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Flexible Mixed-Use Opportunity **For Lease**

701 W. Delilah Road, Pleasantville, New Jersey

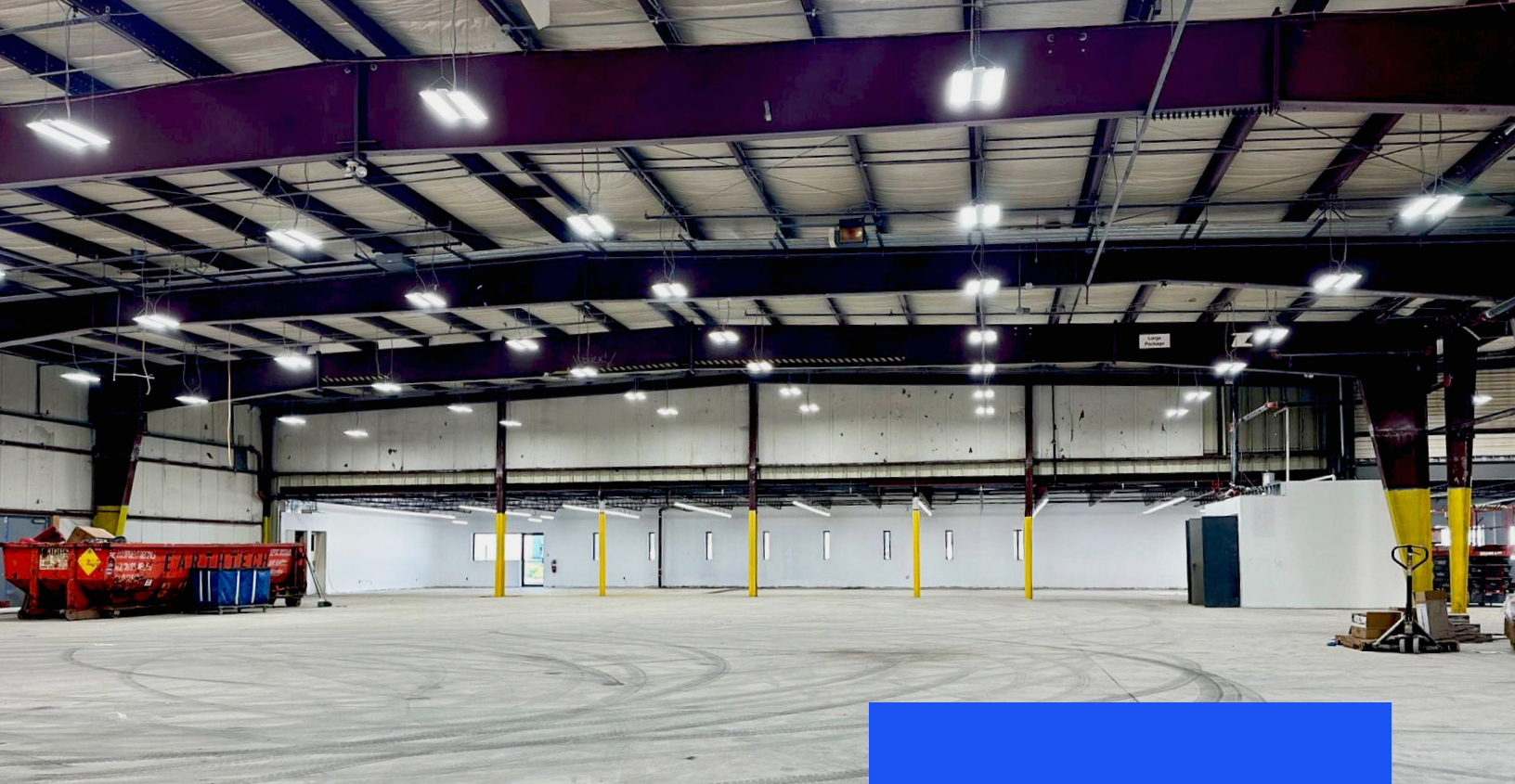


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Highlights

Available Space	25,337 SF
Building Size	37,500 SF
Lot Size	2.89 AC
Office Space	±2,500 SF
Loading	One (1) drive-in door
Ceiling Height	15' 6"-17'6" clear
Lighting	LED
Power	3-phase/400 amps
Zoning	M-1
Parking	85 car parking spaces



