



Industrial Flex Warehouse

2835 Crescent Blvd, Collingswood, NJ 08107

Richard Karpf

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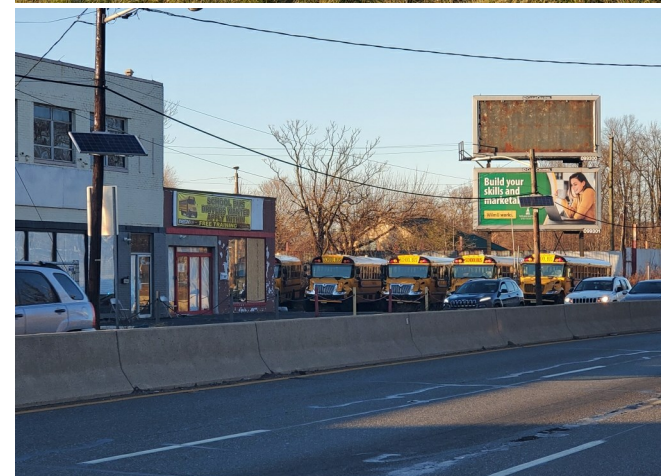
\$6.50 /SF/Yr

This adaptable property boasts many features and is a perfect fit for multiple uses. It was once a former used car lot location with abundant highway frontage and property signage. Parking 100 cars, the property is well suited for trailer storage, vans, buses, vehicle and/or yard storage. It is available for last-mile light distribution.

Two large approved used car lots can also be used to sell cars and includes approved paint spray booth and air compressor - Goodwill not included.

Approximately 15,000 square foot building includes office space (or a car showroom) with heating and A/C, as well as a warehouse and/or mechanics' garage. Fully Approved Autobody Shop. Space can be...

- Large warehouse available for storage and distribution, or autobody repair shop; A/C & Gas Heated Off. or Showroom Space
- Abundant on-site parking; Fenced in yard & secure parking; Truck/bus entrance with oversized drive thru door
- Located between two major bridges with easy access to Philadelphia MSA and the surrounding area



Rental Rate:	\$6.50 /SF/Yr
Min. Divisible:	11,000 SF
Property Type:	Retail
Property Subtype:	Auto Dealership
Gross Leasable Area:	24,000 SF
Year Built:	1987
Walk Score ®:	71 (Very Walkable)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$0.54 USD/SF/Mo

1st Floor

Space Available	11,000 - 20,000 SF
Rental Rate	\$6.50 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Landlord pays RE taxes. Used Car Lot Location. Parks 100 cars. Approximately 15,000 square foot building includes a showroom for cars. Mechanics garage and/or warehouse. Fully Approved Body Shop. Available for last-mile light distribution. Property strictly for rent. Two large approved used car lots can be used to sell cars, includes approved paint spray booth and air compressor. Goodwill not included. Route 130 South, 5 minutes to Walt Whitman and Ben Franklin Bridge. Close to Philadelphia.



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Approximately 15,000 square foot building includes office space (or a car showroom) with heating and A/C, as well as a warehouse and/or mechanics' garage. Fully Approved Autobody Shop. Space can be adjusted to meet tenant's requirement. Property strictly for rent. Landlord pays RE taxes. Basement storage space also available.

Route 130 South, 5 minutes to Walt Whitman and Ben Franklin Bridge. Sitting in close to the Philadelphia MSA, this property provides logistical versatility.

Any proposal contained herein is subject to amendment, change and withdrawal, at any time, and shall only be effective when finalized by the formal agreement contemplated by the proposal. No warranty or representation, express or implied, is made as to the accuracy of the information or images contained herein and same is submitted subject to errors, omissions, change of price, rental, and other conditions.

