



For Lease at Eagle Business Center

10 Eagle Avenue Mount Holly, New Jersey

10,360 - 21,402 SF AVAILABLE



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Seamless functionality in **Suites 200-400** with drive-in and dock loading, ideal for distribution or light industrial use.

Total Available
21,402 SF

SUITE 200, 300 & 400

Available Space	11,042 SF
Ceiling Height	12'6" clear
Column Spacing	Clear span
Loading	<ul style="list-style-type: none">• One (1) 8 x 8 drive-in• One (1) interior loading dock well
Lighting	LED
Power	277/480V, 3-phase, 100-amp power
Extras	<ul style="list-style-type: none">• Two (2) bathrooms

SUITE 800

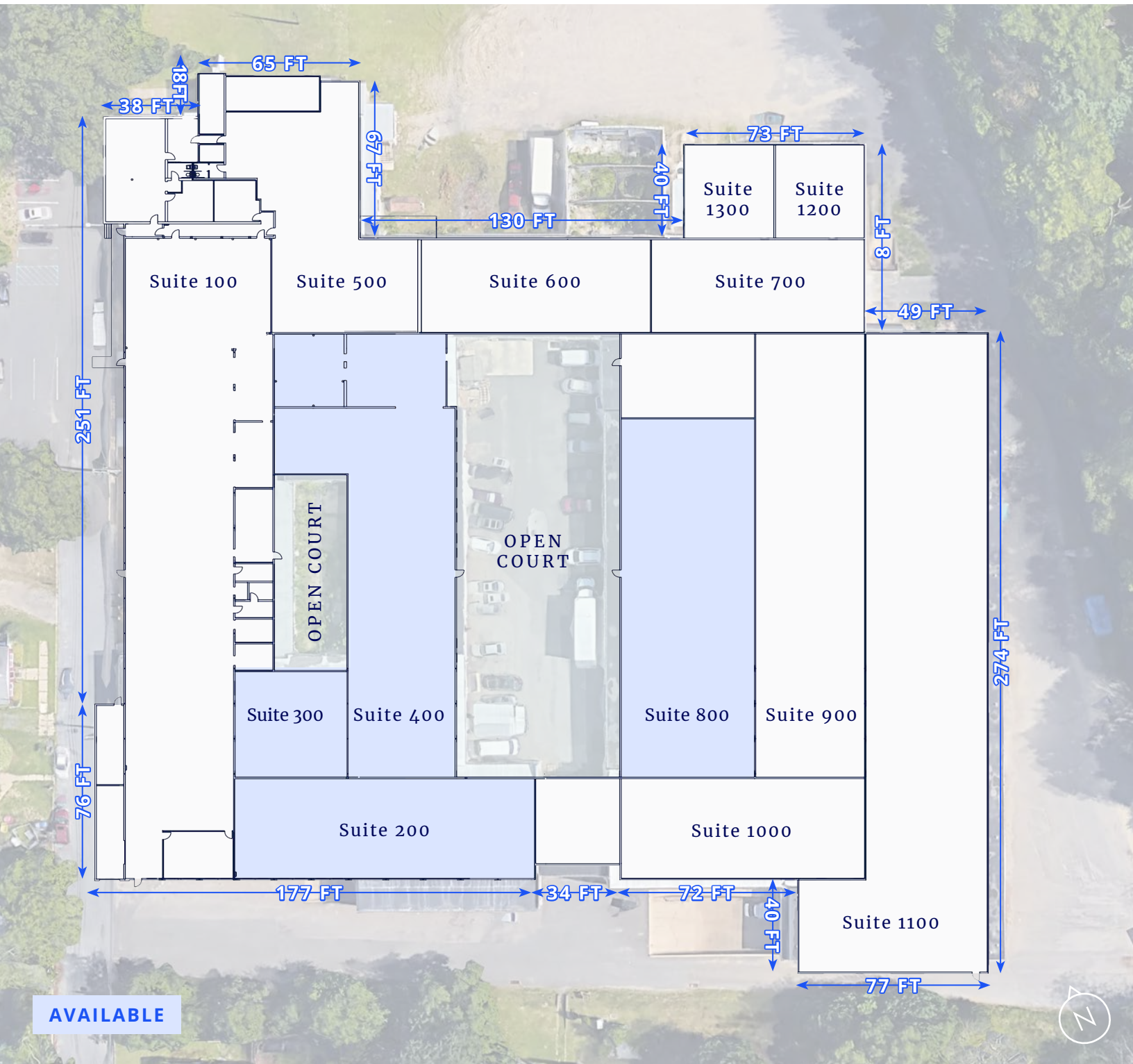
Available Space	10,360 SF
Ceiling Height	12'7" clear
Column Spacing	Clear span
Loading	<ul style="list-style-type: none">• One (1) 12 x 12 drive-in
Lighting	LED
Power	277/480V, 3-phase, 100-amp power
Extras	<ul style="list-style-type: none">• One (1) bathroom• Kitchenette

