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FOR LEASE

897 12th Street Hammonton, New Jersey

Flexible Office & Warehouse Space Options from ±5K–29K SF

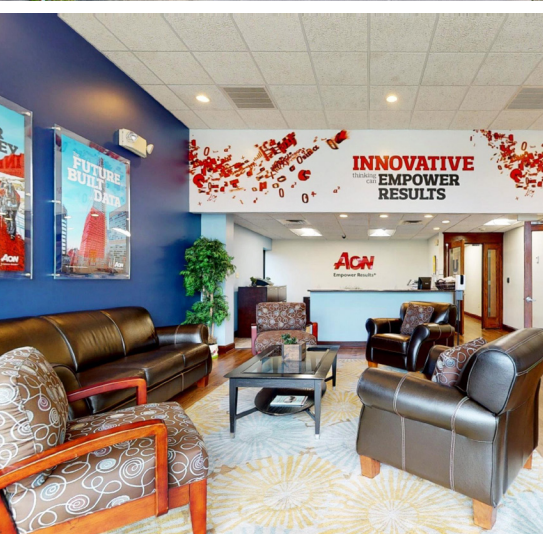


Ross Abramsohn

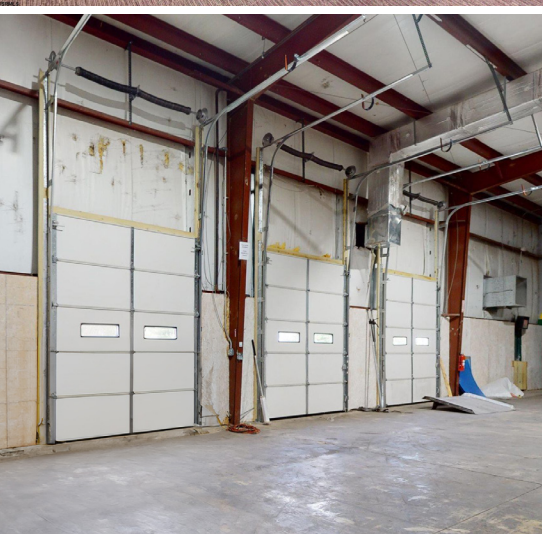
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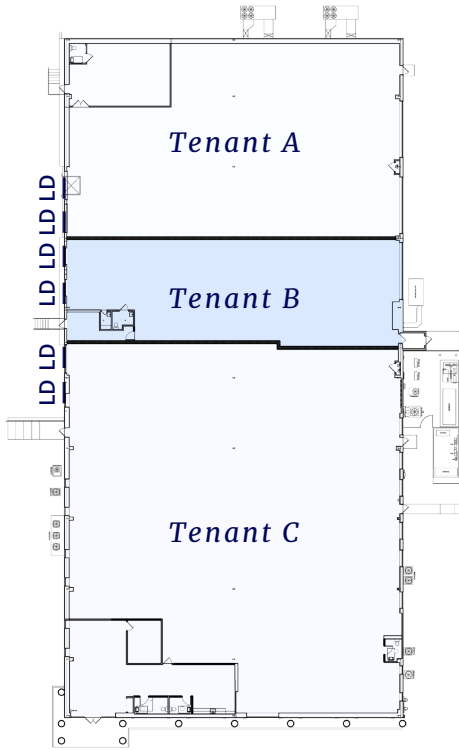


- 5,000 – 29,010 SF available (divisible)
- 7 overhead doors
- Office space can be converted back to warehouse/distribution
- 9'6" clear in office areas; up to 14-18 ft (if converted to warehouse) clear
- On-site parking for both cars and trucks
- Prominent monument signage and frontage along 12th Street / Route 54



