



ARES
INDUSTRIAL
MANAGEMENT

8021 ROUTE 130

UNITS 6 & 7, CINNAMINSON, NJ

FOR LEASE | 3,660 & 2,595 SQ FT (Contiguous up to 6,255 SQ FT) - NOW AVAILABLE



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OWNED BY



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UNIT 6

Available: Now Available

Available SF: Unit 6 - 3,660 SF
Office - 1,280 SF
Warehouse - 2,380 SF

Dock Doors: (1) 8' x 10'

Drive-In Doors: (1) 12' x 14'

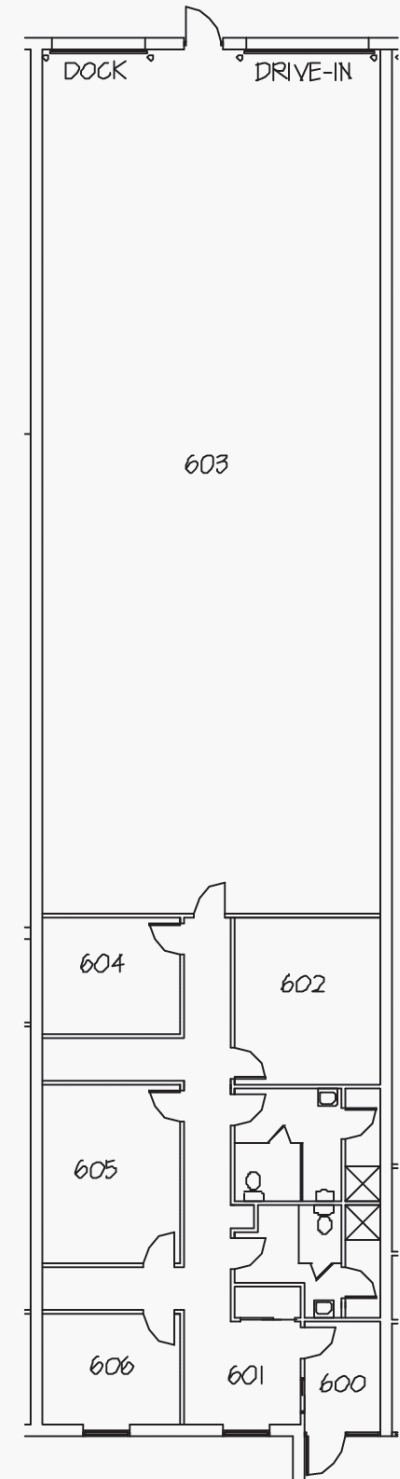
Clear Height: 19' 4" - 20' 8"

