



February 2012

INDUSTRIAL AVAILABILITIES

PROPERTY	ADDRESS	PROPERTY FEATURES	CONTACT
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Pennsylvania Properties



**300 Cherry Street
Pottstown, PA**

For Sale

- Classic multi-story brick structure
- Building area: 28,536 SF
- Site: .42 acres
- Zoning: DG Downtown Gateway
- Approved for commercial/residential uses
- Taxes \$13,512
- Direct access to Hanover Street, Route 422 and Route 100

Nick Adams
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Available for Sale



**237-41 Tasker Street thru
to Greenwich Street
Philadelphia, PA**

For Sale/Lease

- ± 18,368 SF on 2 Floors
- ± 4,500 SF of Office
- Ceiling Heights 12' to 18'
- 2 Drive Ins on 1st Floor and Ramp to 2nd Floor
- 200 Amp Service Power
- Wet System Sprinkler
- Zoning: R10A
- Taxes: ± \$7,847.42
- Gas Fired Heat and Forced Air

Phillip Rothenberg, SIOR
prothenberg@jacksoncross.com
(610) 265-7700 ext 128

Development Property

**Rental Rate
Reduced**



**1475 Industry Road
Hatfield, PA**

For Sale

- 10,200 SF stand alone steel and metal panel facility
- 9,400 SF production / warehouse
- 800 SF showroom/office
- 2.08 acres
- 18' clear ceiling height
- 60' wide clear span
- Two (2) drive in bays at 16' x 14'
- Parking for 25
- Public water and sewer
- Zoned LI—Light Industrial

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FOR SALE
10,200 SF Stand Alone

Advisory Services ■ Brokerage Services ■ CRE Strategies ■ Investments ■ Property Management

Jackson Cross Partners, LLC, 1010 W. Ninth Avenue, Suite 10, King of Prussia, PA 19406, P: 610.265.7700, F: 610.265.7370

www.jacksoncross.com

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Pennsylvania Properties



**5708-44 Woodland Avenue
Philadelphia, PA**

For Sale

- ± 81,637 SF available
- Situated on ± 3.75 acres (163,272 SF)
- Offers offices ± 2,000 SF
- Ceiling height: 13' to deck
- 3 position covered tailgate platforms; 4 tailgates total
- Zoning: G-2
- Dual wet zone sprinkler with 100% coverage
- Exterior lighting and fluorescent interior lighting
- Adjacent to newly built retail center
- Located within minutes to I-95 and I-76

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**EXCELLENT RETAIL
DEVELOPMENT OPPORTUNITY**



**210 Industrial Park Road
Elysburg, PA**

For Sale

- Warehouse and distribution center
- ± 264,000 SF available
- ± 117 acres
- ± 7,680 SF office space
- 10 loading docks
- 2 drive-in doors
- Ceiling height: 18'
- 32' x 40' column spacing
- 3 phase electric
- Located on Route 487
- Convenient access to Interstates: 80, 81 and 78

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REMARKABLE WAREHOUSE



**Pumping Station Road
Bucks County
Richland Township, PA**

Build to Suit

- Up to 30,000 SF
- Location: Lot #5 NBC E. Pumping Station Rd
- Parcel Size: 5.3 AC
- Clear Height: 24'
- Building Depth: 190' x 160'
- Dock Position: 2 Loading Docks / 1 Drive-in
- Car Parking: Up to 90
- Column Spacing: 25' x 80'
- Construction: Structural Steel
- Sprinkler: Yes
- Lighting: As Requested

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**BUILD TO SUIT/FOR SALE-
UP TO 30,000 SF**

Delivery 2012

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Pennsylvania Properties



**155 Tuckerton Road
Reading, PA**

For Sale or Lease

- +/- 25,000 SF Flex Facility
- 5,000 SF of Showroom and Office space
- 20,000 SF of Warehouse and Storage area
- 1.3 Acres – Paved and Gated lot
- 20 car parking
- Drive in loading/outside storage
- Excellent Road Frontage – direct access to Routes 222 & 61
- Zoned I-1 Muhlenberg Township

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+/- 25,000 SF FLEX SPACE

Back on the Market!



