



INDUSTRIAL PROPERTY FOR SUBLEASE

54,000 SF

1571 Imperial Way
Thorofare, NJ 08066



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

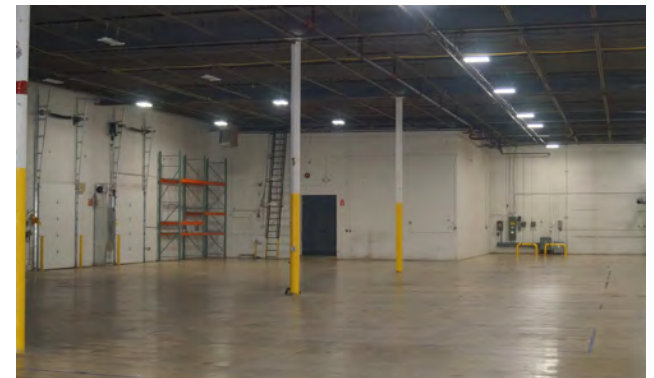
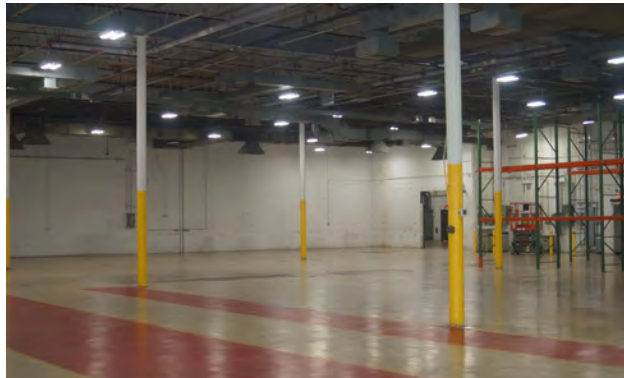
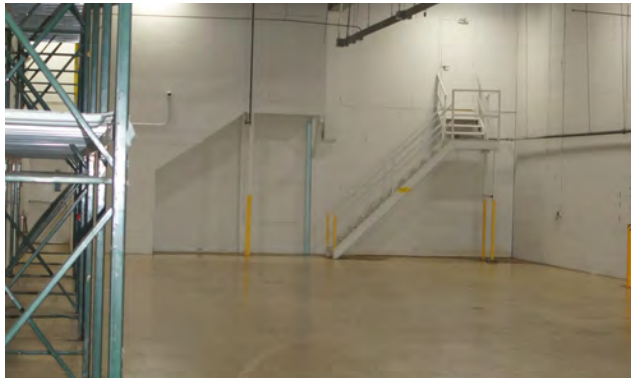
- 54,000 SF on 5.188 Acres
- Sublease through August 31, 2028
- Seven Loading docks with levelers (One with Drive-in Ramp)
- Immediate access to I-295
- Fully Climate controlled building
- 20' clear ceiling heights
- Column Spacing = 36W x 40L
- Wet system Fire Protection
- Gas Fired and Radiant Heaters
- Masonry and Steel Construction
- Zoned M-1 Light Manufacturing District (West Deptford Township)
- LED Motion Sensor Lighting
- Located in Thorofare, NJ, this site is strategically located just off Exit 20 of I-295 within 20 Minutes of Center City Philadelphia, the Commodore Barry Bridge and I-95.