Electrical Service: 120,208 Volts: 600 Amps

HVAC: Office Air Conditioned



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UNIT 7

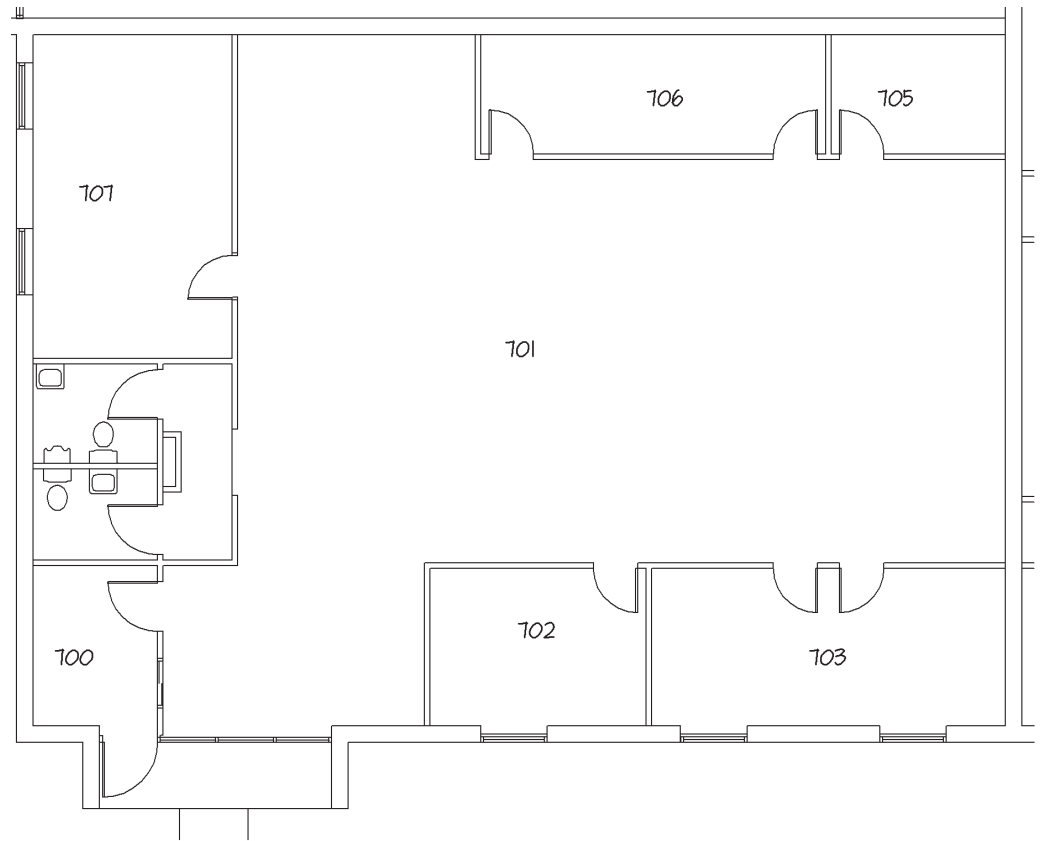
Available: Now Available

Available SF: Unit 7 - 2,595 SF

Clear Height: 18'-8"

Electrical: 208/120 Volts: 200 Amps

HVAC: Office Air Conditined



APPROX. ROOM SIZES:

- 100 - 7'-6" x 9'-8"
- 101 - 46'-0" x 42'-0"
- 102 - 13'-0" x 9'-6"
- 103 - 21'-4" x 9'-6"
- 105 - 10'-6" x 7'-2"
- 106 - 20'-9" x 7'-2"
- 107 - 19'-6" x 12'-0"



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Property FEATURES

Available: Now Available

Clear Height: 18' -8"

Available SF: Unit 6 - 3,660 SF
Unit 7 - 2,595 SF
Total 6,255 SF

Parking: 123 Car Parking Spaces

Water: Public

Sprinkler: 100% Wet System

Sewer: Public



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Construction OVERVIEW

Construction : Steel And Masonry w/
Insulated Metal Panels

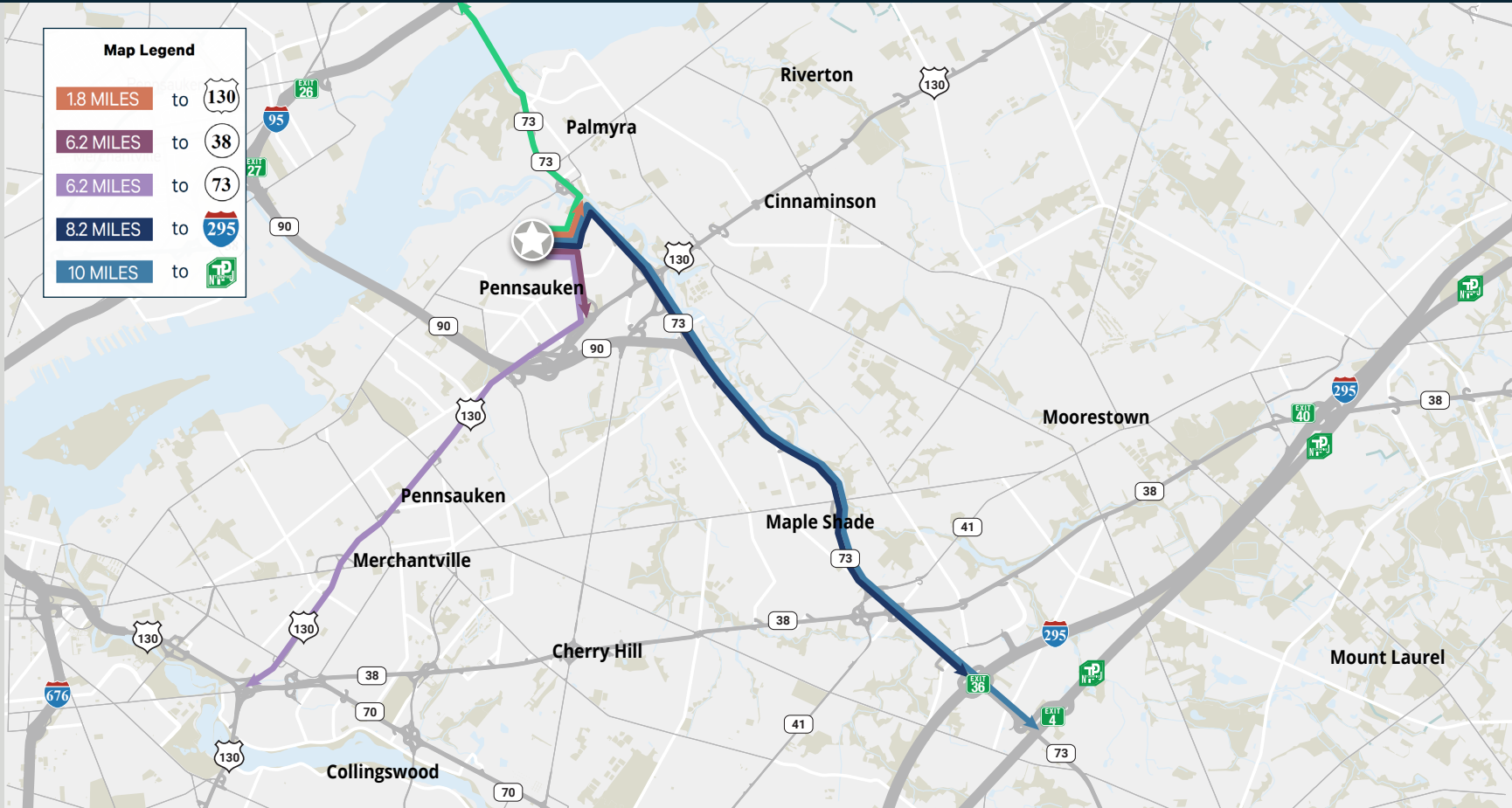
HVAC Gas Heat: Gas Heat;
Office Air Conditioned

