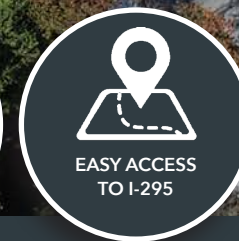


2531

EAST STATE STREET HAMILTON TOWNSHIP, NJ



+34,600 SF ON +5 AC FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Eastern Pennsylvania LLC

610 W. Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa

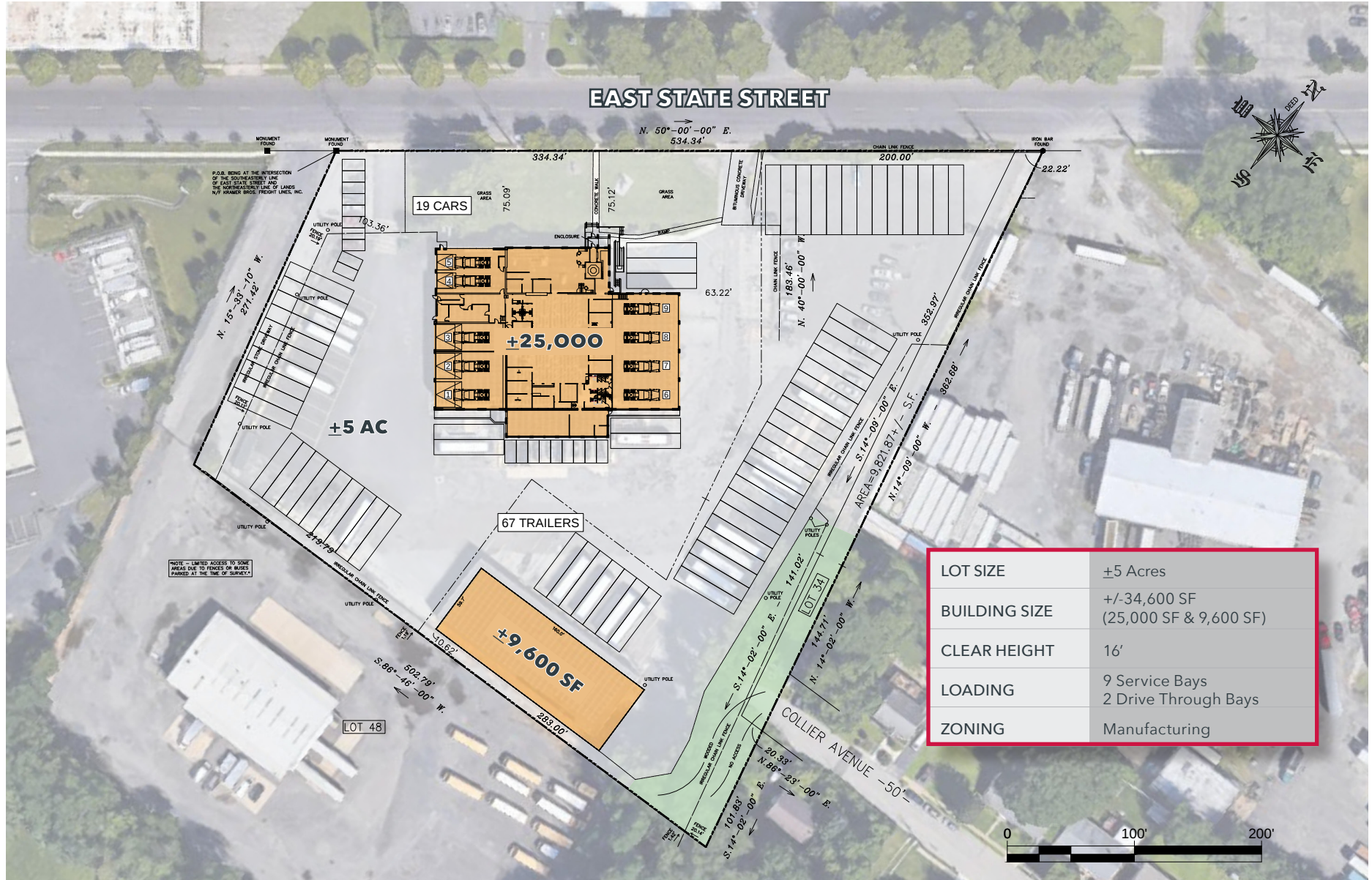
2531 EAST STATE STREET

HAMILTON TOWNSHIP, NJ

+34,600 SF ON +5 AC FOR LEASE

INDUSTRIAL OUTDOOR STORAGE

PROPERTY OVERVIEW



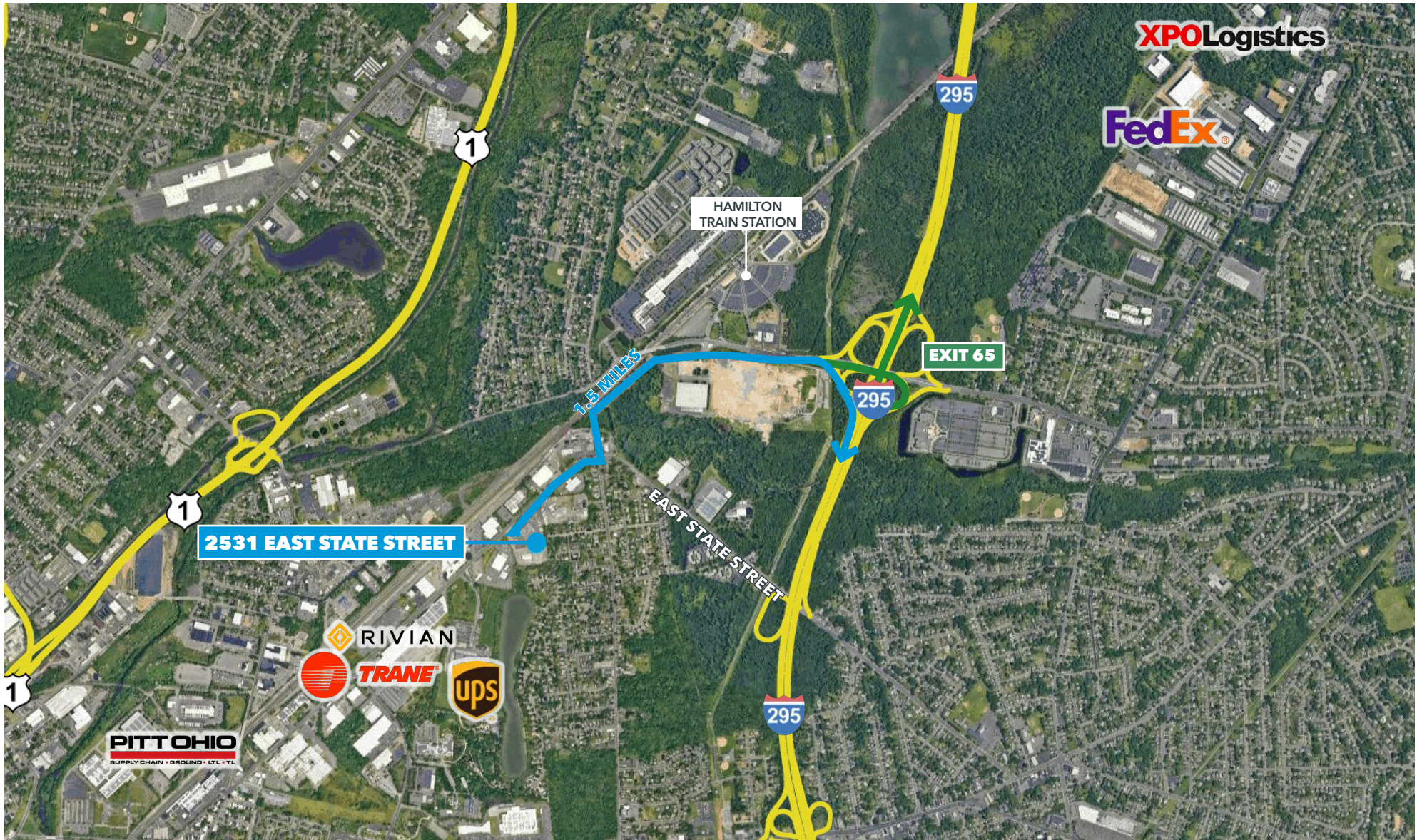
2531 EAST STATE STREET

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LOCATION ACCESS



