



Eagle Realty USA

Experience Counts!

200 Route 73, Hammonton (Winslow Twp.) Camden County, NJ

FOR SALE



- **SOLD!!**
- Location: The property is located on Route 73, a significant north/south roadway, spanning the Delaware River in Philadelphia, all the way to the Atlantic City Expressway approximately 2 miles to the south of the property. Ideally located in Southeastern Camden County, the property offers easy access to all areas within the region.
- 1996 Year Built
- December 31, 2019 Lease expires
- The property has a leasehold interest until December 31, 2019, unless earlier terminated by Tenant after 90 days written notice.
- +/- 21.47 Acres property size
- +/- 121,746 SF Distribution Warehouse Facility with Office Space
- +/- 11,000 SF 1st Floor Office
- +/- 11,000 SF 2nd Floor Office & Storage with elevator service to 2nd floor
- +/- 90,206 SF Warehouse Space
- +/- 6,500 SF Refrigerated cooler (+/-33-38 degrees)
- +/- 3,040 SF Auto/truck shop with lift

- Warehouse Ceiling Height: varies between +/- 28' clear at peak to +/- 23' at eaves
- Column Spacing: (+/-) 24' x 100'
- 7 Drive – in Doors
- 4 Tail Gates
- 2 Rail Gates
- 4 Overhead Drive – in Doors in Auto Shop
- Rail Service Available
- +/- 10,000 Gallon (above ground) Diesel Fueling Station
- Pylon Sign along Route 73
- Sprinkler System: Dry
- Power: Per Code
- Parking: 88 Car, 64 Truck & Trailer
- Utilities: City Water, Sewer, Natural Gas
- Construction: Concrete Block with Metal Panel on exterior
- Zoning: PR-6
- Property Tax: \$235,188.00 (2017)

Eagle Realty USA

Licensed Real Estate Broker

3 Laurel Drive, Suite A

Flanders, NJ 07836

“We Close Deals...That’s the Bottom Line”

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member–Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