**5328-34 Woodland Ave
Philadelphia, PA**

For Sale or Lease

- For sale in combination with adjacent property (5322-26 Woodland Ave)
- +/- 11,178 SF Property available for lease
- For sale with adjacent property
- +/- 15,006 SF Land
- 13'-20' Ceilings
- C-2 Commercial zoning
- 12'x14' Drive-in (2)
- Concrete Floors
- Masonry Walls
- 100% Sprinkled

Philip Rothenberg

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GREAT PROPERTY AND LAND



**2536 S. 59th Street
Philadelphia, PA**

For Sale or Lease

- ± 26,000 SF on ± 1.7 acres
- ± 3,374 SF modern office
- Ceiling height: 16' - 20'
- Column spacing: 55' x 24', 55' x 20', 55' x 16'
- 2 interior tailgates with 2 power dock levelers, additional tailgate possible
- Power: 400 AMP—single—2—3 phase power (changers)
- Heat: Gas fired suspended blowers in manufacturing area
- 100% wet sprinkler system
- Zoning: G-2

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**EXCELLENT INDUSTRIAL BUILDING
WITH CLOSE PROXIMITY TO PHL
INT'L AIRPORT**



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Pennsylvania Properties



**1082 Spur Road
Souderton, PA**

For Sale or Lease

- ± 8,000 SF –25,000 SF flex/warehouse space
- Highway visibility
- Access to Route 309
- Ample parking
- Heavy power
- Crane served
- Tailgate and drive-in loading

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**EXCELLENT FLEX/WAREHOUSE
SPACE**



**506 Stump Road
Montgomeryville, PA**

For Lease

- ± 18,350 SF total
- ± 10,850 SF office and assembly space
- ± 7,500 SF warehouse space
- 3 Phase Power - 33,000 volt service with KVA main and secondary transformers
- Direct access to Route 309 and minutes from the PA Turnpike
- Ample parking
- Situated in premier location—Montgomeryville Industrial Park
- Many amenities close by: shopping, banks and restaurants

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**PREMIER LOCATION -
MONTGOMERYVILLE INDUSTRIAL
PARK**

15,500 Leased



**140 N. 9th Street
Quakertown, PA 18951**

For Sale

- ± 4,289 SF office and workshop
- ± 528 SF office
- Floors: Concrete / Walls: Block and metal
- Roof: Built-up peaked and flat
- Ceiling height: 10'-20' / Clear spans
- Drive-in loading
- Heavy power
- Heat: Oil fired / Water/Sewer: Public
- 2 bridge cranes (70' x 20' and 25' x 10') - condition unknown
- Zoning: R-3
- Taxes: \$5,908.00

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**OFFICE AND WORKSHOP
AVAILABLE**

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Pennsylvania Properties



REMARKABLE CRANE SERVED BUILDING

**5137 Bleigh Avenue
Philadelphia, PA**

For Sale

- ± 27,800 SF on ±1.62 acres
- ± 3,800 SF office
- Ceiling height: 43' - 50'
- 4 large overhead drive-in doors
- Cranes: Shaw-Box Crane— ± 30-ton (48' under hook) and ± 15-ton (33' under hook)
- Zoning: L-3; Limited Industrial
- Power: Primary Power 13,200 volts/490V-240V-110V
- Office area fully sprinklered
- Full kitchen
- Exterior lighting

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**20,000—60,000 SF
AVAILABLE FOR LEASE**

LEASED 20,000 SF!

**200 C Furnace Street
Birdsboro, PA**

For Lease

- 20,000—60,000 SF warehouse and manufacturing space
- ± 3,000 SF office space
- 4 loading docks
- 1 drive-in
- Ceiling height: 60'
- Crane available - 15-ton
- Heavy power - 3 phase
- KOZ Zone - Tax Abatement until 2013
- Direct access to Route 422 and the Pennsylvania Turnpike

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40 Acre Development

**East Pumping Station Road
Richland Township
Bucks County, PA**

Land for Sale

- 40.41 Acres
- Zoned Planned Industrial
- Rail Accessible—CSX
- Public Utilities
- Located 5 miles East of Quakertown Exit of PA Turnpike (I-476)
- 10 Miles to the Lehigh Valley / Access to I-78 / I-80 NY/NY

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Pennsylvania Properties



**185 W. Wyoming Avenue
Philadelphia, PA**

For Sale

- ± 26,924 SF on ± 1.10 Acres
- ± 5,000 SF office space
- Walls: Masonry brick and block
- Column spacing: 21' x 36'
- Ceiling height: 18' to underside of deck
- 3 undercover tailgates
- 6 position step van covered platform
- 1 drive-in lower level (4-6 straight body capable) tailgate
- 100% wet sprinkler system
- Wall mounted exterior lighting
- Exhaust system and fans for ventilation
- Plant intercom and PA system

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**OUTSTANDING INDUSTRIAL
AVAILABILITY**

**Call for Reduced Price!
Motivated Seller**



**210 Shoemaker Road
Pottstown, PA**

For Lease

- +/- 15,000 SF
- 10,000 SF Warehouse / 4,080 SF Office
- HVAC throughout warehouse
- 18' clear ceiling height
- 3 Phase Power
- 2 Loading docks / 1 drive in bay
- Ample care parking & truck loading
- Zoned—Flex Office
- Direct access to Rt. 100/422

