

Maintenance Facility on 3.5 Usable Acres

Delanco, New Jersey

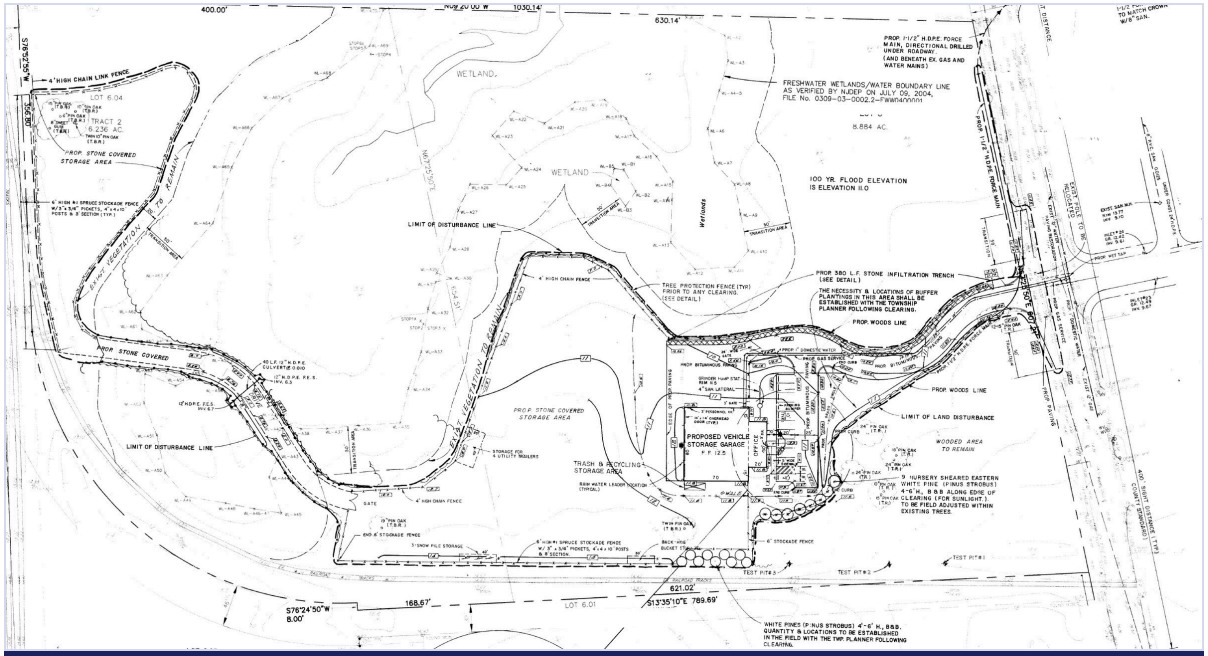
A 6,673 SF four-bay maintenance facility on 3.5 usable acres, with I-3 zoning and a clean Phase I.

3.5 USABLE ACRES	**6,673** SF BUILDING
4 ROLL-UP BAYS	**I-3** ZONING

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A 6,673 SF maintenance facility on 3.5 usable acres

A four-bay steel maintenance facility with office, a large laydown yard and 3.5 usable acres, set within a 15.1-acre industrial site in Delanco, NJ.



Approved site plan (2004): building and yard at the front

3.5 acres
USABLE LAND

6,673 SF
FOUR-BAY STEEL FACILITY

I-3
INDUSTRIAL ZONING

2 miles
TO ROUTE 130



The building and large laydown yard

Usable area is approximate. Total site is 15.1 acres per ALTA/NSPS survey (Jan 2025). Asking price available upon request.

