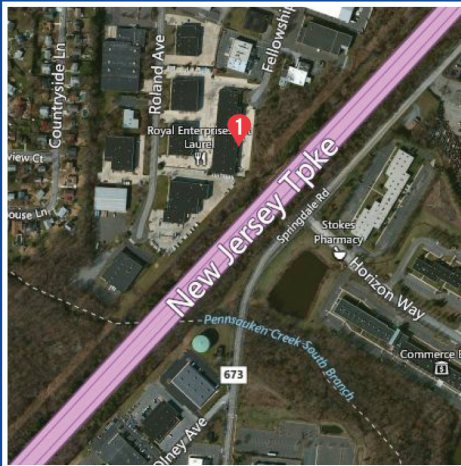


AVAILABLE SPACE



Fellowship Industrial Center, 717 Fellowship Road, Unit K, Mount Laurel, NJ



Location:

Fellowship Business Center is situated at the intersections of the New Jersey Turnpike, I-295 and Routes 38 & 73 with easy access to Routes 70 and 130, I-90, I-676 and area bridges to Philadelphia.

Description:

Part of a 53,000 square foot multi-tenant industrial building.

Available Space:

Office: 2,200 Square feet
Warehouse: 12,800 Square feet
Total: 15,000 Square feet

Construction:

Walls: Masonry and fluted block
Columns: 40' x 42'
Floor: 5" concrete
Roof: 1 1/2" steel deck, 1 1/2" high-tech insulation and 3-ply fiberglass roof

Fire Protection:

100% wet sprinkler system

Electrical Power:

200 amp; 120/208 volt; 3-phase

Lighting:

Office: 2' x 4' energy efficient recessed fluorescent lighting

Warehouse: 8'-T8 fluorescent lighting

HVAC:

Office: Combination rooftop heating and air conditioning unit

Warehouse: Gas fired unit heater

Ceiling Heights:

20'

Loading Facility:

One (1) drive-in loading door and Three (3) tailgate loading doors

Water & Sewer:

Municipal

THE BLOOM ORGANIZATION

Industrial & Commercial Real Estate Management