

148 BEVERLY-RANCOCAS RD WILLINGBORO, NJ 08046



PRIME SINGLE-TENANT COMMERCIAL PROPERTY WITH OVER 22,000 SQUARE FEET!

This exceptional single-tenant commercial property offers a total of 22,602 square feet of net rentable area (NRA), featuring 21,350 SF of warehouse space and 1,252 SF of office space.

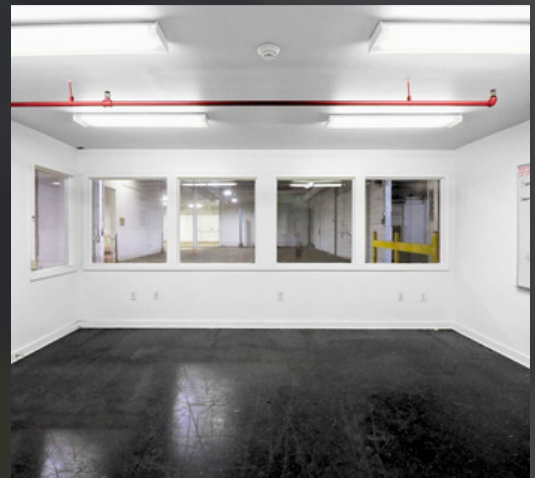
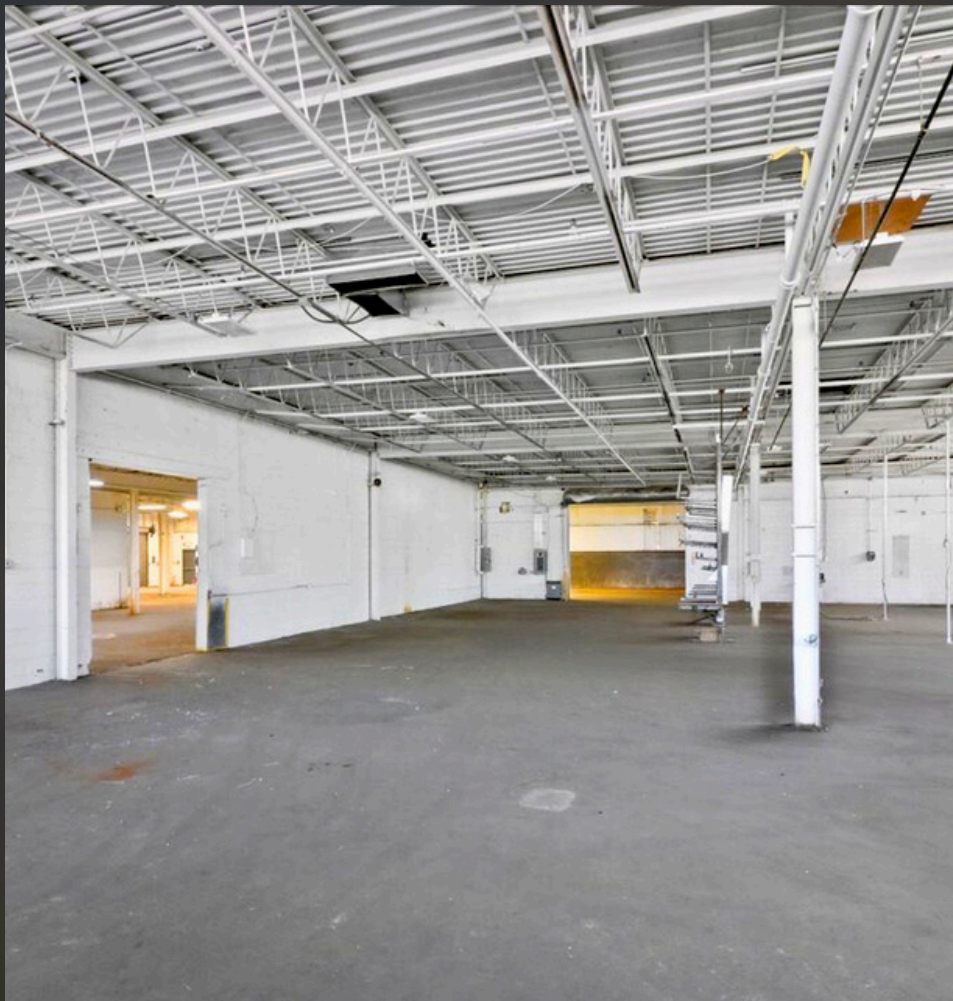
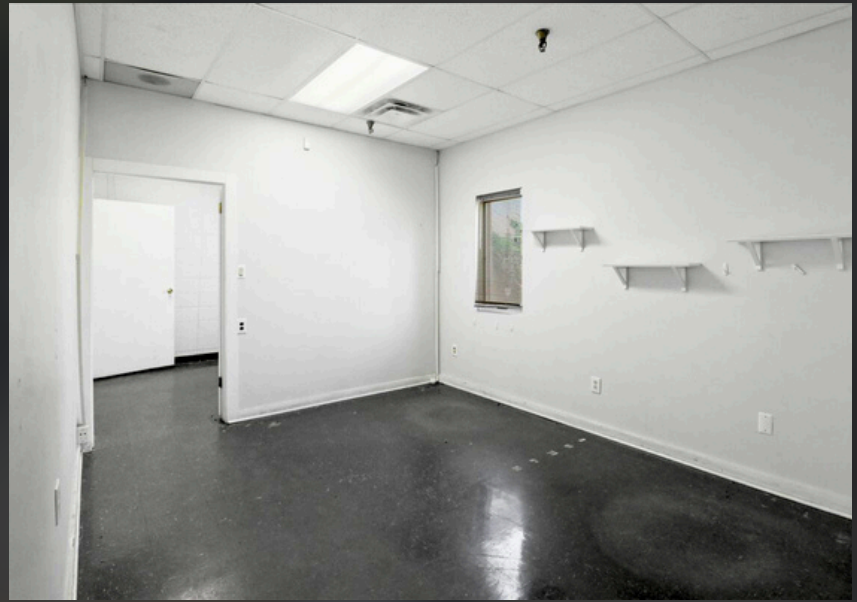
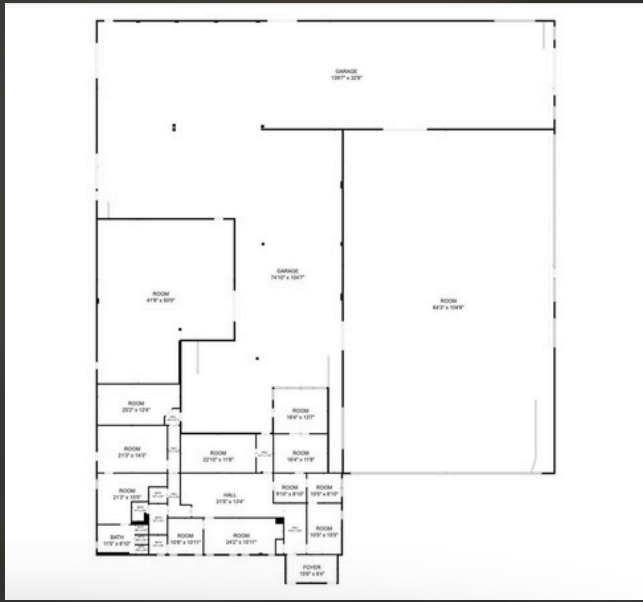
Situated on a high-visibility transportation corridor, this property boasts 150 feet of frontage on Beverly Rancocas Road and 351 feet on Industrial Drive, ensuring excellent exposure.