Turnkey four-bay steel facility



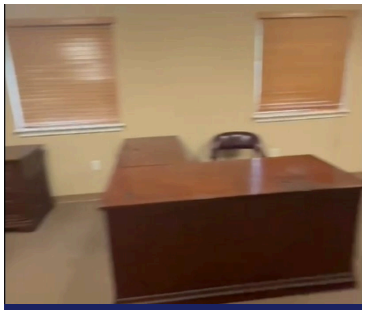
Roll-up door and building wall, with the paved apron and laydown yard



Main floor



High-bay maintenance area



Office

6,673 SF
SINGLE-STORY BUILDING

4
ROLL-UP DOORS TO THE YARD

Turnkey
READY TO USE TODAY

HIGHLIGHTS

- ✓ High-bay maintenance area plus office
- ✓ Steel frame, metal roof, built 2003
- ✓ Concrete floors support heavy loads

VIDEO TOUR

Walk the Building

Scan for the full walkthrough of the maintenance area and office.

3.5 usable acres, ready to work



Aerial view with approximate property boundary

3.5

USABLE ACRES

1+ acres

ADDITIONAL UPLANDS NEAR THE FRONT OF THE SITE

THE WORKING SITE

- ✓ 6,673 SF maintenance facility, four bays
- ✓ Paved apron and laydown yard
- ✓ Approved site plan in place
- ✓ Room to expand on uplands at the front

VIDEO TOUR

Drive the Site

Scan to ride along the entrance, yard and full site.

Usable and upland acreage are approximate; buyers should confirm with their own survey and engineer. Total site is 15.1 acres per ALTA/NSPS survey (Jan 2025).

Built for contractors, fleets and light industrial

1 Contractor base

Maintenance area, office and yard. The current use.

2 Fleet and equipment

Four bays and a large laydown yard.

3 Light manufacturing

Indoor assembly and production.

4 Building products

Lumber, roofing and trim distribution.

5 Wholesale and showroom

Open floor and office under one roof.

6 Owner-user or investor

Occupy it, or lease to a single user.



Private access to additional rear yard and laydown area

Uses are permitted or conditional under the Township's I-3 ordinance. Conditional uses require Township approval. Buyers should confirm their intended use before purchase.

Clean Phase I, no outstanding NJDEP items

Clean
PHASE I ESA, JAN 2025

None
RECOGNIZED ENVIRONMENTAL CONDITIONS

None
OUTSTANDING NJDEP ITEMS



Modern steel building on a developed front yard

Phase I ESA dated Jan 2025. NJDEP status per the ownership group. Buyers should do their own due diligence; detailed reports are provided once under contract.

I-3

Modified Industrial District

A wide range of industrial and commercial uses

PERMITTED USES

- Contractors and trades
- Artisan shops and showrooms
- Wholesale trade
- Building-products distribution
- Light manufacturing
- Food and beverage production
- Textiles and apparel
- Printing and publishing
- Machinery and electronics
- Appliances and furnishings
- Business and professional offices
- IT services and media
- Trade and technical schools
- Computer and management training
- Child and adult day care
- Government uses
- Public EV charging

CONDITIONAL USES (TOWNSHIP APPROVAL)