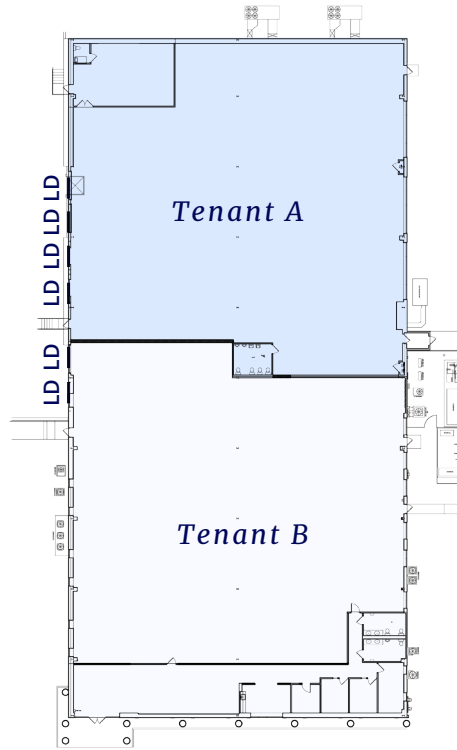
897 12th St

Proposed Floor Plan Options



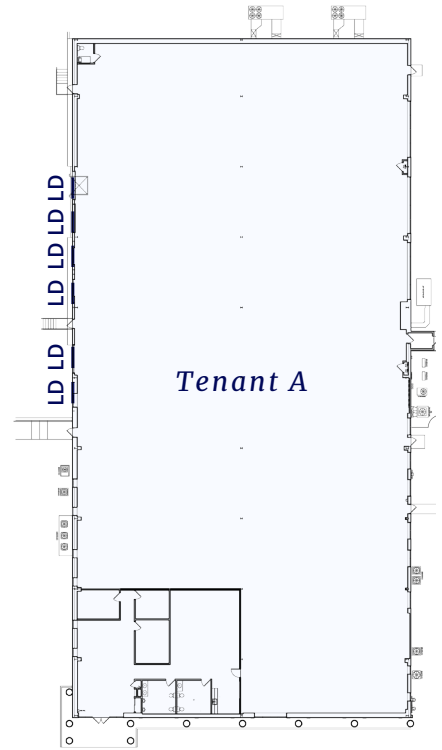
OPTION ONE

Tenant A	8,529.5 SF
Tenant B	5,904.1 SF
Tenant C	15,950.9 SF



OPTION TWO

Tenant A	13,759.9 SF
Tenant B	15,305.4 SF

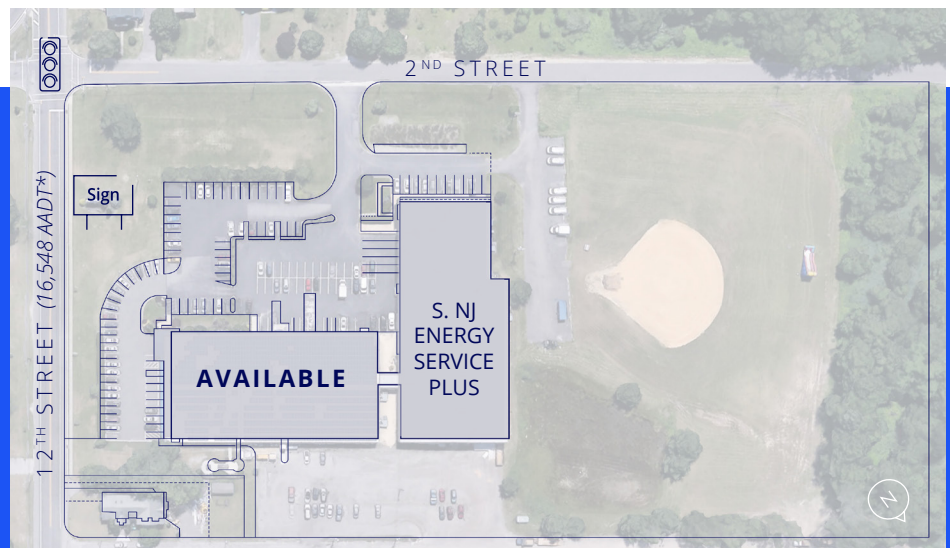


OPTION THREE

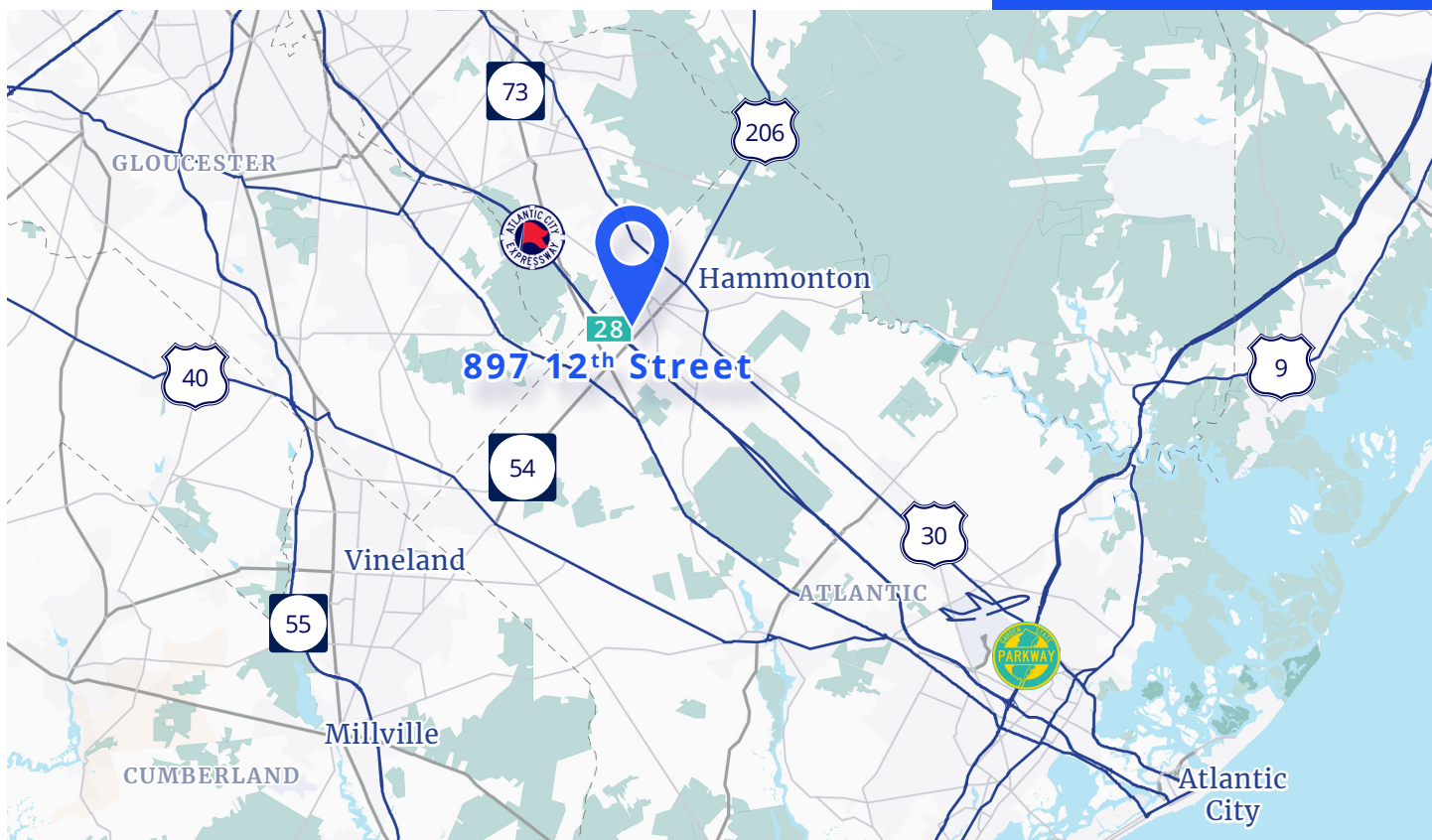
Tenant A	29,065.3 SF
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LD Loading Dock

5,000 -
29,010 sf
available



Conveniently located 1/2 mile North of Exit 28 on the ACE



Drive Times

Atlantic City Expressway (ACE)	2 minutes
U.S. Route 40	12 minutes
Garden State Parkway	19 minutes
Atlantic City International Airport	22 minutes
U.S. Route 9	23 minutes

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