Mixed-use flexibility
suitable for industrial,
office, retail, and
showroom uses



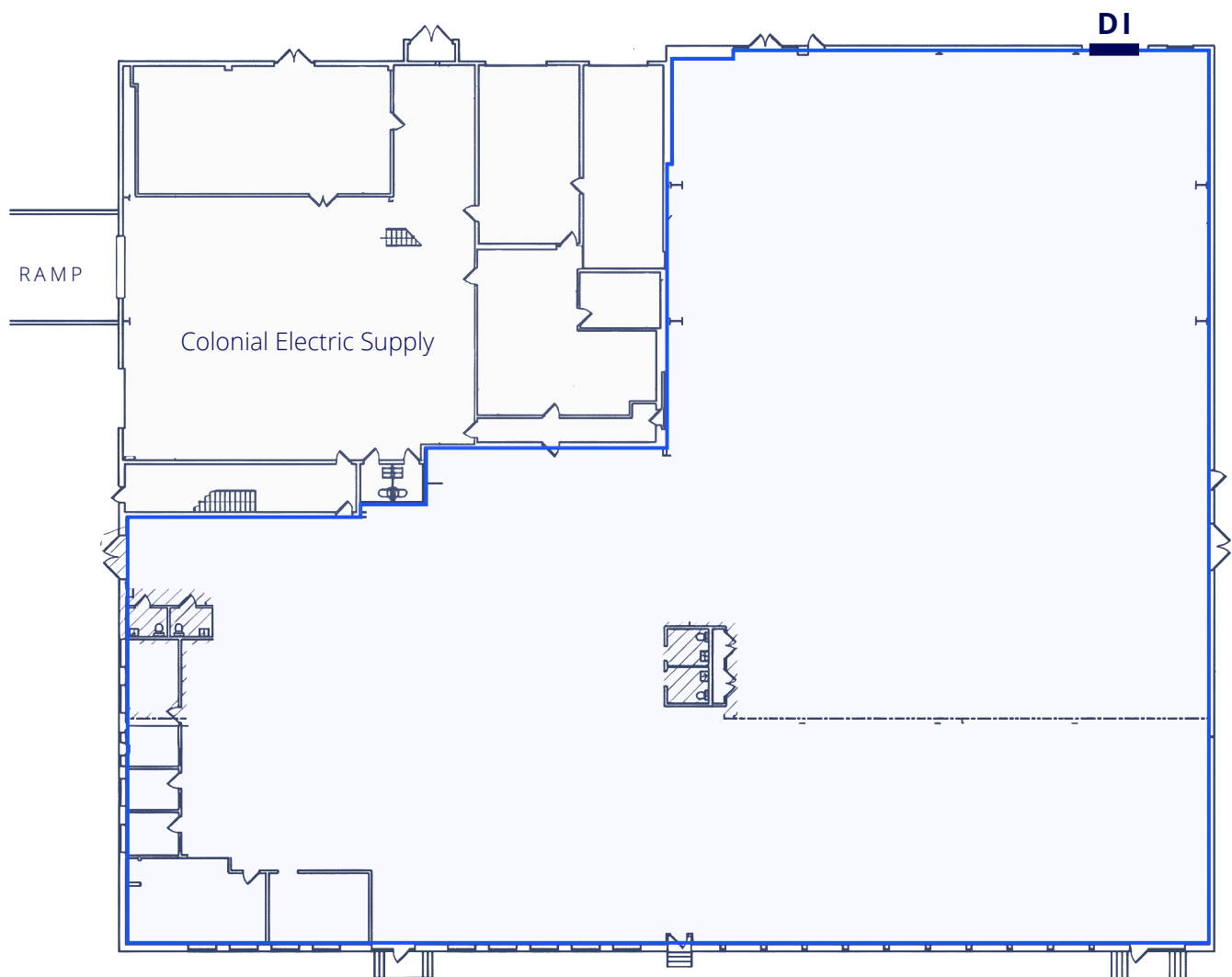
Outdoor storage
capability



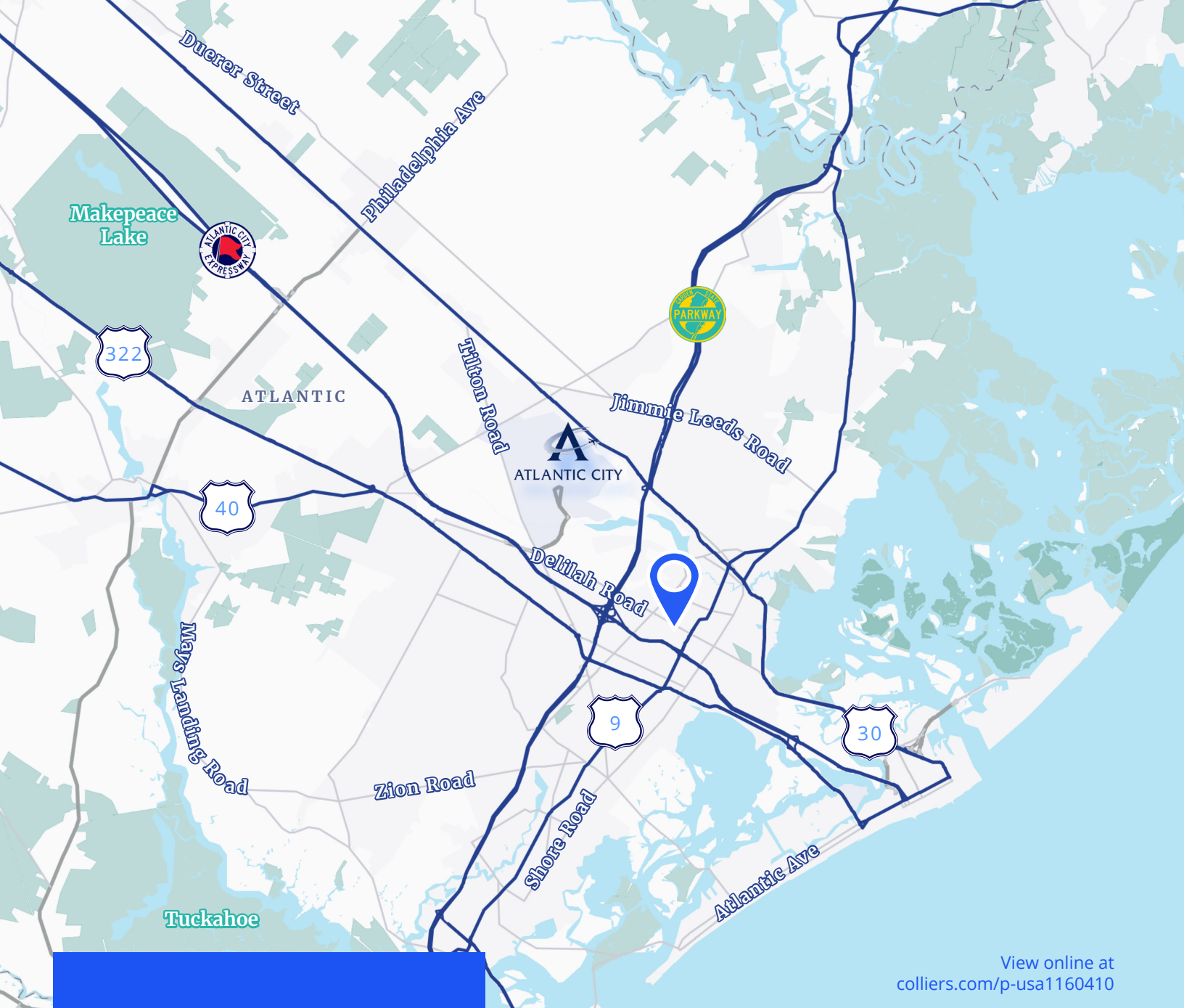
Prime visibility
with 14,258 AADT
(W Delilah Road)

Floor Plan

25,337 SF



W DELILAH ROAD



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Atlantic City Expressway	3 minutes
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Garden State Expressway	5 minutes
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U.S. Route 9	5 minutes
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U.S. Route 40 / 322	6 minutes
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Atlantic City International Airport (ACY)	12 minutes
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