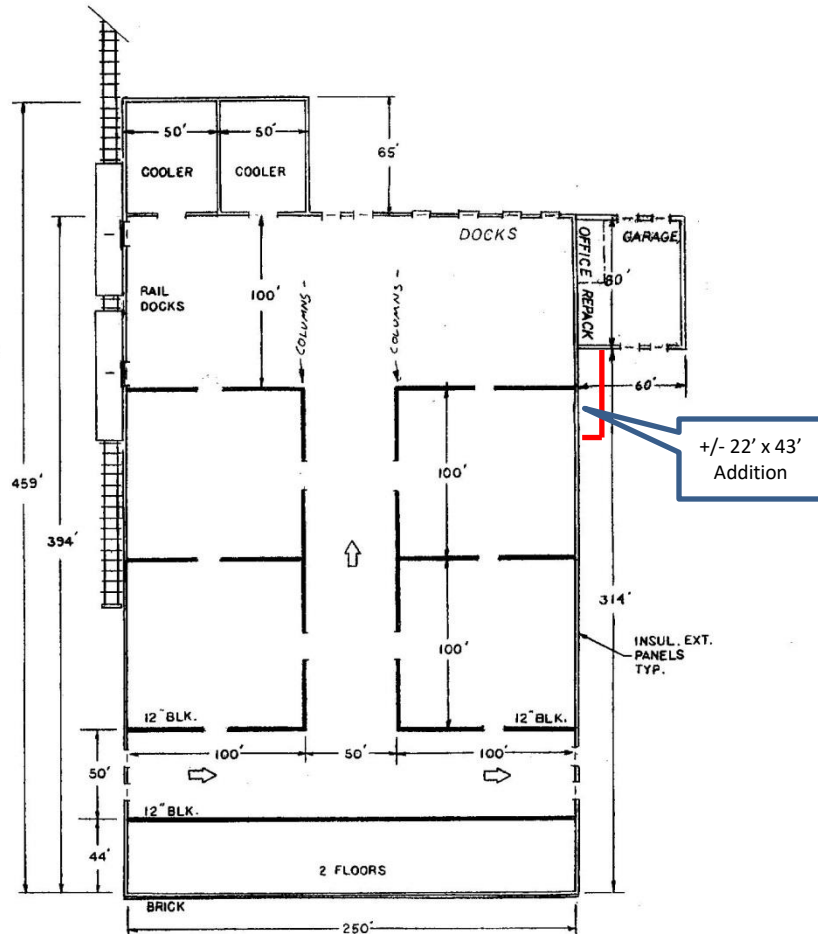
Gary@EagleRealtyUSA.net

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Floor Plan

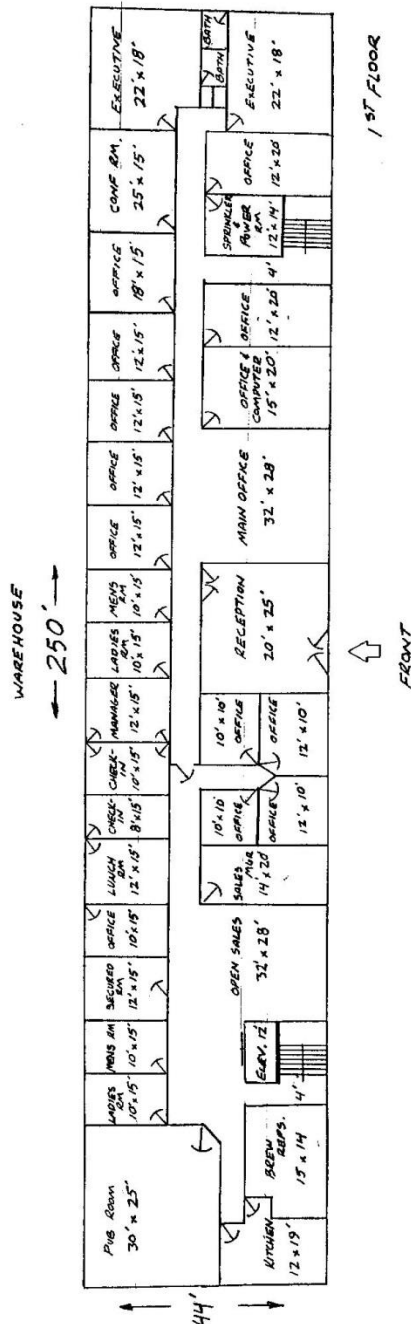
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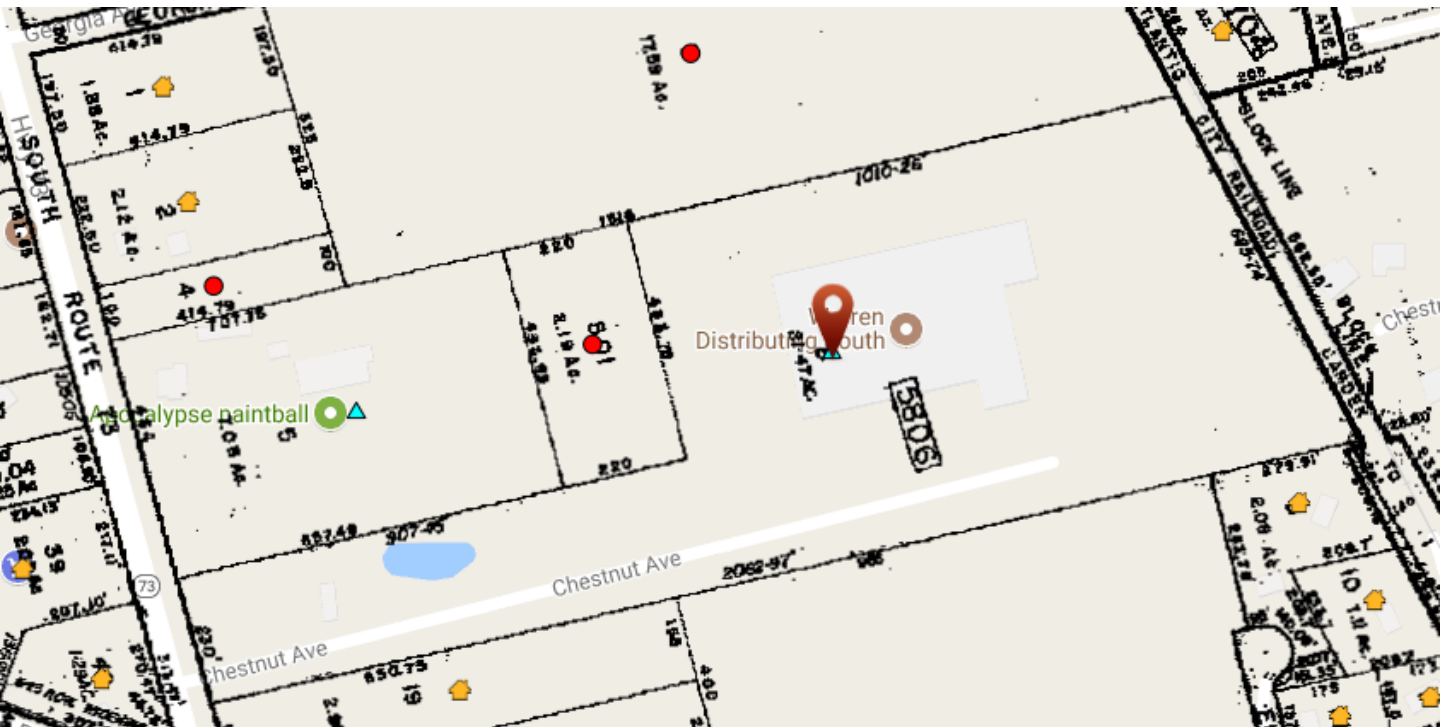