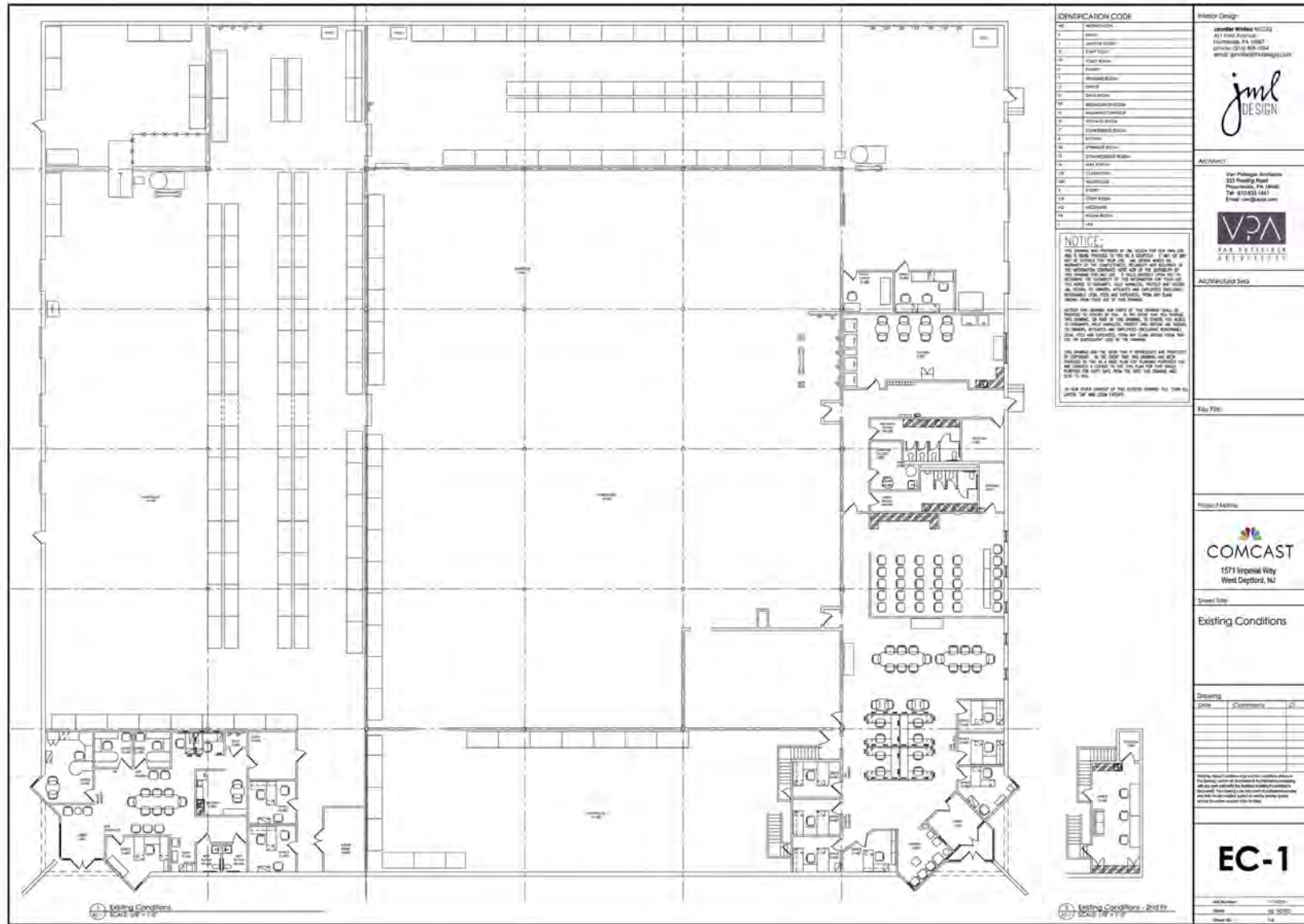
AERIAL



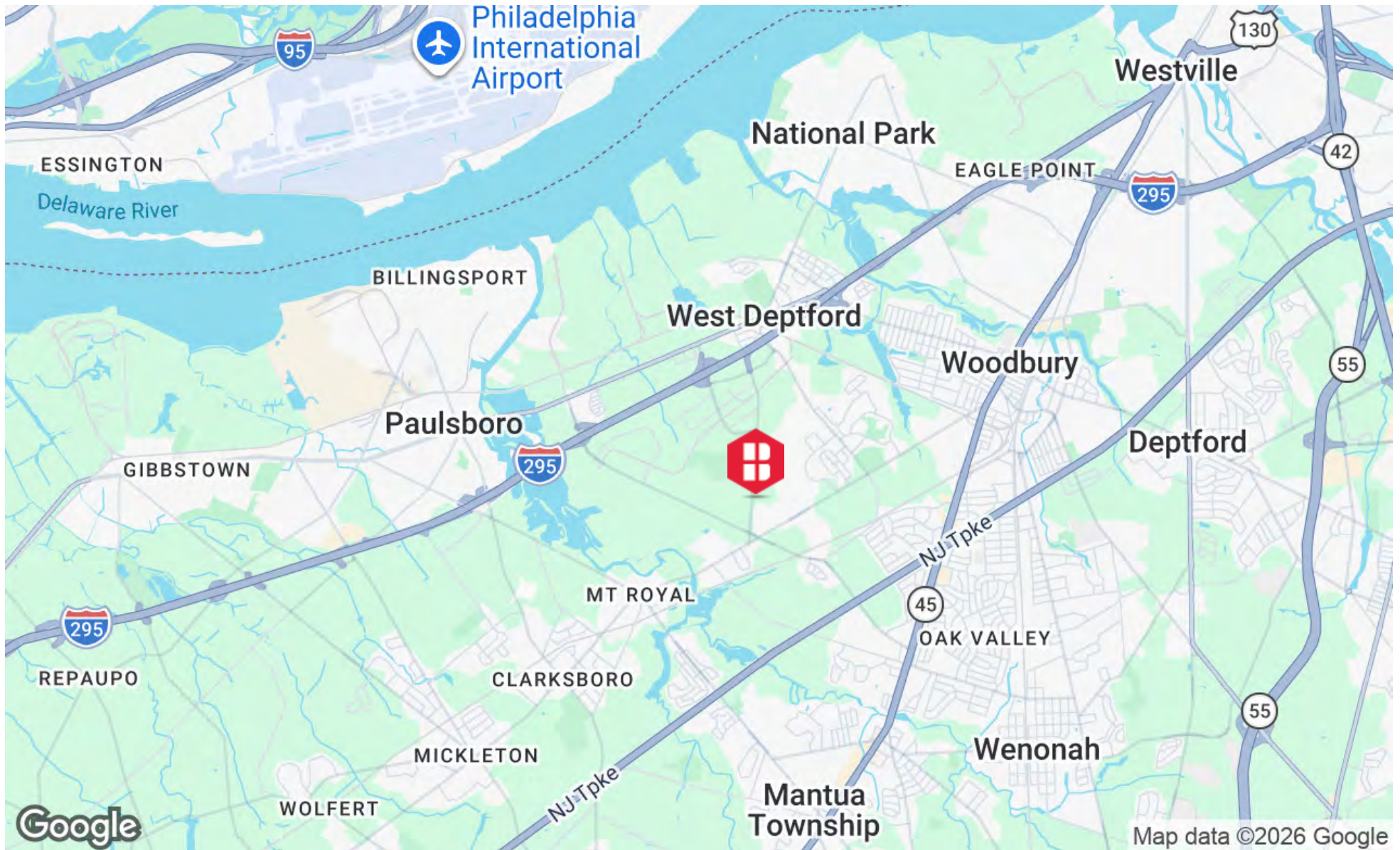
ADDITIONAL PHOTOS



SITE PLAN



LOCATION MAP

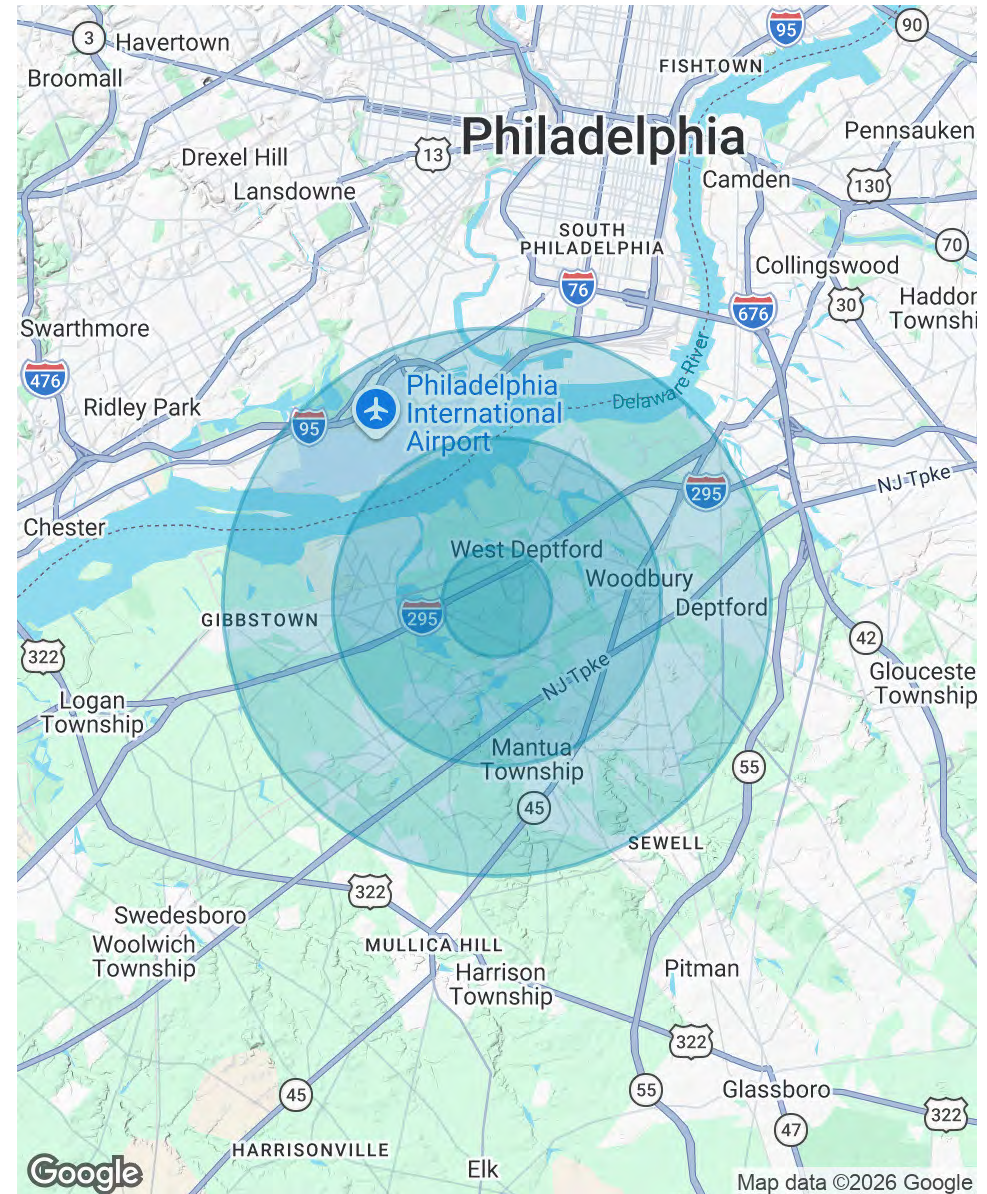


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,210	46,682	100,070
Average Age	44.8	42.0	41.3
Average Age (Male)	44.7	41.5	40.1
Average Age (Female)	45.3	42.8	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,520	18,357	38,905
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$112,561	\$112,322	\$117,515
Average House Value	\$291,593	\$266,494	\$273,860

2023 American Community Survey (ACS)





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Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>

PRIMARY CONTACTS



Robert Corr
Senior Vice President - Sales
610.278.1266
rcorr@binswanger.com