Roof Type: 60 mil TPO

Power : 208/120 Volts; 200 Amps

Roof Year Installed : 2023

Roof Warranty: 20 Year Warranty
Expiring in 2043



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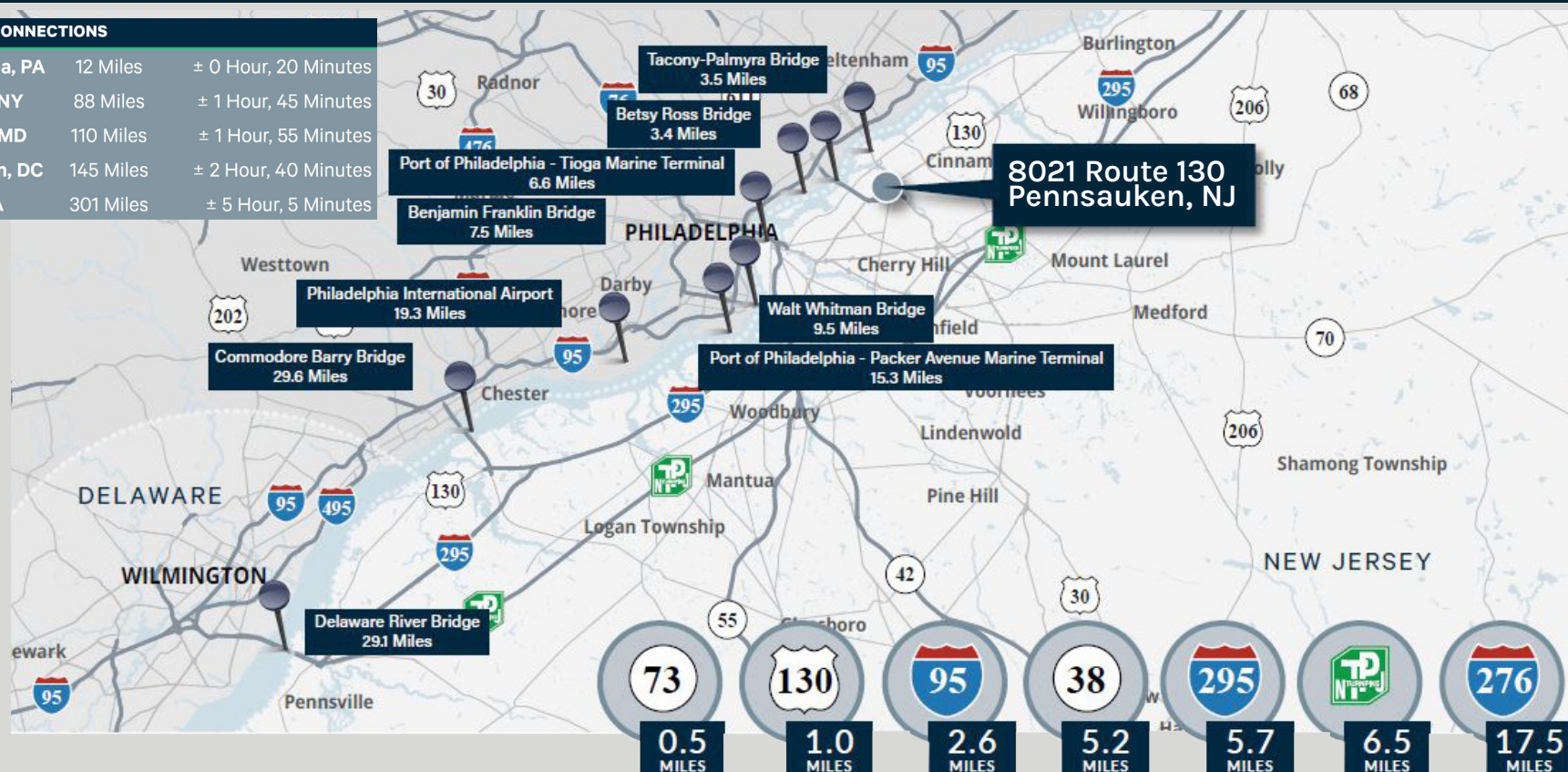
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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.

REGIONAL CONNECTIONS

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Baltimore, MD	110 Miles	± 1 Hour, 55 Minutes
Washington, DC	145 Miles	± 2 Hour, 40 Minutes
Boston, MA	301 Miles	± 5 Hour, 5 Minutes



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