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Tax Map

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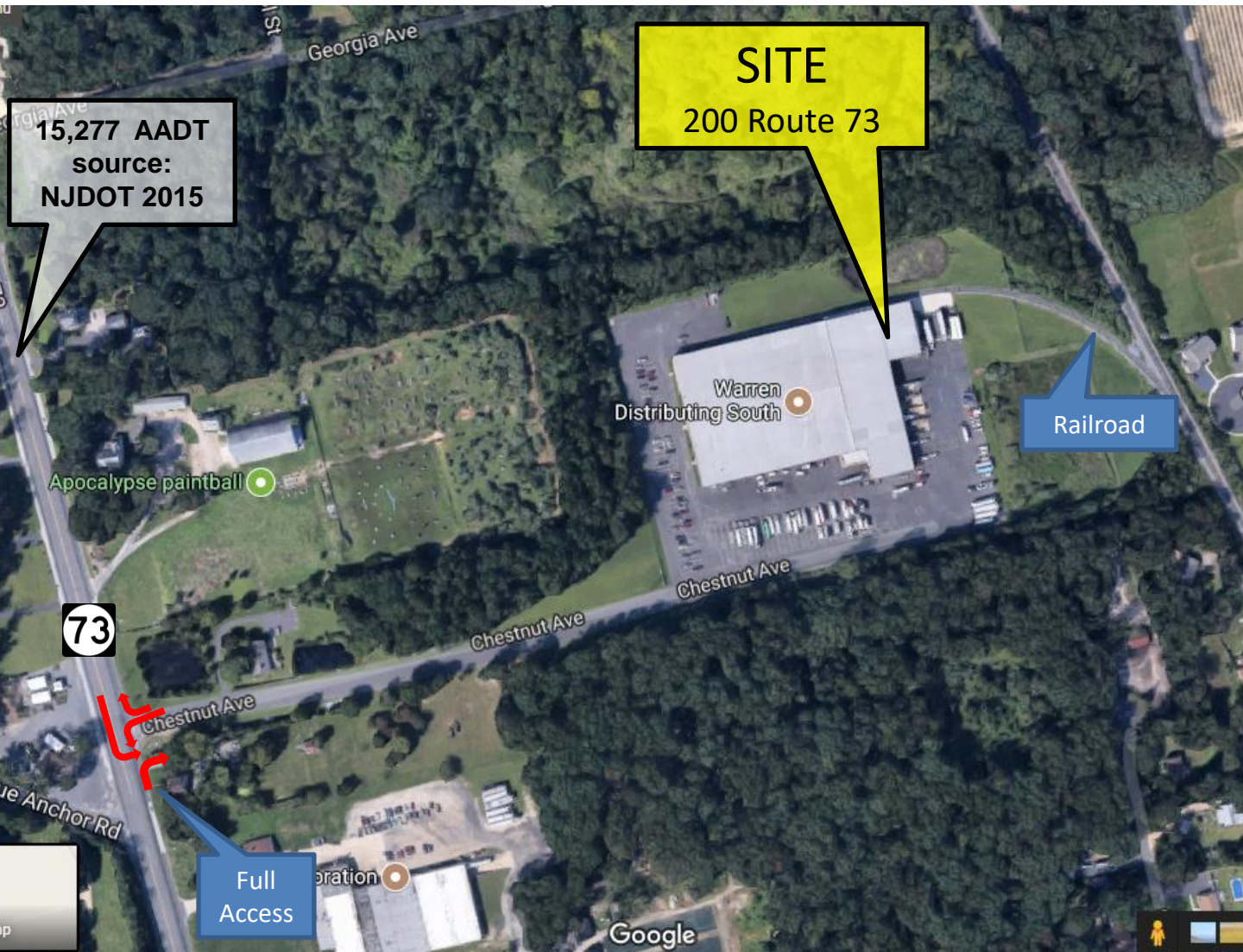


