



INDUSTRIAL/COMMERCIAL WATERFRONT OPPORTUNITY

28,572 SF on 19 AC

2851 Adams Avenue

Camden, NJ 08105



PROPERTY DETAILS

OVERALL PROPERTY HIGHLIGHTS

- **Building SF:** 28,572 SF
- **Land:** Approx. 19 AC (Across 4 Lots)
- **Gas & Electric Services:** PSE&G
- **Water & Sewer:** New Jersey American Water
- **Zoning:** MW2 - Mixed Waterfront (City of Camden)
- **Estimated Taxes:** \$76,670.35
- **Frontage:** 751' (Delaware River)
- **Public Transportation:** Serviced by NJ Transit Bus Routes 419 & 452
- **Location:** 2851 Adams Avenue is strategically located in Camden, New Jersey, with convenient access to Philadelphia and the region's major transportation and shipping infrastructure. The property is 2.4 miles from Route 130, 2.9 miles from the Benjamin Franklin Bridge, 3.7 miles from the Port of Camden, and approximately 4.6–4.7 miles from I-95, Routes 38 and 70. Additional connections include the Betsy Ross Bridge (6.3 miles), I-295 (8 miles), and Philadelphia International Airport (14.6 miles).



LOT 1

PROPERTY HIGHLIGHTS

- **AC Available:** 15.95 AC
- **SF Available:** 13,210 SF of Office and Industrial Space
- **Amenities:** Marine Facility, Dock, and a 4,000 SF Helicopter Landing Pad



LOT 2

PROPERTY HIGHLIGHTS

- **AC Available:** 2.1 AC
- **Amenities:** Three (3) Industrial Buildings
- **Doors:** Five (5) Drive-In Doors
- **Docks:** Two (2) Loading Docks



