



101 Wolf Drive

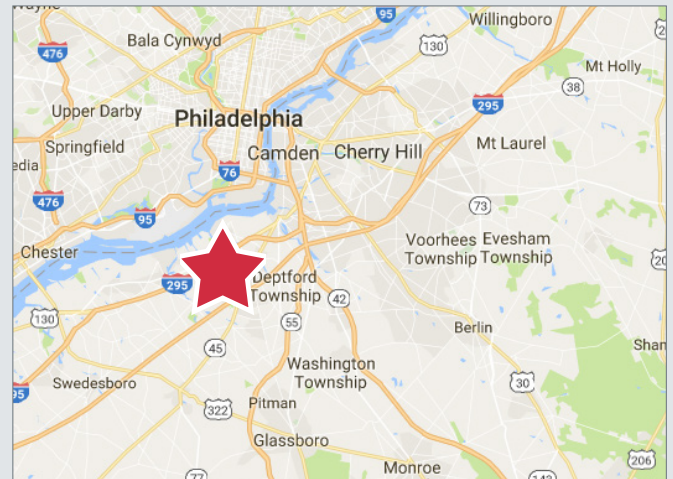
West Deptford, Gloucester County, New Jersey

Property Description

Class A office amenities including multiple conference/board rooms, cafeteria, fitness center, and training rooms.

- 104,000 SF warehouse, office/R&D facility perfect for a corporate headquarters
- Lot size: 11.58 acres
- 25' - 28' clear ceiling height
- 5 loading docks, 40' x 40' column spacing
- 67,200 SF office/data center, 28,800 SF distribution, 8,000 SF R&D - **Owner willing to demolish office**
- T-5 lighting, 100% wet sprinkler system
- 272 parking spaces expandable by an additional +/- 100 spaces
- R&D test engineering area equipped with a humidification system
- Data center including separate cooling and sprinkler systems with dedicated backup generator
- Solar / Renewable energy project to be built by ownership in conjunction with a long term lease commitment from tenant
- Project will provide electricity at a reduced rate while lowering the tenants greenhouse emissions

101 Wolf Drive combines Class A office, distribution, and research and development design features to serve as a corporate headquarters.



Location Information

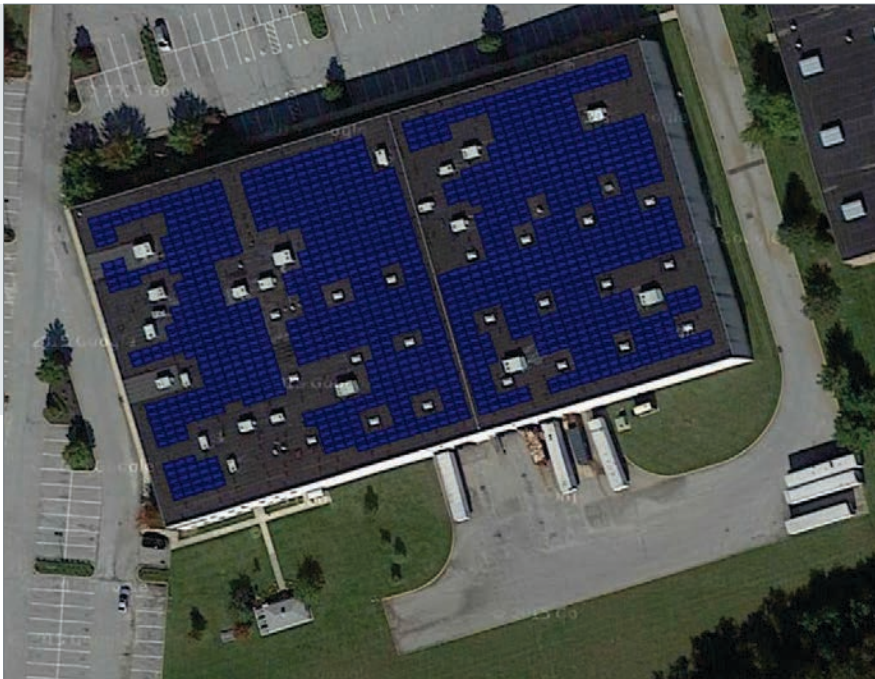
- Located just 1 mile off I-295 (Exit 20)
- 7 miles to Route 42 and I-76
- 10 miles to the NJ Turnpike (Exit 3)
- 10.5 miles to Philadelphia via the Walt Whitman Bridge
- 7 miles from Camden ports
- 4 miles from the Port of Paulsboro