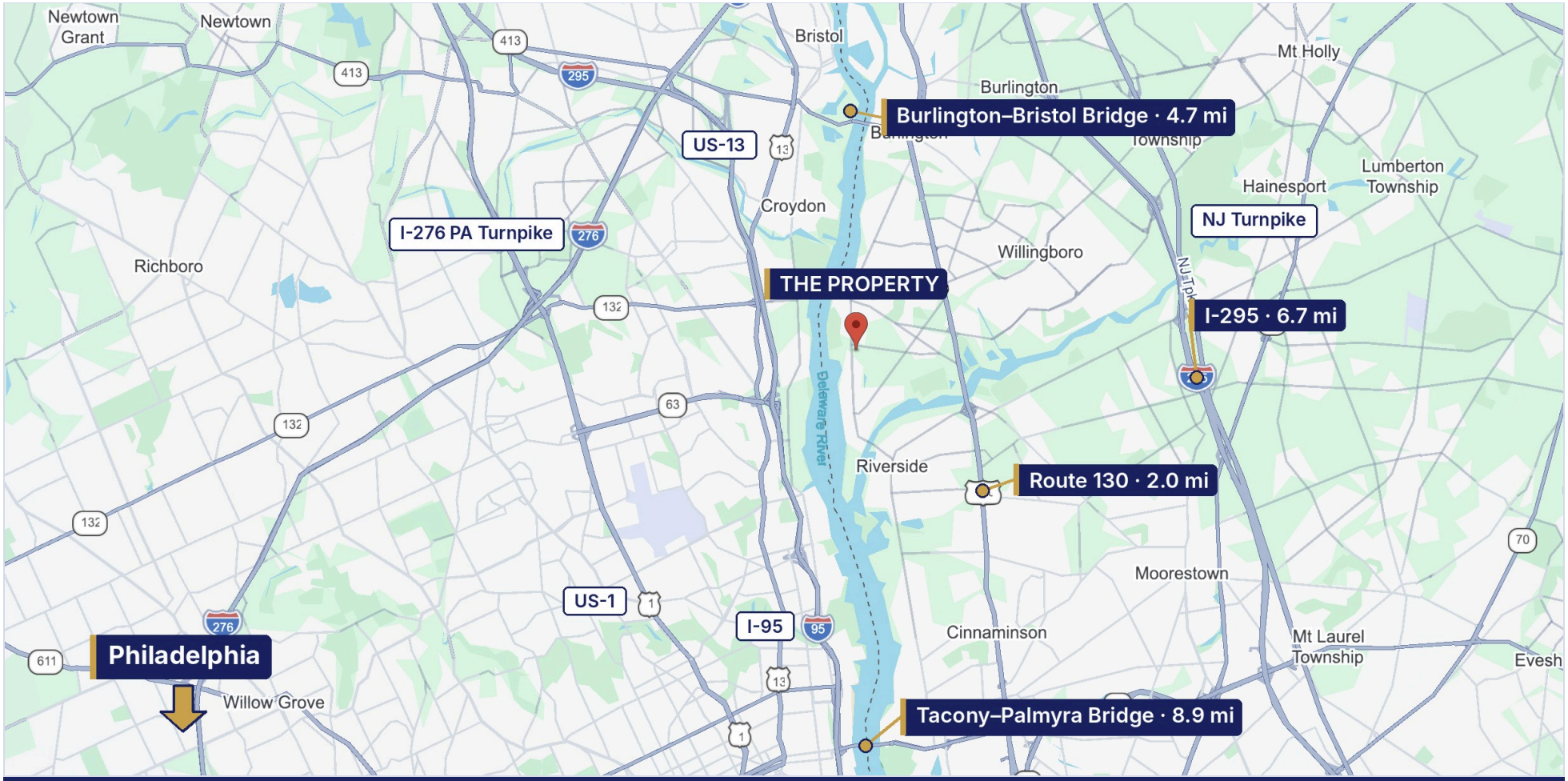
- Contractor storage yards and shops
- Auto service and repair
- Vehicle sales and leasing
- Car wash
- Body shops



Current use: contractor storage yard with truck and trailer parking

The full use list and bulk standards are on the property website, DelancoIOS.com. Conditional uses require Township approval. Buyers should confirm their intended use with the Township before purchase.

Route 130 in two miles, Philadelphia within reach



Regional map: Delanco, NJ, the highway network and the Pennsylvania bridges. Distances are approximate, per the broker's property overview.

2.0 mi
TO ROUTE 130

4.7 mi
TO THE BURLINGTON-BRISTOL BRIDGE

6.7 mi
TO INTERSTATE 295



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REQUEST PRICING & A PRIVATE TOUR

A ready-to-run industrial base on 3.5 usable acres.

The facility is ready to work today. Contact Eric for pricing, availability and a walk-through of the building and yard.

DUE DILIGENCE MATERIALS

- ✓ Phase I Environmental Site Assessment (Jan 2025): once under contract
- ✓ Property Condition Assessment (Jan 2025): once under contract
- ✓ ALTA/NSPS land title survey: available now on request
- ✓ Zoning compliance report: once under contract

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