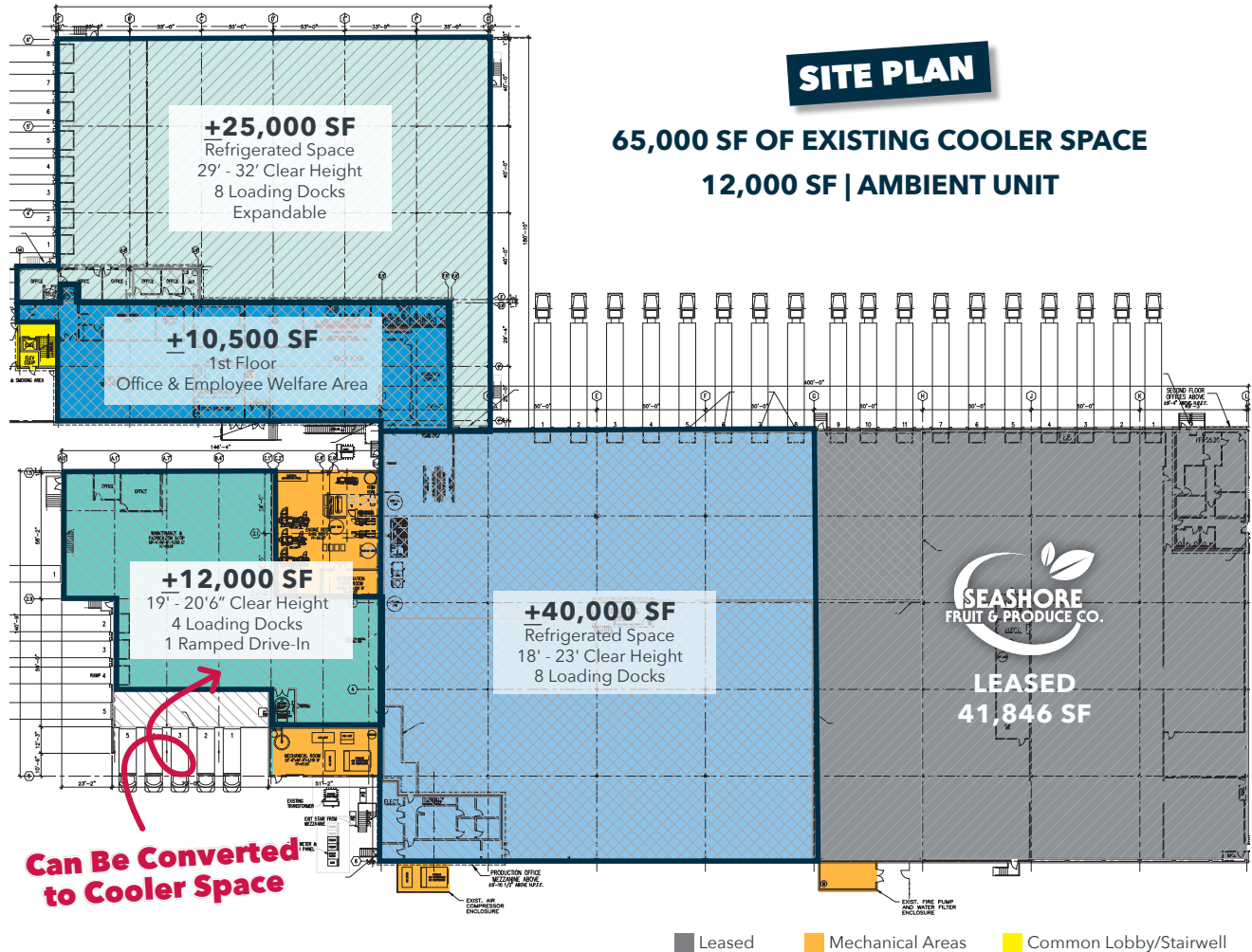
**REFRIGERATED/FOOD PROCESSING FACILITY**

**PROPERTY HIGHLIGHTS**

<b>Building Size</b>	152,000 SF (Expandable)
<b>Land Area</b>	17.50 acres
<b>Available Size</b>	87,500 SF
<b>Office Space</b>	±10,500 SF on two (2) levels
<b>Zoning</b>	SM - Special Manufacturing District
<b>Ceiling Height</b>	18' - 32'
<b>Loading</b>	20 dock high doors & 1 ramped drive-in
<b>Trailer Parking</b>	120 spaces
<b>Car Parking</b>	200 spaces
<b>Column Spacing</b>	30' x 40'
<b>Refrigerated Area</b>	±65,000 SF refrigerated to a temperature of 33-55 degrees

**SITE PLAN**

**65,000 SF OF EXISTING COOLER SPACE**  
**12,000 SF | AMBIENT UNIT**



**AVAILABLE SPACES**

- Ghost Kitchen Mega Center
- Food Technology R&D Space
- Food Processing
- Food brokers office space
- Space for electrical and plumbing contractors



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**UTILITIES - FULLY LOADED**

<b>Water</b>	Six (6) inch pipe reduced into a four (4) inch pipe coming into the building for a total supply of 480 gallons per minute from the township.
<b>Waste Water</b>	18 inch gravity drain that flows back to the township that can handle up to 10,000 gallons per minute.
<b>Electricity</b>	6,000 amps capacity with the possibility to add a 2,000 amps circuit to the switch gear for a total of 8,000 amps.
<b>Solid Waste Separation System</b>	Designed for vegetable products

<b>Pressurized Air Lines</b>	Distributed throughout the facility
<b>Chilled Water Lines</b>	Distributed throughout the processing area
<b>Nitrogen Delivery System</b>	Distributed throughout the processing area
<b>Back-Up Power System</b>	Comprised of two (2) 1400 kW natural gas fired generators and one (1) 900 kW diesel generator