Property Photos



Close Up - Left Lot (1 of 2)



Close Up - Left Lot (2 of 2)

Property Photos

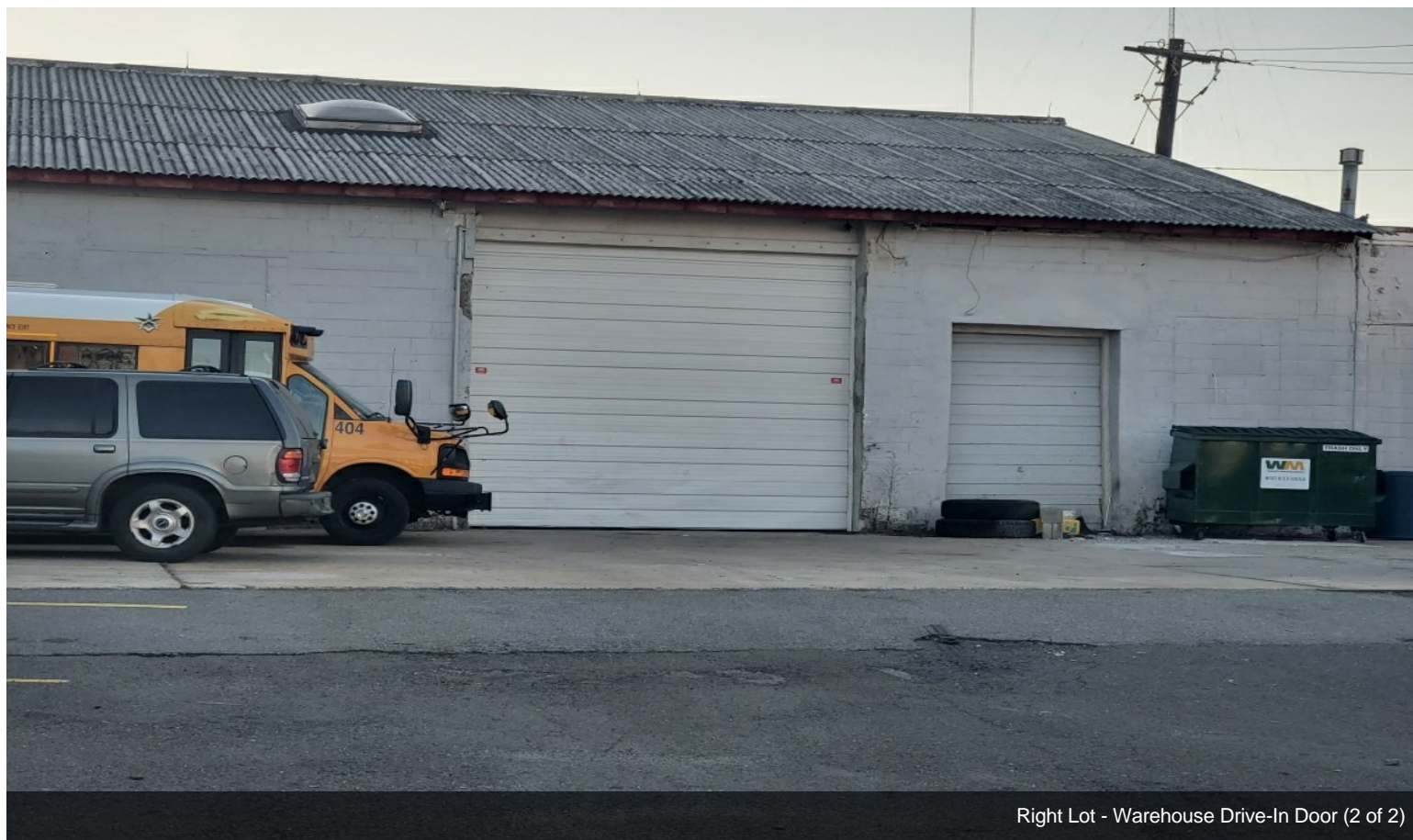


Parking Lot (Right) - Trailer Parking



Right Lot - Warehouse Drive-In Door (1 of 2)

Property Photos



Right Lot - Warehouse Drive-In Door (2 of 2)



Left Parking Lot & Office Frontage

Property Photos



Right Lot



Left Lot