SITE PLAN

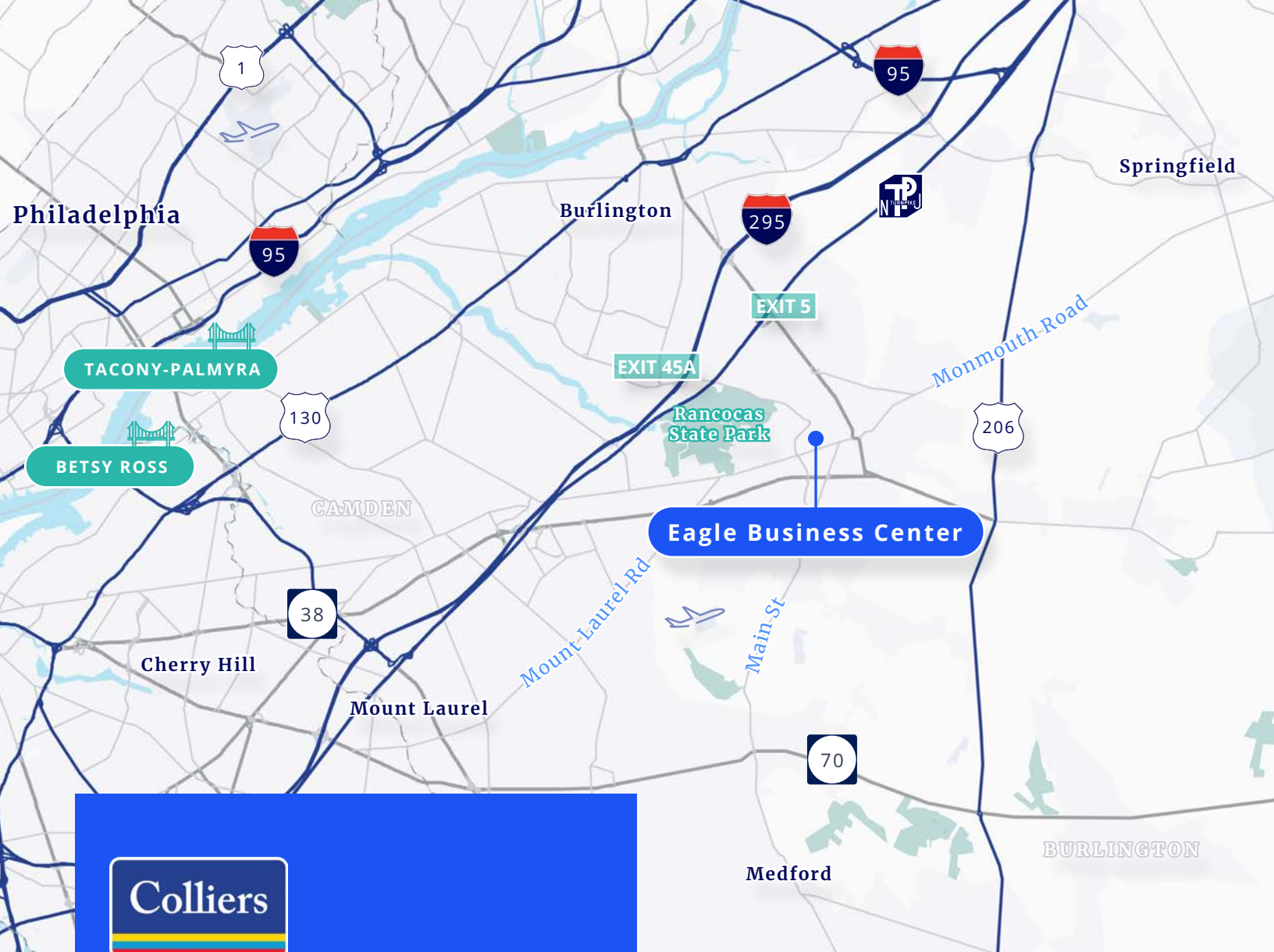
Eagle Business Center

Discover 90,000 SF of versatile mixed-use industrial space at the Eagle Business Center, designed to meet the needs of warehouse, light-manufacturing, and office users. This modern complex boasts new roofs, upgraded HVAC systems, ultra-efficient lighting, and customizable office build-outs tailored to tenant specifications.

Located within an Urban Enterprise Zone (UEZ), the property offers valuable business incentives alongside exceptional convenience. With direct access to Route 38 and I-295, tenants benefit from seamless connectivity to the region's major highways, workforce, and customer base.



AVAILABLE



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Drive Times

ROUTE 38	7 minutes
INTERSTATE 295	9 minutes
NJ TURNPIKE	9 minutes
ROUTE 206	9 minutes
ROUTE 130	15 minutes
TACONY-PALMYRA BRIDGE	26 minutes
BETSY ROSS BRIDGE	30 minutes