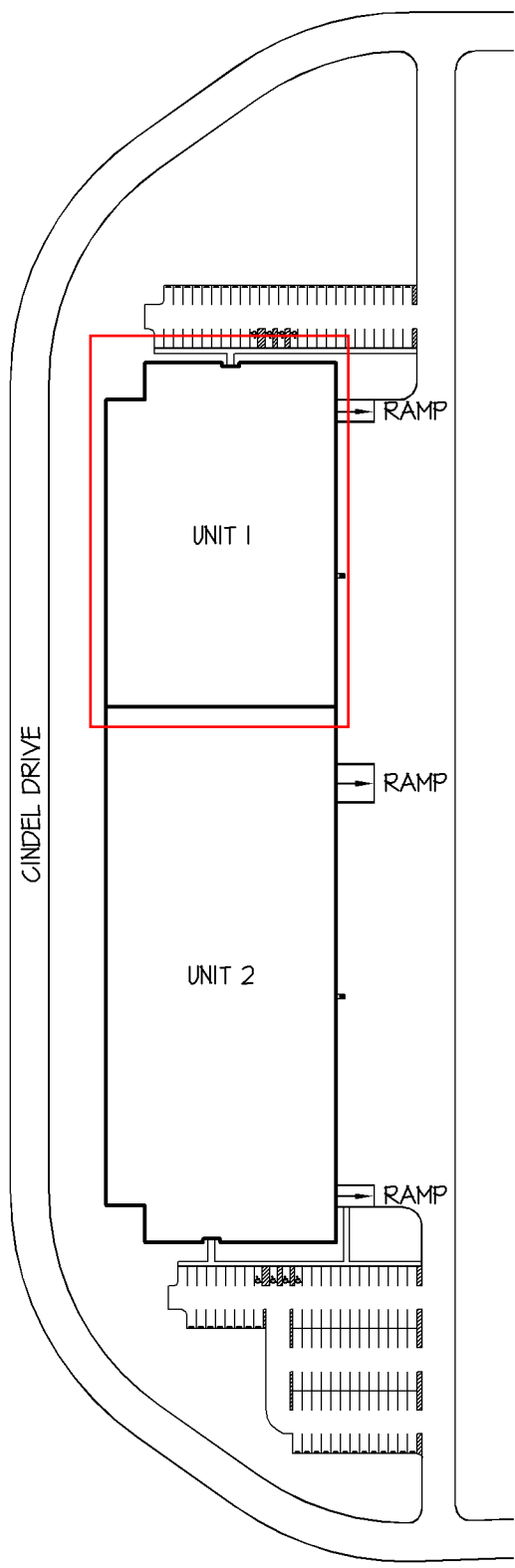




2703 CINDEL DRIVE CINNAMINSON, NEW JERSEY

LOCATION:	2703 Cindel Drive Cinnaminson, New Jersey		
BUILDING TYPE:	Multi-Tenant Industrial Building.		
SIZE:	217,693 square feet.		
CLEAR HEIGHT:	30 feet.		
BAY SIZE:	40' x 60'.		
CONSTRUCTION:	Masonry with insulated metal panels.		
ROOF TYPE:	Steel.		
LOADING:	20	8' x 10'	Dock Doors.
	6	9'-4" x 10'	Dock Doors.
	4	12' x 14'	Drive-In Doors.
POWER:	480V/277-3 phase. 1800 amps.		
HVAC:	Gas heat. Office air conditioned.		
FIRE PROTECTION:	ESFR.		
PARKING:	149 car parking spaces.		
ZONING:	M-3 (Special Industrial & Commercial)		



FEATURES:

- 217,693 SQ. FT. TOTAL
 - OFFICE: 12,438 SQ. FT.
 - WAREHOUSE: 205,255 SQ. FT.
- ELECTRICAL SERVICE:
 - 480/277 VOLTS; 3 PHASE; 1800 AMPS
 - 208/120 VOLTS
- MECHANICAL SERVICE:
 - GAS HEAT
 - OFFICE AIR CONDITIONED
- TYPICAL STRUCTURAL BAY:
 - 40'-0" x 60'-0"
- CLEAR HEIGHT: 30'-0"
- (20) 8'-0" x 10'-0" DOCK DOORS
- (1) 8'-0" x 10'-0" DOCK DOOR AT TRASH COMPACTOR
- (6) 9'-4" x 10'-0" DOCK DOORS
- (11) 8'-0" x 10'-0" KNOCK OUTS
- (4) 12'-0" x 14'-0" DRIVE-IN DOORS
- PUBLIC WATER & SEWER
- 149 PARKING SPACES
- ZONING: M-3 (SPECIAL INDUSTRIAL & COMMERCIAL)



Industrial & Commercial Realtors

Glenview Corporate Center
 3220 Tillman Drive, Suite 112
 Bensalem, Pennsylvania 19020-2028
 Ph: 215.245.2600, Fax: 215.245.2670
 realestate@roddyinc.com

UNIT No.