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AVAILABLE FOR LEASE



**4011 Fairdale Road at
Knights Road
Philadelphia, PA**

For Sale or Lease

- ± 1,500 SF
- ± 125 SF office
- Former Rite Aid
- Zoning: Area Shopping Center (ASC)
- Taxes: \$2,400/year
- Traffic count: 14,000 AADT

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**ESTABLISHED NEIGHBORHOOD
STRIP CENTER**

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Pennsylvania Properties



**102 West Cedar Street
Kennett Square, PA**

For Sale

- 2 buildings comprised of ± 4,200 SF
- ± 15,480 SF ground (0.36 acres)
- Floors: Concrete
- Walls: Frame—Wood and block
- Roof: Peaked and flat built-up
- Ceiling height: 8.5' - 10.5'
- Drive-in loading
- Power: Single and 3 phase
- Heat: Oil fired / Water/Sewer: Public
- Gas: PGW
- Zoning: Commercial C-2
- Taxes: \$2,900.00

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2 BUILDINGS AVAILABLE



**1224-36 Belmont Avenue
Philadelphia, PA**

For Sale

- ± 55,000 SF with ± 1,200 SF office
- Ceiling height: 9.5' - 14' - 25.75'
- Floor: Concrete and heavy wood planking
- Column spacing: Predominantly 32' x 27' and 16' x 17'
- 5,000 lb. Otis elevator (8' x 14'; double ended)
- Cranes: 1.5 ton jib crane
- Reporting burglar and fire alarms
- Loading: 2 tailgates and 1 drive-in
- Single and 3 phase power
- Sprinkler: 100% wet system
- Zoning: Heavy Industrial Area; G-2
- Philadelphia Empowerment Zone

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USER FACILITY WITH INCOME



**103 S. Main Street
Quakertown, PA**

For Lease

- Available for lease
- 2,000 to 24,000 SF
- Assembly/production and office space
- Public water, sewer and electric provided by Quakertown
- 3 phase power
- 25+ parking
- Great street visibility
- Many amenities close by: restaurants, banks, St. Luke's Hospital, downtown
- Route 309 (0.5 miles)/PA North East Extension Quakertown Exit (3.5 miles)

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**ASSEMBLY/PRODUCTION
AND OFFICE SPACE
FOR LEASE**

**Rental Rate
Reduced**

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Pennsylvania Properties



**2200 E. Venango Street
Philadelphia, PA**

For Sale

- ± 71,709 SF on ± 1.54 acres
- 2 story building plus basement
- ± 3,000 SF office/showroom
- Ceiling height: ± 13' to 15'
- 3 tailgates plus 3 position platform
- Fully sprinklered (50 HP fire pump)
- Zoning: G-2
- 1 elevator (4,000 lb.)
- Reporting fire and burglar alarm systems
- 30" conveyor services all floors/airlines

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**2 STORY INDUSTRIAL
OPPORTUNITY**

**Reduced Price!
\$990,000**



**180 Gallagherville Road
Downingtown, PA**

For Sale

- Owner expanding and relocating
- Present use is Steel Fabrication by grandfathered sp. Exception
- Zoning: R-1
- Block construction (60' x 100')
- 2 drive-in doors (13' x 13' 6")
- 2 car garage
- Free standing office (12' x 14')
- 4 crane rail capacity
- 3 phase power

Neil DeRiemer
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(610) 265-7700 ext 116

LOCATED ON ± 5 ACRES



**Boot Road near Quarry Road
Downingtown, PA**

For Sale

- Lot size: ± 14.06 acres
- Zoning: I—Industrial
- Permitted uses include: Junkyard, truck terminal, outside storage and manufacturing
- Township: ± 9.818 acres in E. Bradford Township
± 4.242 acres in E. Caln Township
Total: ± 14.060 acres (± 10 acres usable)
- Conveniently located on Boot Road just east of Quarry Road; 2 minutes off the Route 30 By-Pass Business Route 30 exit in Downingtown. 10 minutes from the Downingtown Interchange of the PA turnpike (PA 476)

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± 14.06 ACRES

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Pennsylvania Properties



**2000-2038 South 71st St.
Philadelphia, PA**

For Sale

- ± 66,000 SF available (predominantly one floor) with ± 7,000 SF office space
- ± 4 Acres
- Tailgate 5 Position Platform
- Heavy Power
- Metal Handle Lighting
- Zoned G-2 Heavy Industrial
- Ceiling Heights 12' to 30'
- Extensive Labor Pool