For more information:

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101 Wolf Drive
Aerial



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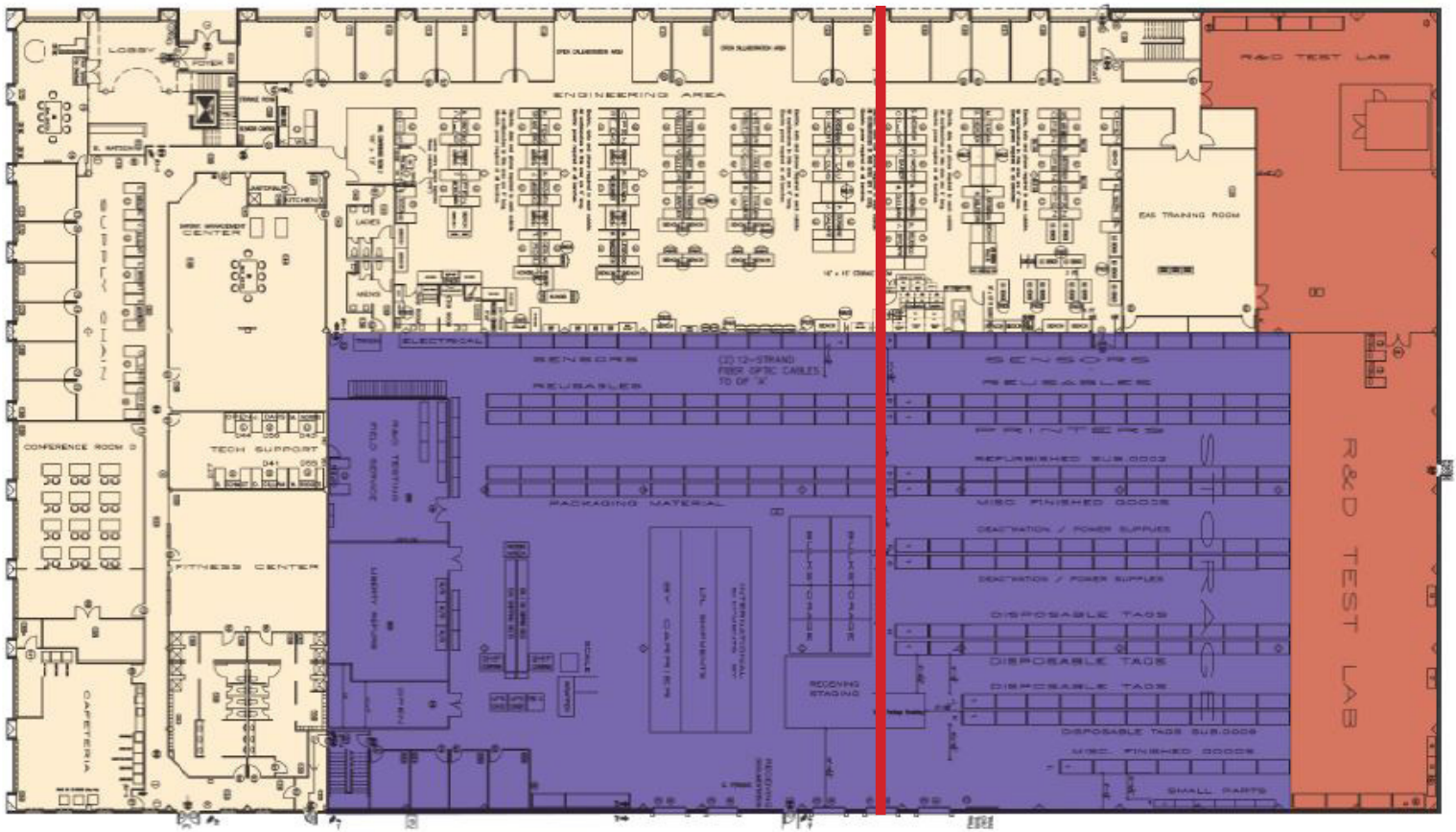
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FLOOR PLAN