SITE

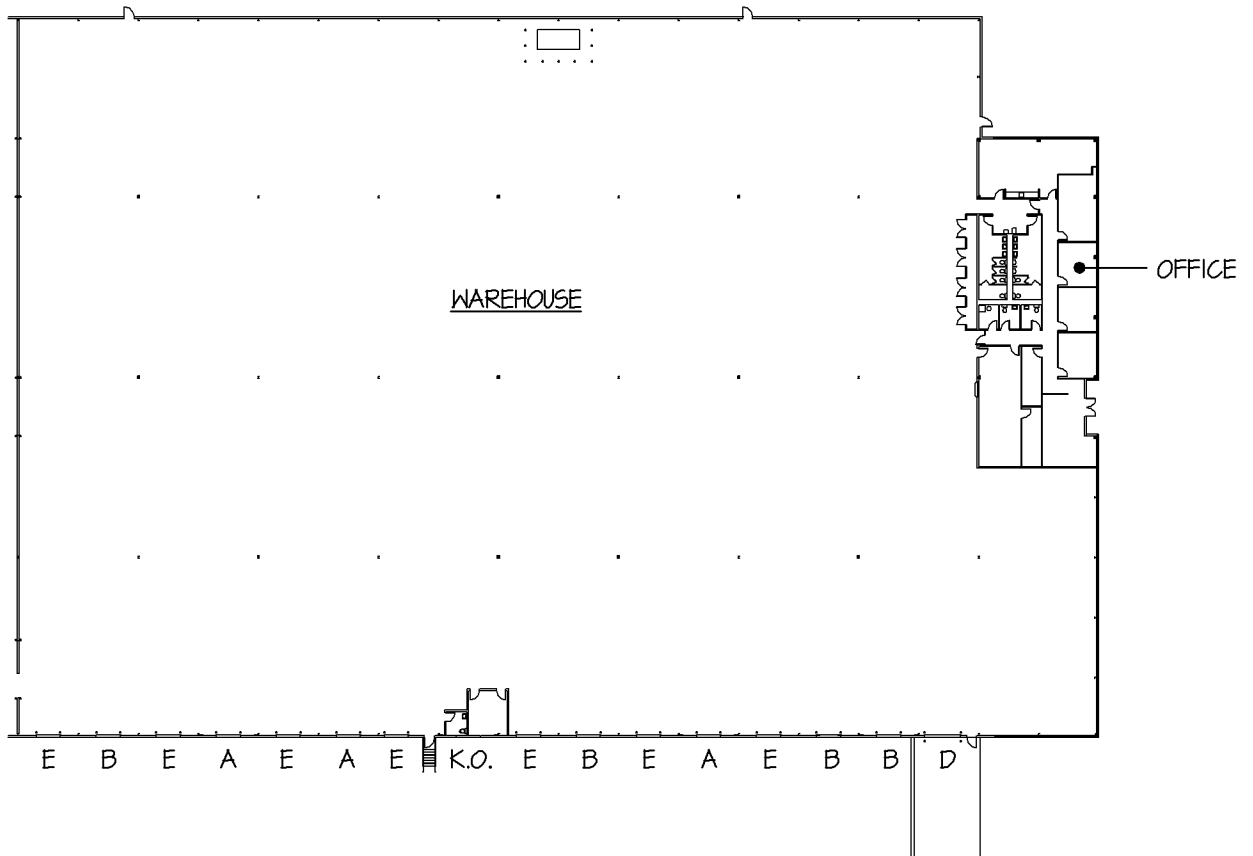
DATE:

03/13/13

SCALE:

1" = 200'

**2703 CINDEL DRIVE
 DELRAN, NEW JERSEY**



FEATURES:

- 84,966 SQ. FT. TOTAL
 - OFFICE: 4,511 SQ. FT.
 - WAREHOUSE: 80,455 SQ. FT.
- ELECTRICAL SERVICE:
 - 480/277 VOLTS; 3 PHASE; 600 AMPS
 - 208/120 VOLTS
- MECHANICAL SERVICE:
 - GAS HEAT
 - OFFICE AIR CONDITIONED
- TYPICAL STRUCTURAL BAY:
 - 40'-0" x 60'-0"
- CLEAR HEIGHT: 30'-0"
- (14) 8'-0" x 10'-0" DOCK DOORS
- (1) 8'-0" x 10'-0" KNOCK OUT
- (1) 12'-0" x 14'-0" DRIVE-IN DOOR