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Available for Sale



**6142-52 Keystone Street
Philadelphia, PA**

For Lease

- 21,000 sq ft (divisible 10,000/11,000)
- 17'-18' ceiling ht
- Four tailgates/ one van ht tailgate
- One drive -in overhead door
- Gas fired suspended hot air heat
- 36' x 33'/ 55' x 48' Column Spacing
- L 5 Limited Industrial Zoning
- Close to I-95 & Area Bridges

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OUTSTANDING AVAILABILITY

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New Jersey Properties



200 Eagle Court
Swedesboro
Gloucester County, NJ

For Sale

- 38,434 SF on 4.37 Acres
- +/- 6,990 SF of office on first floor with +/- 2,500 SF of mezzanine office on second floor and 28,944 SF of refrigerated warehouse space
- Expansion capabilities
- Fully refrigerated warehouse
- 24' clear height under bar joist
- 10 Tailgates and 1 Drive-In (Expandable)
- Emergency backup generator
- NJ Transit Bus Line within Walking Distance

Harry McKenna
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FULLY REFRIGERATED USDA APPROVED FACILITY



University Court
Blackwood, NJ

For Sale or Lease

- ± 6.47 acres
- Block 14009; Lot 3
- Coverage Regulations: Maximum building coverage 50%; Maximum lot coverage 70%
- Electrical Service: Supplied by Atlantic City Electric
- Water: Municipal water supplied by Garden State Water Company
- Gas: South Jersey Gas Company
- Zoning: LIO - Light Industrial
- Conveniently located in Gloucester Township with excellent proximity to several major highways including: Interstate 295; Route 42, 47 and 55; the New Jersey Turnpike and the Atlantic City Express Way

Jim Young
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(856) 467-8055 ext 101

± 6.47 ACRES OF LAND



100 University Court
Blackwood, NJ

For Sublease

- ± 62,000 SF total
- ± 13,500 SF office (on 2 floors)
- ± 48,500 SF warehouse
- Modern, single-story warehouse & distribution fac.
- 100% air conditioned
- Located on ± 5.61 acres
- Ceiling height: 24'
- 5 tailgate doors with expansion capabilities
- 800 amp 120/208 volt; 3 phase power
- Striped parking for 155 cars with ability to expand
- Zoning: General Industrial

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EXCELLENT INDUSTRIAL BUILDING

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New Jersey Properties



± 7.38 ACRES OF LAND

**High Hill Road
Woolwich Township, NJ**

For Sale

- ± 7.38 acres
- Zoning: LIO- Light Industrial
- Electrical Service: Supplied by Conectiv
- Water: Borough of Swedesboro
- Gas: South Jersey Gas
- Sewer: Borough of Swedesboro
- Superbly located at Exit 10 of Interstate 295 with excellent access to the NJ Turnpike, Commodore Barry Bridge, Interstate 95, Route 130 and PA Route 476 (The Blue Route)

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OUTSTANDING INDUSTRIAL/FLEX SITE

**Osprey Court
Logan Township, NJ**

For Sale

- ± 5 acres
- Block 2901; Lot 12
- Zoning: LIO- Light Industrial
- Coverage Regulations: Maximum building coverage 45%, maximum lot coverage 85%
- Water Service: Supplied by NJ American Water
- Electric Service: Atlantic Electric
- Sewer Service: Supplied by Logan Township MUA
- Superbly located at Exit 10 of Interstate 295 with excellent access to the NJ Turnpike, Commodore Barry Bridge, Interstate 95, Route 130 and PA Route 476 (The Blue Route)

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OFFICE AND WAREHOUSE SPACE

**Pureland Industrial Complex
614 Heron Drive
Bridgeport, NJ**

Available

- ± 3,719 SF comprised of ± 784 SF office and ± 2,935 warehouse
- 1 tailgate door (8' x 10')
- Ceiling height: 14' clear
- Immediate access to I-295 (Exit 10)
- Close proximity to Philadelphia International Airport, I-95 and the NJ Turnpike
- Fully sprinklered
- Ample parking
- Excellent labor pool
- Below market rates!