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EXCEPTIONAL INVESTMENT OPPORTUNITY:

POSITIONED FOR SUCCESS, THIS PROPERTY PRESENTS A FANTASTIC INVESTMENT OPPORTUNITY IN A THRIVING COMMERCIAL AREA. WHETHER YOU'RE AN OWNER-USER OR AN INVESTOR LOOKING FOR STRONG MARKET POTENTIAL, THIS SITE DELIVERS FLEXIBILITY, FUNCTIONALITY, AND HIGH VISIBILITY.



EFFICIENT & FUNCTIONAL DESIGN WITH AMPLE OUTDOOR SPACE:

THE PROPERTY FEATURES A REAR FENCED YARD, AMPLE PARKING, AND LOW-MAINTENANCE LANDSCAPING, MAKING IT BOTH FUNCTIONAL AND COST-EFFECTIVE.

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ZONING - RESTRICTED INDUSTRIAL (I-1):

THIS VERSATILE ZONING DESIGNATION ALLOWS FOR A WIDE RANGE OF INDUSTRIAL AND COMMERCIAL USES, MAKING IT IDEAL FOR WAREHOUSING, MANUFACTURING, OFFICE SPACE, RESEARCH AND DEVELOPMENT FACILITIES, AND LABORATORY OPERATIONS. BUSINESSES IN NEED OF DISTRIBUTION HUBS, LIGHT INDUSTRIAL PRODUCTION, OR PROFESSIONAL OFFICE SPACE WILL FIND THIS LOCATION HIGHLY ACCOMMODATING.



LOADING & ACCESS:

TWO DOCK-HIGH
DOORS AND TWO
GRADE-LEVEL DOORS
FOR SEAMLESS
LOGISTICS

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