

For Lease

±25,000 SF Crane Served Building

Additional shop/office buildings totaling approximately 15,000 SF, 120+/- Acres, 10 Acres paved/stoned (30 usable acres)

1920 S 12th Street
Folsom Boro, New Jersey





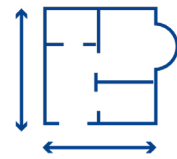
Property Overview



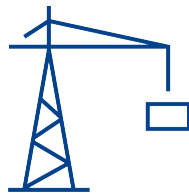
NJ-54, 1920 S 12th St.
Folsom Boro, NJ



+/- 120 Acres, 10 acres
paved/stoned
(30 usable acres)



+/- 25,000 SF
Clear span



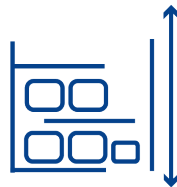
Crane served



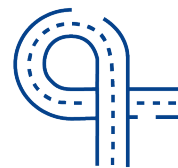
Rail Served



Oversized drive-in
loading docks



+/- 31' Clear height

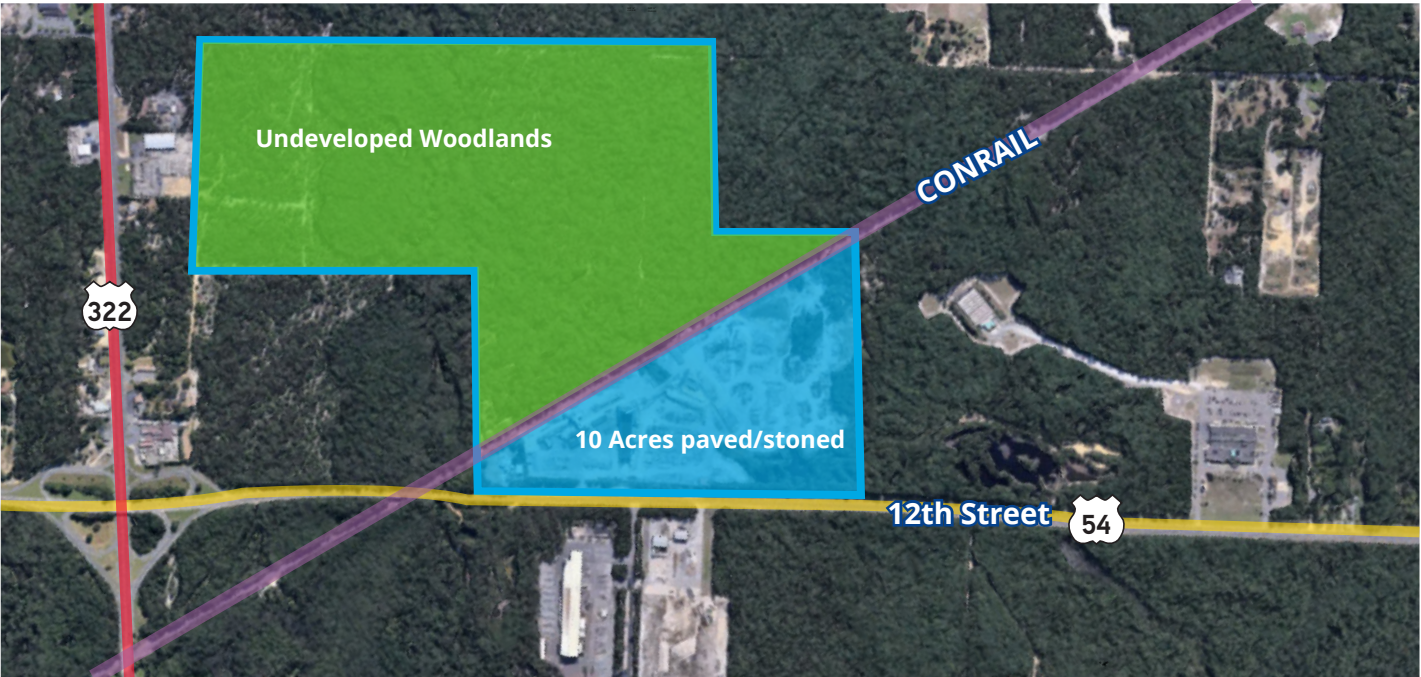
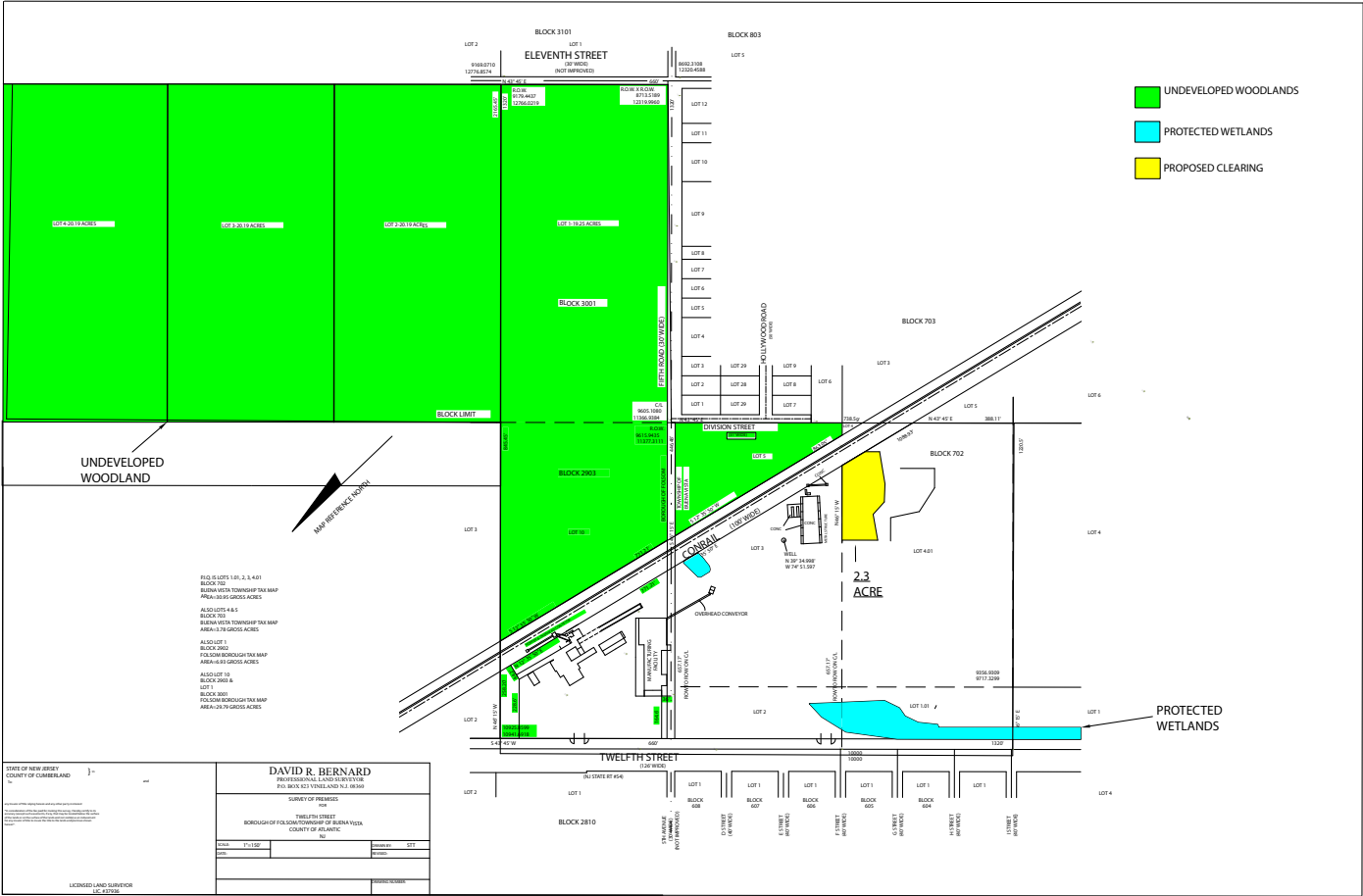


Close proximity to AC
Expressway, Route 322
and Route 30

- All concrete batch plant equipment will be removed from the site
- 2-Restrictive deed prohibiting the site to be used for any building materials manufacturing or distribution.

