



INDUSTRIAL BUILDING AVAILABLE FOR LEASE

14 Morris Ave, Maple Shade, NJ

PROPERTY HIGHLIGHTS

IMPROVEMENTS:

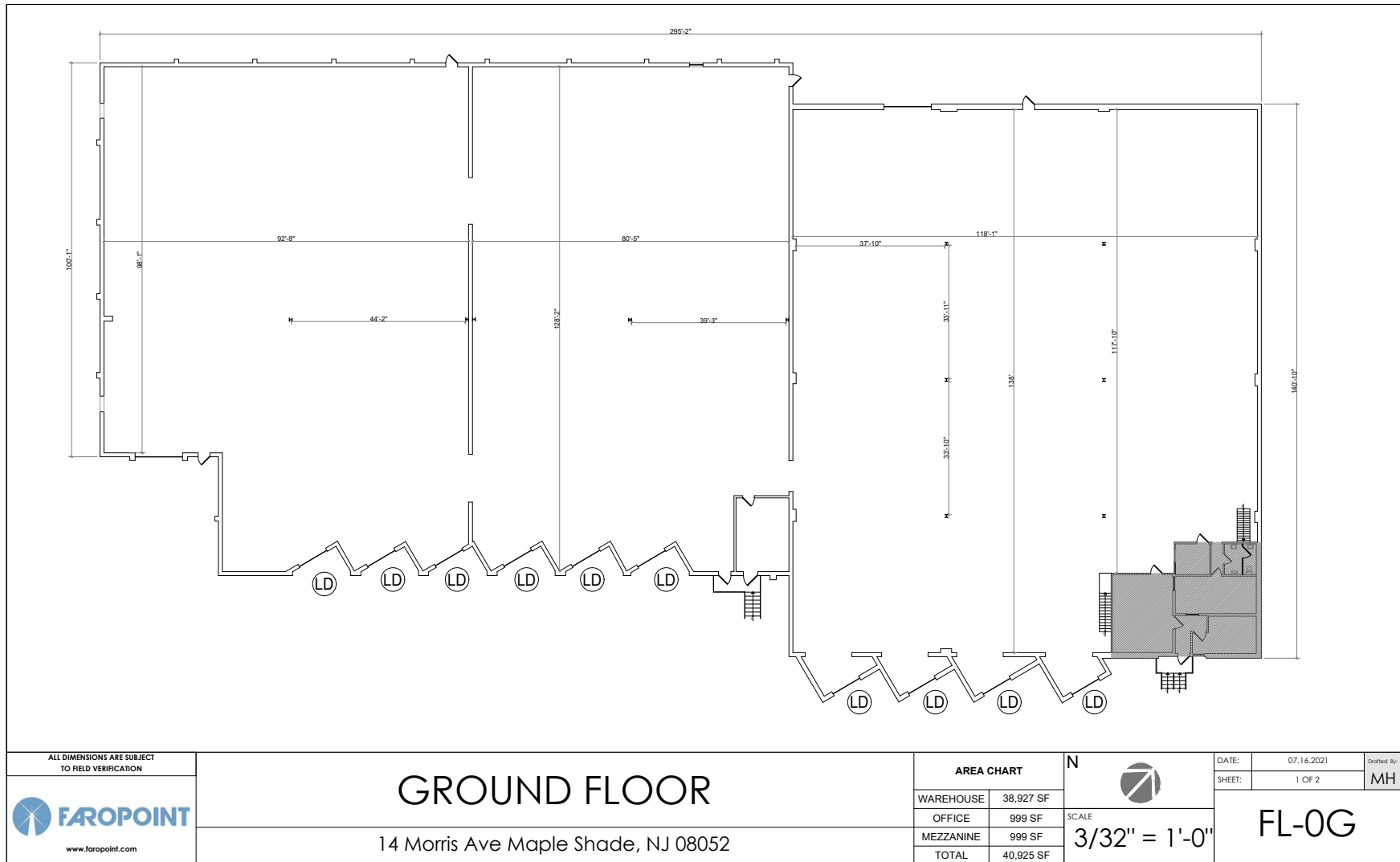
Landlord to retrofit the facility with new LED lighting, a white-boxed interior, exterior paint, and repair the parking lot.

- **RSF:**
40,925 SF
- **OFFICE SPACE:**
Approx. 2,000 SF (two-story)
- **ACRES:**
1.99 Acres
- **LOADING**
Ten (10) loading docks and two (2) drive-in doors
- **CEILING HEIGHTS:**
16' – 29' 4" clear
- **ROOF:**
TPO
- **STRUCTURE:**
Concrete masonry unit (CMU) load-bearing walls, steel columns, steel stud partition framing
Low-slope open-web steel joists supporting a metal deck
- **HVAC:**
Rooftop packaged units, through-wall air conditioners, and radiant infrared tube heaters
- **FIRE PROTECTION:**
100% Wet Sprinkler System
- **WATER/SEWER:**
Maple Shade Township
- **ZONING:**
BD – Business Development (Maple Shade Twp.)
- **NNN EXPENSES:**
RE Taxes (2023 est.):
\$46,388.31
Insurance (2023 est.): \$4,200
- **LOCATION:**
Located in Maple Shade Township, with direct access on to NJ Route 73, providing easy access to the NJ Turnpike, I-295, The Betsy Ross and Tacony-Palmyra bridges, and NJ Route 38



NEW ROOF

FLOOR PLAN





14 Morris Ave, Maple Shade, NJ



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