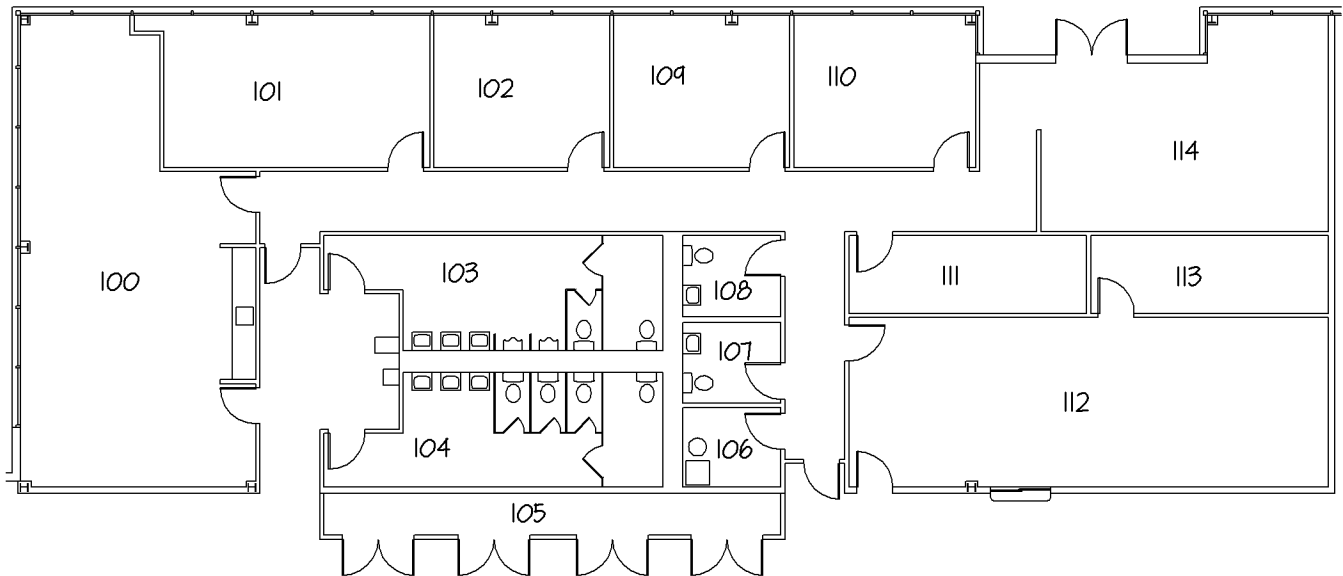


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 3220 Tillman Drive, Suite 112
 Bensalem, Pennsylvania 19020-2028
 Ph: 215.245.2600, Fax: 215.245.2670
 realestate@roddyinc.com

UNIT No.	DATE:	SCALE:
UNIT 1	06/25/15	1/64" = 1'-0"

**2703 CINDEL DRIVE
 DELRAN, NEW JERSEY**



FEATURES:

- 4511 SQ. FT.

APPROX. ROOM SIZES:

- 100 - 39'-4" x 19'-8"
- 101 - 12'-8" x 22'-2"
- 102 - 12'-8" x 14'-8"
- 103 - TOILET ROOM
- 104 - TOILET ROOM
- 105 - MECH. CLOSET
- 106 - 6'-8" x 8'-2"
- 107 - TOILET ROOM
- 108 - TOILET ROOM
- 109 - 12'-8" x 14'-8"
- 110 - 12'-8" x 15'-2"
- 111 - 6'-6" x 19'-10"
- 112 - 14'-0" x 40'-0"
- 113 - 6'-6" x 19'-10"
- 114 - 14'-0" x 24'-0"



Roddy
Industrial & Commercial Realtors

Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, Pennsylvania 19020-2028
Ph: 215.245.2600, Fax: 215.245.2670
realestate@rododyinc.com

UNIT No. UNIT 1 OFFICE	DATE: 06/25/15	SCALE: 1/16" = 1'-0"
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**2703 CINDEL DRIVE
DELTRAN, NEW JERSEY**



2703 CINDEL DRIVE / OVERHEAD DOOR POSITIONS

Type	Equipment
A	9' x 10' Insulated Tailgate OHD with: <ul style="list-style-type: none">▪ Kelly pit leveler 35,000 lb▪ Dock bumpers▪ Dock enclosure▪ Trailer restraints w/warning lights▪ Weather stripping
B	8' x 10' Insulated Tailgate OHD with: <ul style="list-style-type: none">▪ Pentalift pit leveler 30,000 lb▪ Dock seal▪ Bumper pads▪ Weather stripping
C	8' x 10' Insulated Tailgate OHD with: <ul style="list-style-type: none">▪ Dock seal▪ Weather stripping
D	12' x 14' Insulated Drive-in OHD with: <ul style="list-style-type: none">▪ Weather stripping
E	8' x 10' Insulated Tailgate OHD with: <ul style="list-style-type: none">▪ McGuire edge of dock leveler 25,000 lb▪ Dock seals▪ Dock bumpers▪ Weather stripping

2/27/13