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New Jersey Properties



PREMIUM FLEX SPACE

Pureland Industrial Complex
One Killdeer Court
Units 1 & 2
Swedesboro, NJ

For Sale or Lease

- ± 103,241 SF total
- ± 51,560 SF available
- Space combinations of ± 17,560 SF to ± 51,560 SF
- Immediate access to I-295 (Exit 10)
- Close proximity to Philadelphia International Airport, I-95 and the New Jersey Turnpike
- Ceiling height: 21' 8" clear
- 7 tailgates and 1 drive-in
- Fully sprinklered
- Ample parking

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WAREHOUSE AVAILABILITY

Pureland Industrial Complex
603 Heron Drive
Bridgeport, NJ

Available

- ± 3,577 SF total
 - Office: ± 1,192 SF
 - Warehouse: ± 2,385 SF
- Typical structural bay
 - Masonry at 50' wide
- 1 dock door (8' x 10')
- 1 drive-in door (12' x 12')
- Clearance height:
 - Minimum = 15' 8"
 - Maximum = 17'

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AVAILABLE FOR SUBLEASE

10 East Park Drive
Westampton,
Burlington County, NJ

Sublease

- 47,474 SF Building
- 15,855 SF Immediately Available
- Window Lined Corner Unit
- Great Visibility and Signage Opportunities
- 25' Clear Height
- 2 Tailgate Loading & 1 Drive-In Doors
- 800 amp 120/208 colt service
- ESFR Sprinkler System
- Ample Parking
- Immediate Access to I-295 (exit 45)
- Quick Access to New Jersey Turnpike (Exit 5)

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Advisory Services ■ Brokerage Services ■ CRE Strategies ■ Investments ■ Property Management

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February 2012

INDUSTRIAL AVAILABILITIES

PROPERTY	ADDRESS	PROPERTY FEATURES	CONTACT
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New Jersey Properties



WAREHOUSE/DISTRIBUTION FACILITY

**121 High Hill Road
Woolwich Township, NJ**

For Sale or Lease

- ± 61,783 total SF (divisible on ±4 acres)
- Plant Area: ± 58,783 SF
- Office Area: ± 3,500 SF
- Single story, light industrial facility
- Rail capacity
- Divisible to ± 10,000 SF
- Adaptable to a variety of uses
- Ceiling height: 22' clear to underside of bar joist; 24' to the roof deck
- 3 tailgates and 3 drive-ins
- Column spacing: 50' x 50'
- T-5 lighting

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FOOD SERVICE BUILDING

**1689 Delsea Drive
Deptford, NJ**

For Sale

- ± 14,388 SF on ± 2.36 acres
- ± 2,600 SF office
- Refrigerator and freezer areas (condition not determined)
- Floors: Concrete
- Walls: Masonry and metal
- Roof: Flat built-up over steel deck
- Ceiling height: 8' - 12'
- 2 position platform tailgates and 1 drive-in
- Power: Heavy 3 phase and single phase
- Water/Sewer: Municipal
- Zoning: Commercial

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**Call for Reduced Price!
Motivated Seller**



EXCELLENT INDUSTRIAL BUILDING

**122 AC Moore Drive
Winslow Township, NJ**

For Sale

- ± 75,274 SF on ± 27.87 acres
- Floors: Concrete
- Walls: Precast masonry panel and block
- Roof: Concrete
- Ceiling height: 36'
- Column Spacing: Clear span
- Water: Public supply / Gas: Public supply
- 1 10-ton bridge crane (out of service)
- Zoning: PI (Pinelands Industrial) and PR-1 (Rural Residential)
- Property borders A.C. Moore Arts and Crafts, Inc. (headquarters and distribution center)

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New Jersey Properties



**809-819-821-823 West
Washington Avenue
836-838 Doughty Road
Pleasantville, NJ**

For Sale

- Valuable corner property with 3 buildings consisting of ± 4,000 SF
- ± 200 SF office
- ± 37,050 SF ground (0.82 acre)
- Floors: Concrete and wood
- Walls: Wood and masonry
- Roof: Flat and peaked
- Ceiling height: 10'
- Drive-in loading
- Water/Sewer: Public
- Zoning: UEZC
- Taxes: \$5,421.00

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VALUABLE CORNER PROPERTY

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INDUSTRIAL AVAILABILITIES

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Delaware Properties



**3128 New Castle Avenue
New Castle, DE**

For Lease

- Entire building available for Lease
- 6,000 sf office building
- You can have your name on the building
- Plenty of private offices
- More than ample parking
- Could have private fenced in yard area
- Below market rental rate
- Convenient to the Port of Wilmington
- Great access to I-495 and I-95

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**ENTIRE BUILDING WITH
OUTSIDE STORAGE
FOR LEASE**



**299 Clukey Drive
Harrington, DE**

For Sale

- ± 135,000 SF
- ± 43.539 acres
- Norfolk Southern Rail Service
- Heavy electric power
- Wet sprinklered
- Public water and sewer

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PLIANT CORPORATION FACILITY

**PRICE REDUCED - Motivated Seller -
Best Offer over \$1.5 Million**

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