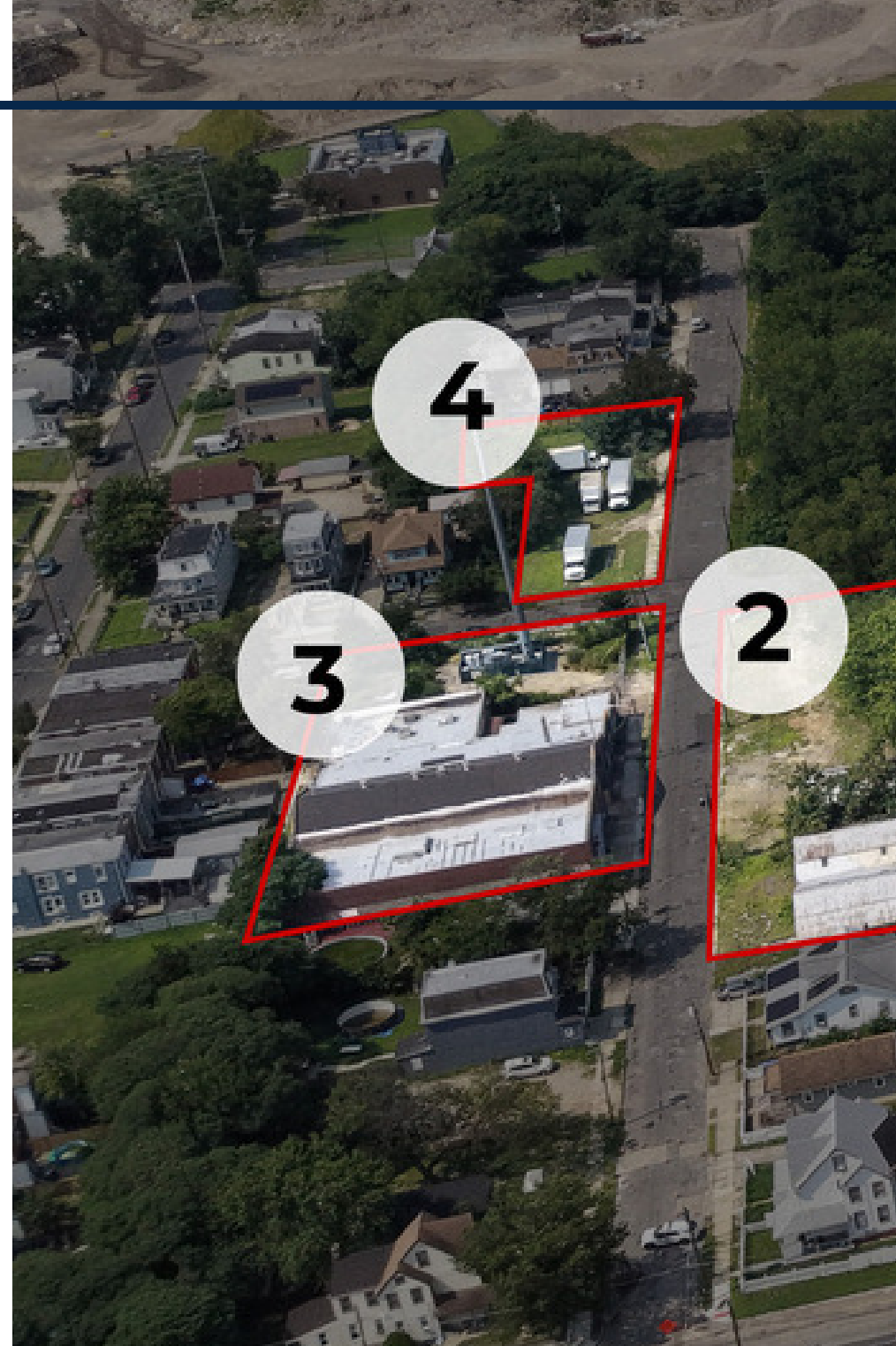
LOTS 3 AND 4

LOT 3

- **AC Available:** 0.53 AC
- **Building:** One (1) Single Story Industrial Building
- **Doors:** Two (2) Drive-In Doors
- **Amenities:** Active Income Producing Cell Tower