1ST FLOOR



BUILDING CAN BE SPLIT TO ACCOMMODATE TWO TENANTS

For more information:

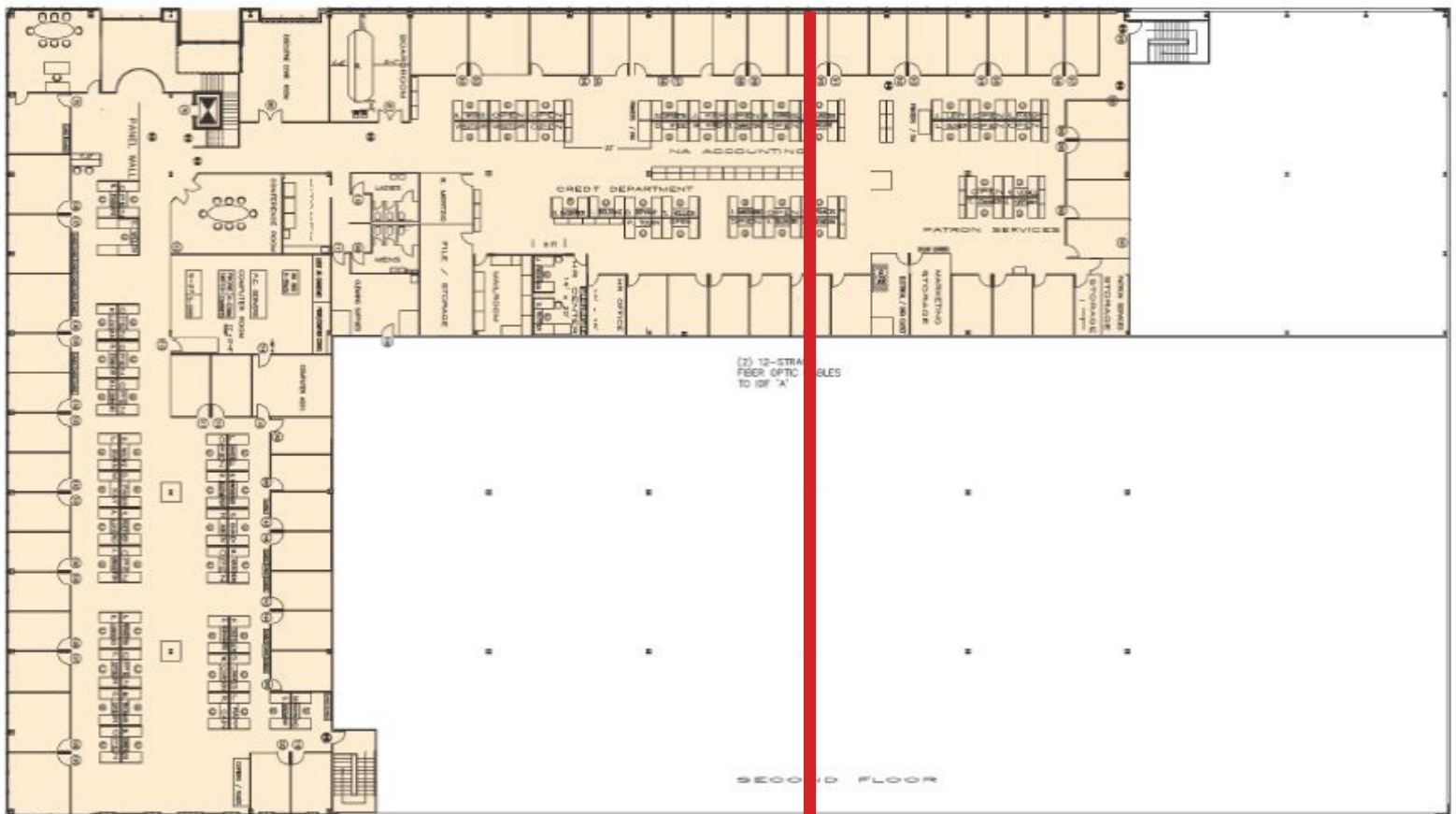
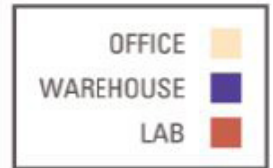
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FLOOR PLAN 2ND FLOOR