1920 S 12th Street | For Lease

Site Plan

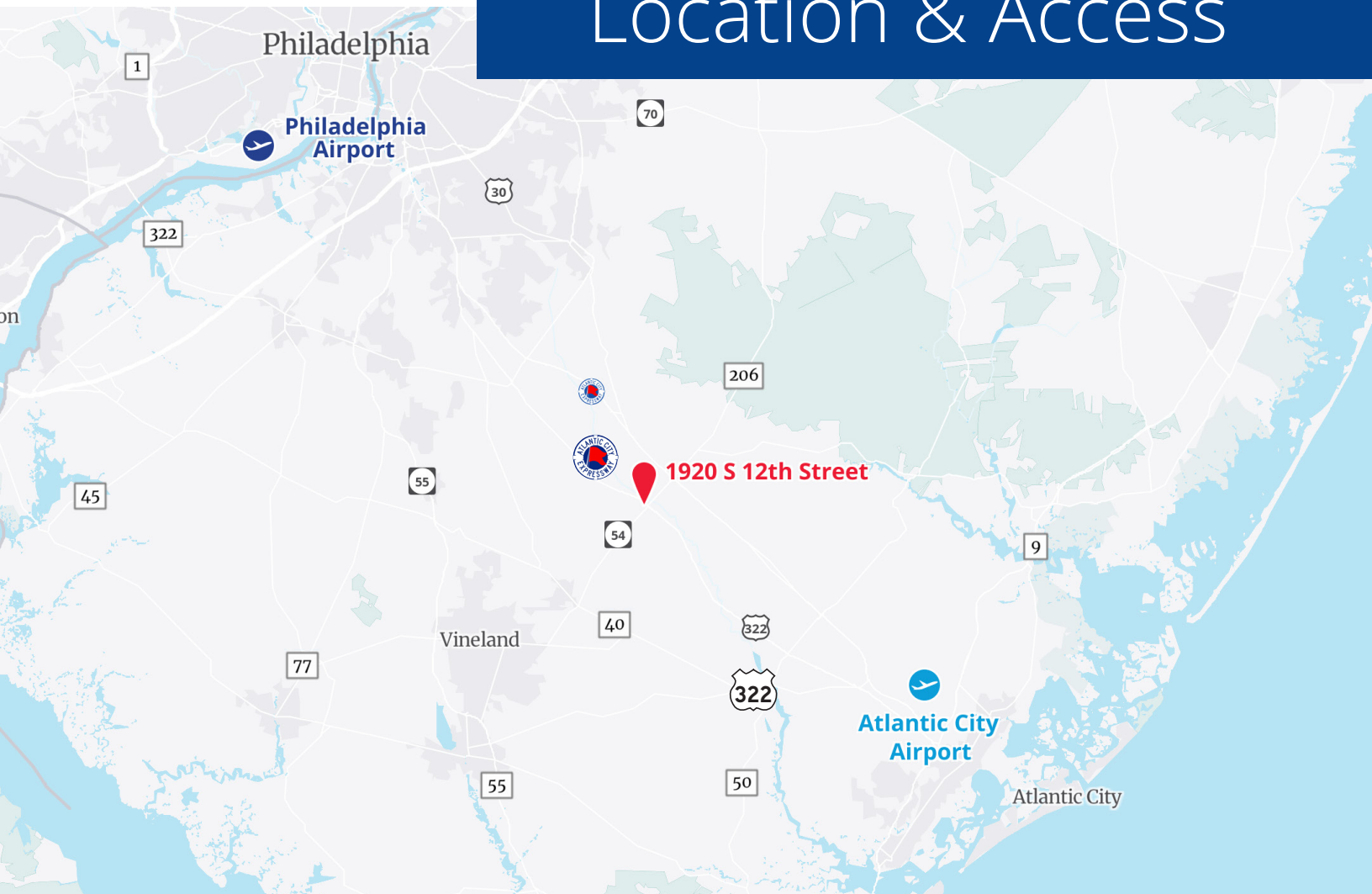




Folsom is located in western Atlantic County on the border with Camden County. It is situated at the crossroads of New Jersey Route 73, which extends north to the Tacony-Palmyra Bridge to Pennsylvania, and New Jersey Route 54, which runs from U.S. Route 130 (White Horse Pike) to U.S. Route 40. Folsom is also situated between the Atlantic City Expressway and U.S. Route 322. Both are primary arteries linking Pennsylvania to the coastal regions.

A map of the Northeast United States showing travel time contours from New York City. The map includes labels for major cities like New York, Philadelphia, Baltimore, and Washington, and states like New York, Pennsylvania, and Maryland. Contours are marked for 60, 120, and 180 minutes. A red star marks New York City, and a green dot marks Albany, NY.

Location & Access



Drive Times

Interstates



I-95
36 minutes (35 miles)

NJ Turnpike
51 minutes (37 miles)

Bridges



Betsy Ross
40 minutes (41 miles)

Benjamin Franklin
31 minutes (33 miles)

Airports



Philadelphia (PHL)
38 minutes (37 miles)

Atlantic City (ATL)
24 minutes (23 miles)



For More Information contact:

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