LOT 4

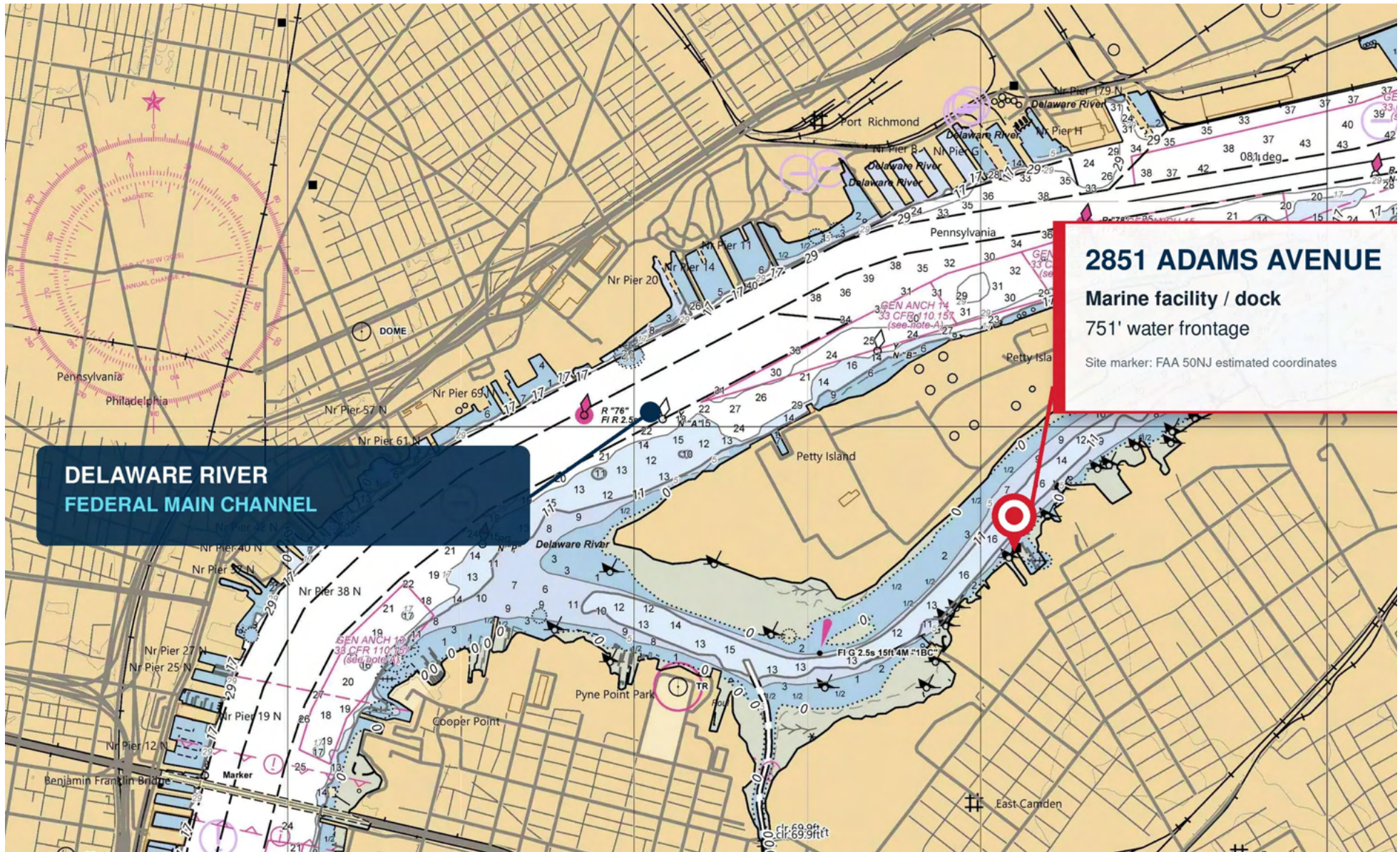
- **AC Available:** 0.45 AC



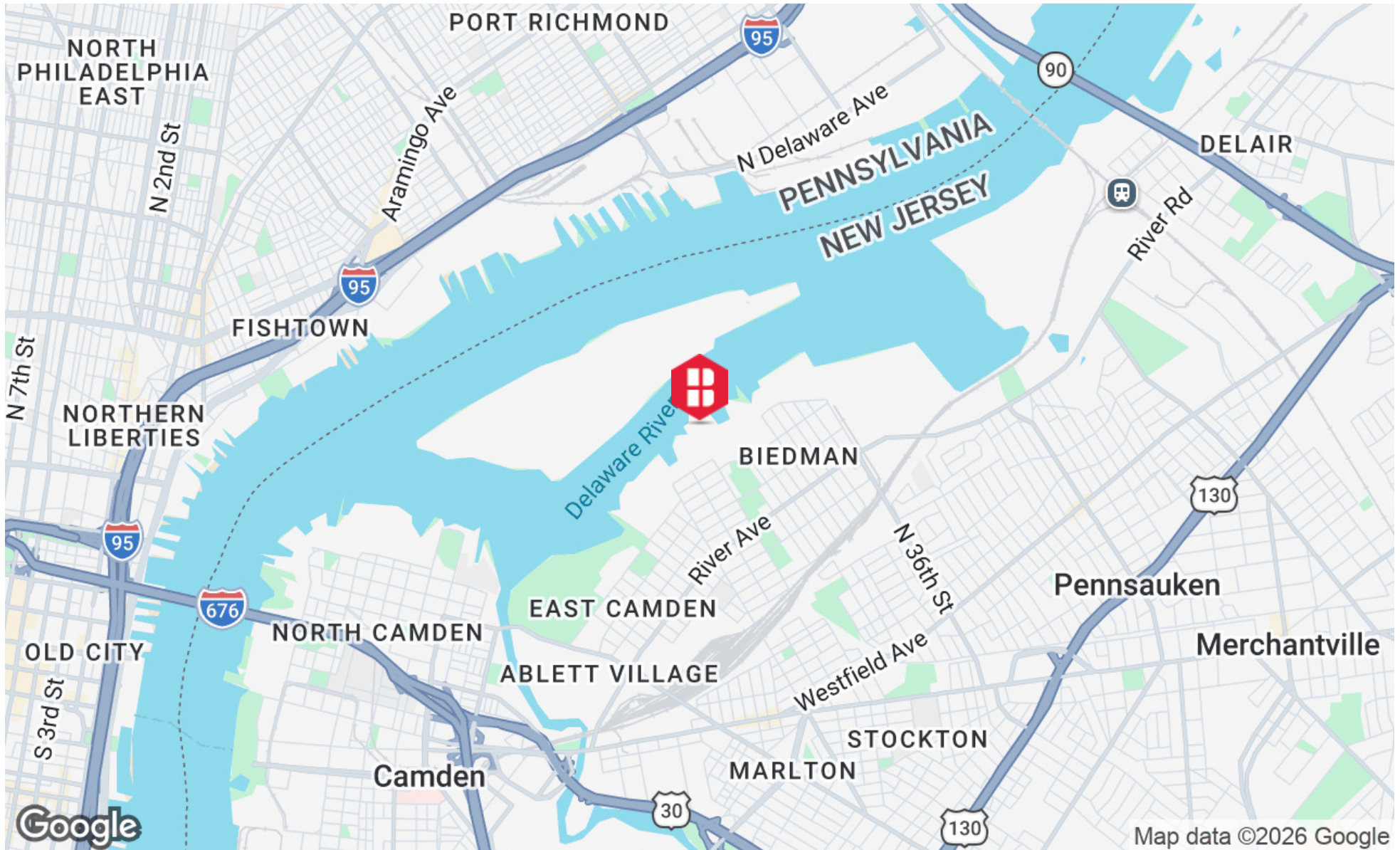
ADDITIONAL PHOTOS



MARITIME MAP



LOCATION MAP





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