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Aerial 1

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Aerial 2

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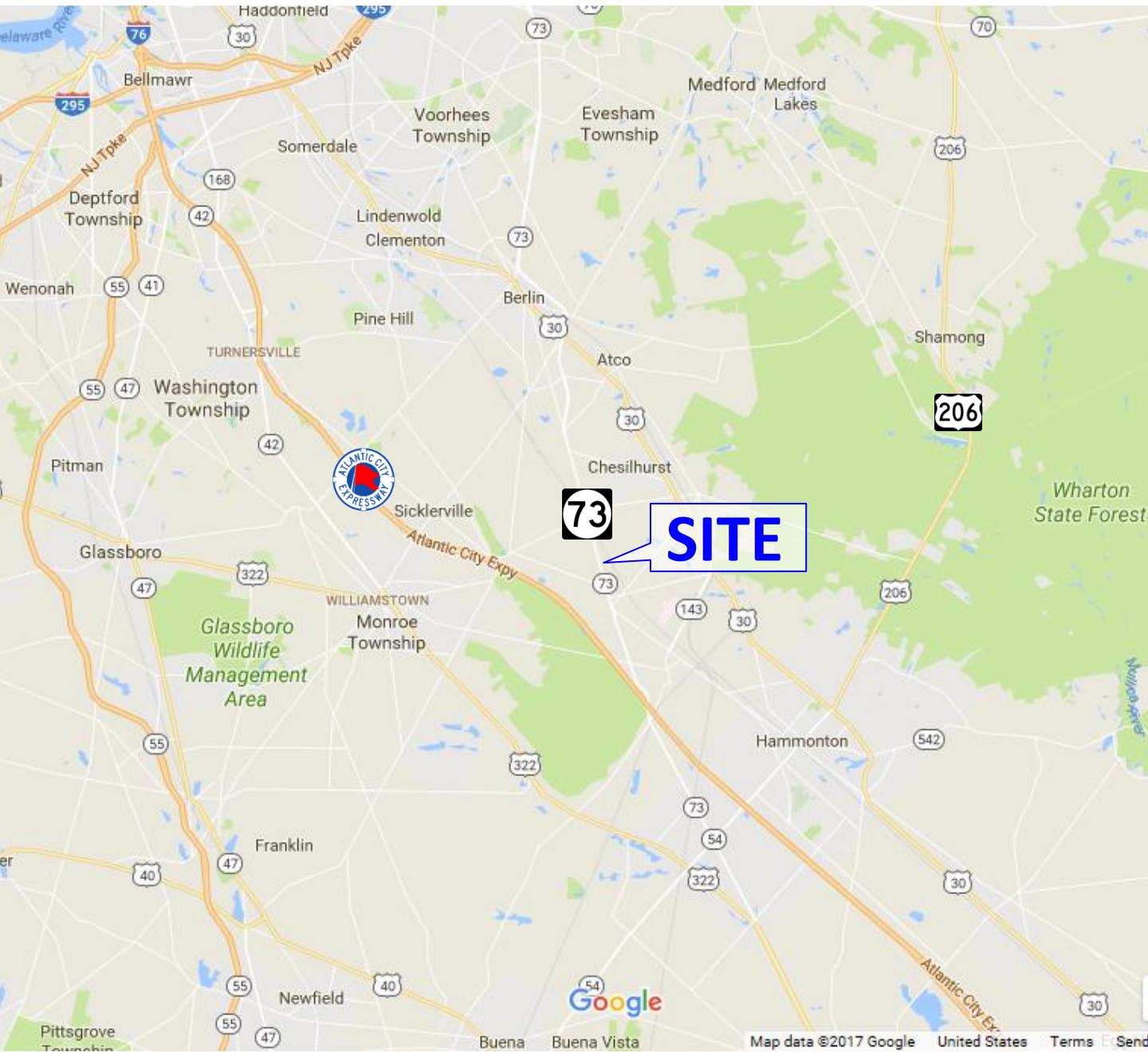


