



INDUSTRIAL PROPERTY FOR LEASE

6,600 to 36,600 SF on 3.62 AC

14-16 Thomas J Rhodes Industrial Drive
Hamilton Township, NJ 08619



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Size:** 6,600 to 36,600 SF on 3.62 AC
- **Available As Soon As:** 5/1/2027
- **Built in:** 1989
- **Clear:** 16' 4" Clear Height
- **Docks:** Seven (7) loading docks total
- **Power:**
Main - 1000amps, 480/277 Volt
Secondary - 600amps, 480/277 Volt
- **Sprinklers:** Wet System
- **Drainage Type:** Gutters, Leaders, and Interior Roof Drains
- **Foundation/Substructure:** Conventional spread footing system with slab-on-grade
- **Façade:** Concrete masonry units with an aggregate coating along the top of the east, west and south walls.
- **Structure:** CMU load bearing walls, steel columns, steel stud partition framing
- **Roof type:** Flat/low-slope roof covered with Built-up roofing with aluminized coating
- **Parking spaces:** 102 Surface Spots
- **HVAC:** Split systems, packaged units and unit heaters
- **Water Supply Piping:** Copper
- **Electrical Branch Wiring:** Copper
- **Fire Suppression:** Wet-pipe sprinkler system
- **Fire Alarm:** Central system with outside dialer, carbon monoxide detectors
- **Zoning:** I (Industrial) - Hamilton Township
- **Construction:** Masonry
- **Truck Court:** 158'