BUILDING CAN BE SPLIT TO ACCOMMODATE TWO TENANTS

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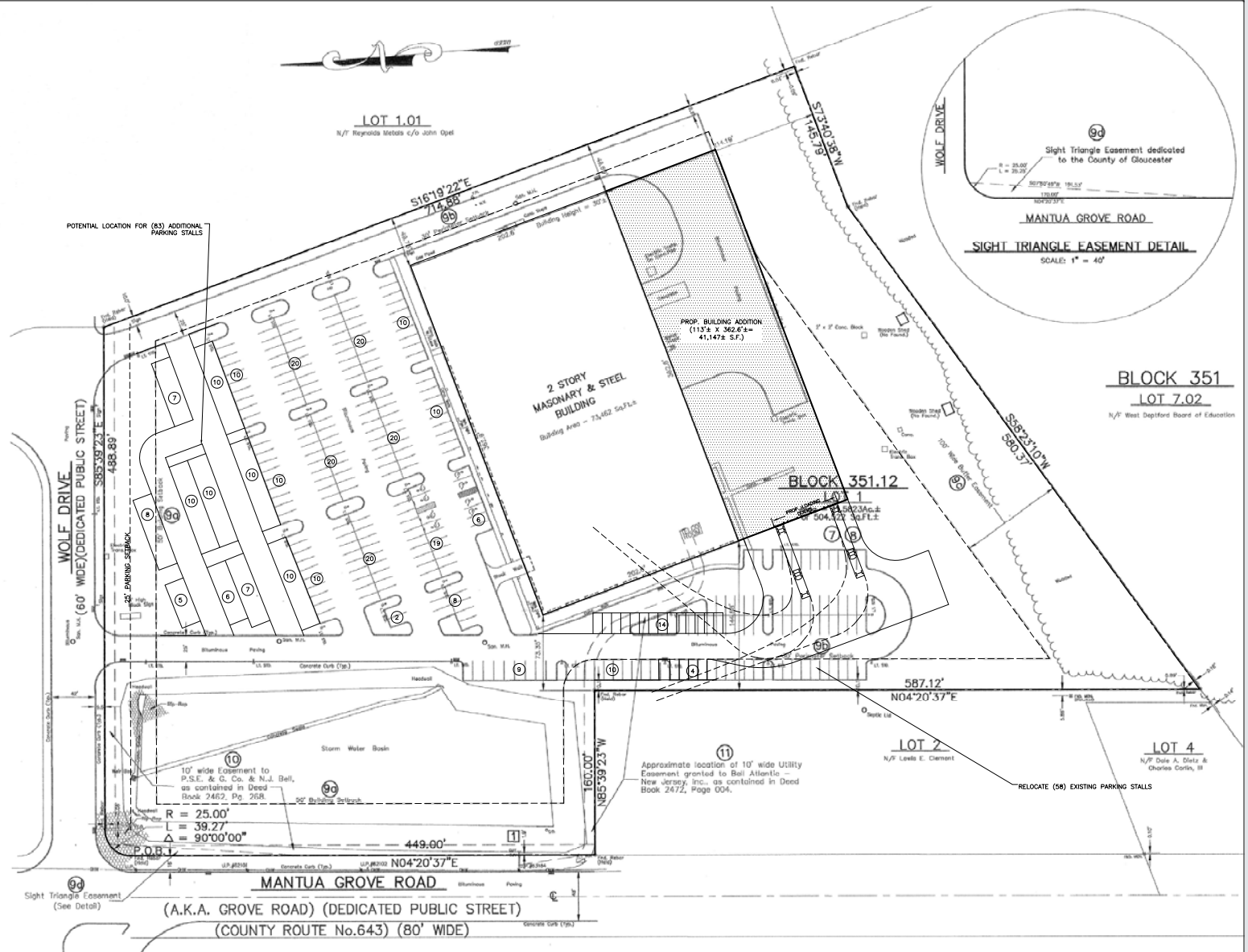
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101 Wolf Drive Potential Expansion



POTENTIAL EXPANSION OF 46,000 SF

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