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LOCATION MAP

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SITE PHOTO

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SITE PHOTOS EXTERIOR

200 Route 73, Hammonton (Winslow Twp.) Camden County, NJ



Pylon Along Route 73



West & Southside Of The Warehouse



10,000 Gallon Diesel Tank



Eastside Of The Warehouse



SITE PHOTOS EXTERIOR

200 Route 73, Hammonton (Winslow Twp.) Camden County, NJ



Northside Of The Warehouse



Rail Service



Rail Service And Loading Doors



SITE PHOTOS INTERIOR

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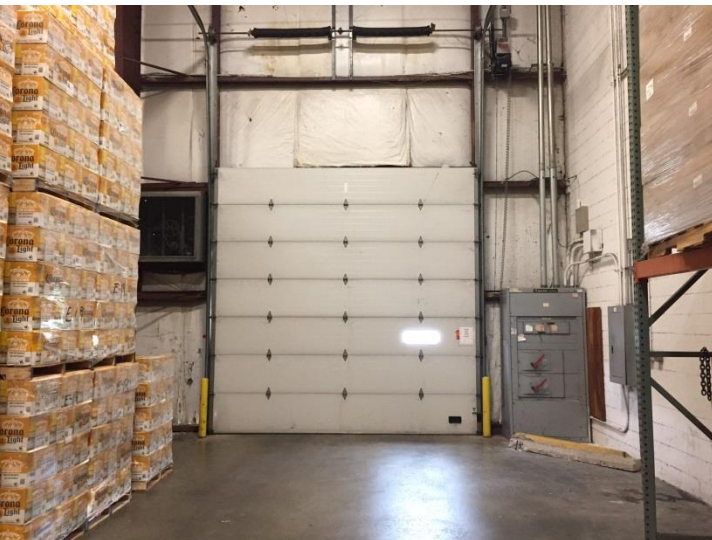


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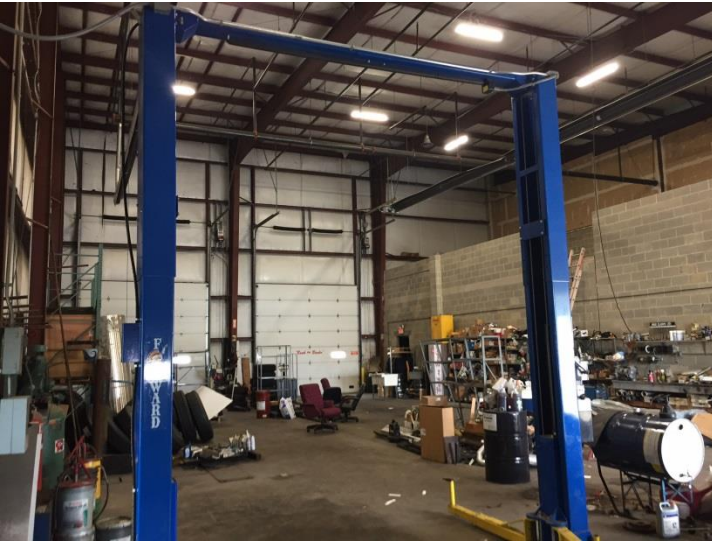