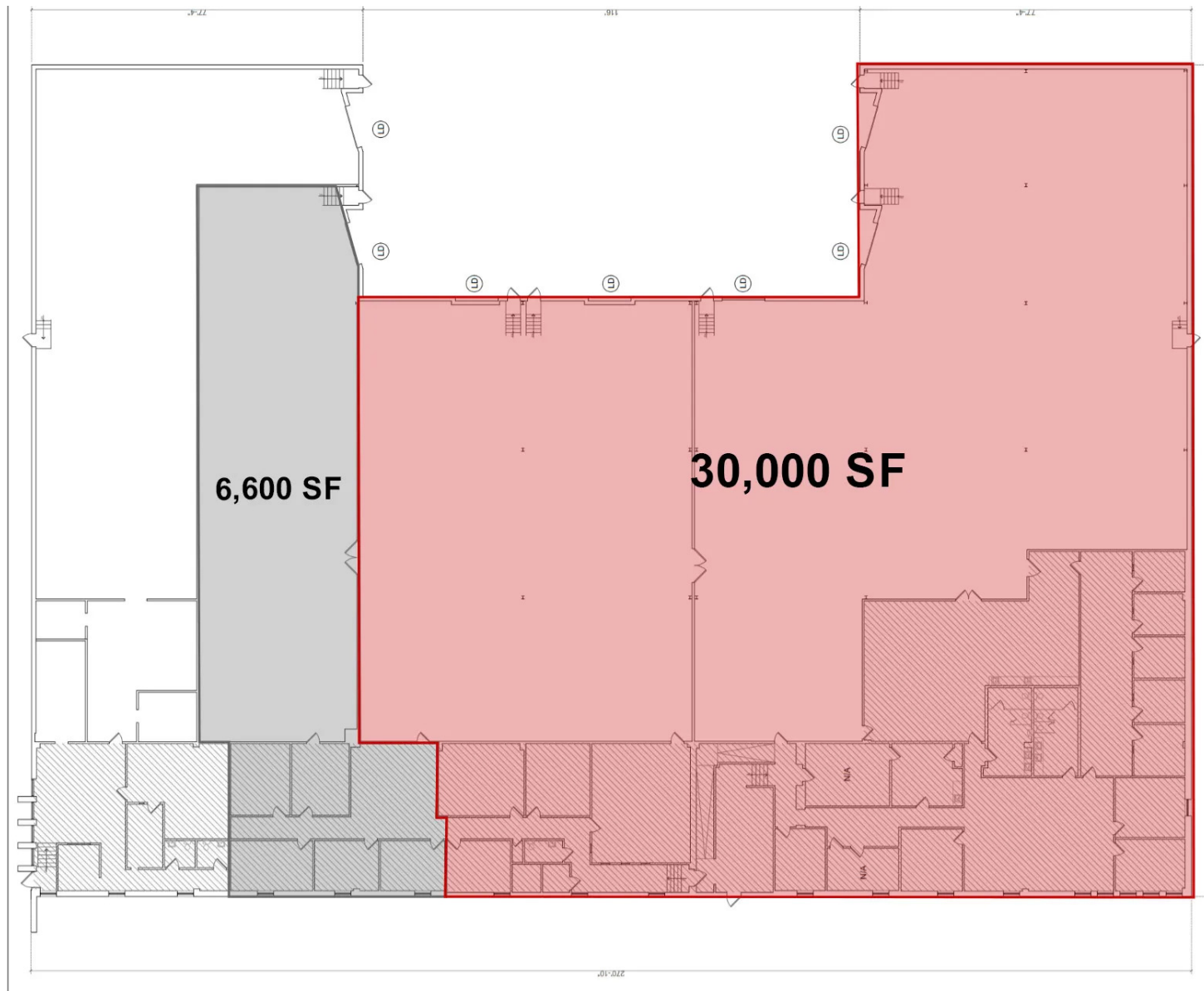
ADDITIONAL PHOTOS



INTERIOR PHOTOS



AVAILABLE SPACE



LOCATION MAP

DISTANCES

1.8 miles (5 mins) from **I-295 Exit 65**

2 miles (5 mins) from **Route 1**

7 miles (10 mins) from **I-195**

9 miles (16 mins) from **I-95**

36 miles (45 minutes) from **Philadelphia Port**

54 miles (1 hour) from **Port Newark**

50 miles (1 hour) from **Newark Liberty Airport**

3 miles (8 mins) from **Hamilton Train Station**

7 miles (15 mins) from **Trenton**



NEARBY AMENITIES



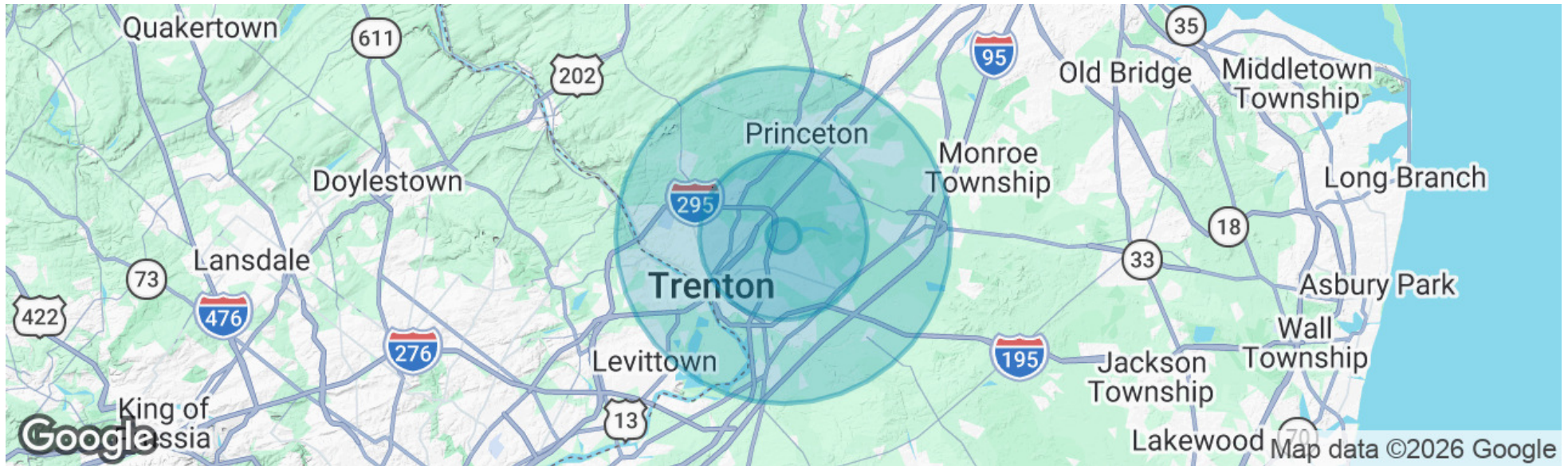
14-16
THOMAS J RHODES

XPO

FedEx

S&A

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,178	199,478	494,840
Average Age	44.6	39.7	41.0
Average Age (Male)	39.2	38.1	39.2
Average Age (Female)	47.9	41.9	42.5

2023 American Community Survey (ACS)

LABOR STATISTICS	1 MILE	5 MILES	10 MILES
Civilian Labor Force - Employed	3,049	98,382	244,482
Civilian Labor Force - Unemployed	48	6,073	15,211
Armed Forces	0	247	404
Not in Labor Force	1,279	55,767	139,319



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