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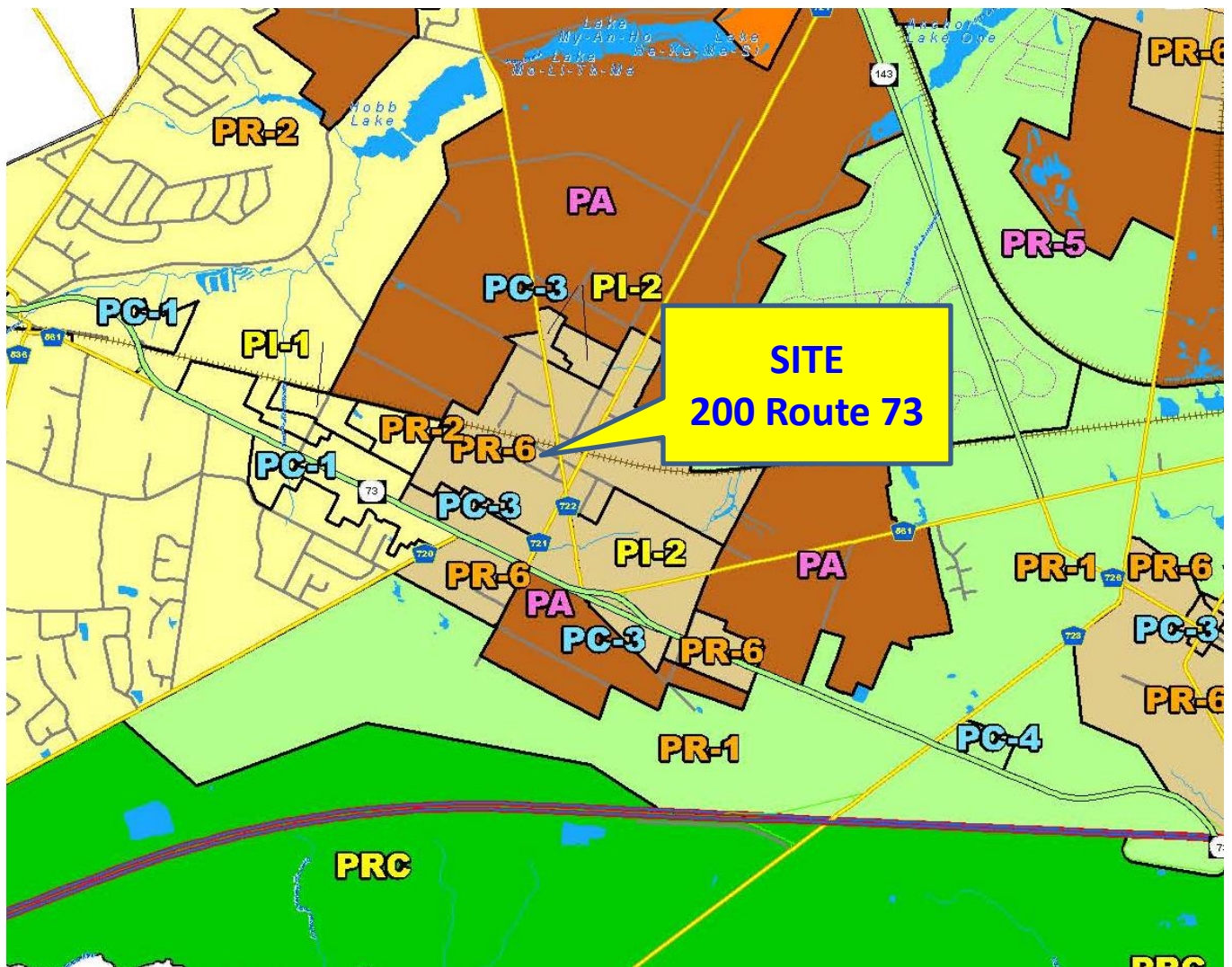


Zoning

200 Route 73, Hammonton (Winslow Twp.) Camden County, NJ

The Subject Property is located in Pineland Village Low Density Residential District Zone

Source: Winslow Township Website Zoning Map



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PR-6 District: Permitted, Accessory & Conditional Uses

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ARTICLE XIC PR-6 Pinelands Village Low-Density Residential District **[Added 3-26-02 by Ord. No. 0-6-02]**

§ 296-51.9. Purpose.

The PR-6, or Pinelands Village Low-Density Residential Zoning District, occurs in areas of the township designated in the Pinelands Comprehensive Management Plan as Pinelands villages, and, therefore, reflects the Pinelands standards governing the intensity and uses permitted in that management area. This district is intended primarily for residential development at an overall or average density of one (1) dwelling unit per acre.

§ 296-51.10 Permitted uses.

Within the PR-6 District, land may be used and buildings or structures may be used, altered or erected for the following uses:

- A. Single-family detached dwellings at a density of no greater than one (1) dwelling unit per acre.
- B. Agriculture.
- C. Recreational facilities, low-intensive or intensive.
- D. Public facilities.
- E. Public service infrastructure.
- F. Institutional uses.
- G. Accessory uses incidental to any of the foregoing uses.

§ 296-51.11. Area, yard and bulk requirements.

- A. Residential dwelling units proposed for development in the PR-6 District shall be subject to the requirements set forth in Schedule 2, Area, Yard and Bulk Requirements for Residential Uses, found at the end of this chapter.
- B. Nonresidential uses proposed for development within the PR-6 District shall be subject to the requirements listed in Schedule 3, Area, Yard and Bulk Requirements for Nonresidential Uses, found at the end of this chapter.

§ 296-51.12. Design and performance standards.

All development proposed within the PR-6 District shall conform with all applicable standards under Article XV of this chapter.