2531 EAST STATE STREET

HAMILTON TOWNSHIP, NJ

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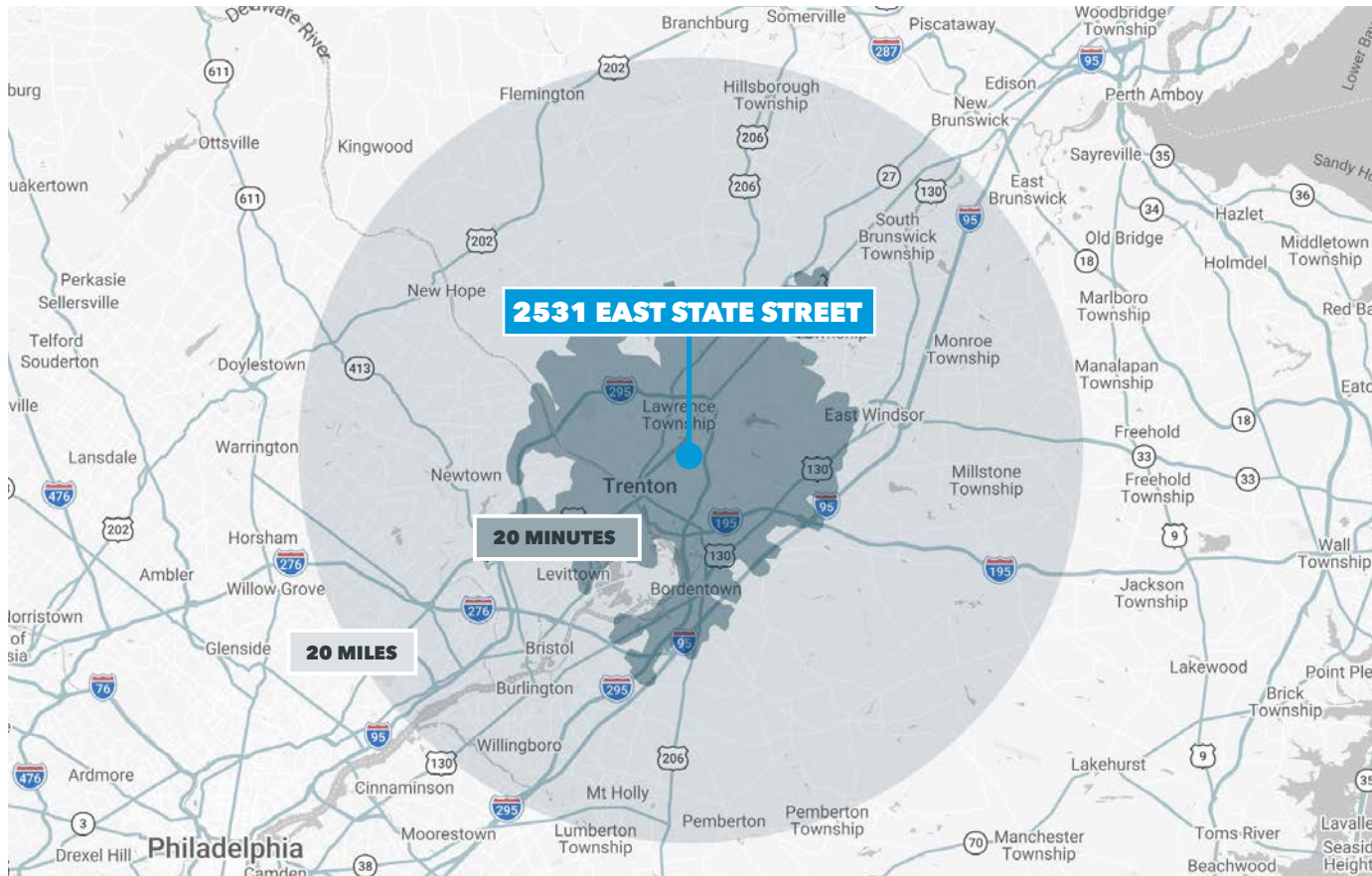
EAST STATE STREET

HAMILTON TOWNSHIP, NJ

+34,600 SF ON +5 AC FOR LEASE

INDUSTRIAL OUTDOOR STORAGE

LOCATION & DEMOGRAPHICS



POPULATION

20 minutes	439,130
20 miles	1,530,000



TOTAL EMPLOYEES

20 minutes	232,234
20 miles	656,327

Tony Rod, SIOR 610.400.0486 | trod@lee-associates.com

Andrew Landolfi 610.947.0420 | alandolfi@lee-associates.com

Sean Campbell 610.798.6075 | scampbell@lee-associates.com

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Same Day Delivery



Ports



Parcel



Intermodal

	MILES
Center City Philadelphia, PA	38
New York, NY	69
Harrisburg, PA	135
Baltimore, MD	137
Washington, DC	185
Port of Philadelphia - Tioga	34
Port of Philadelphia -Packer Ave	41
Port of Newark - Elizabeth	60
Port of Wilmington	72
Port of Baltimore	141
UPS Freight, Hamilton, NJ	0.4
UPS Freight, Pennsauken, NJ	36
FedEx Ground, Barrington, NJ	37
USPS Dist, Center, Philadelphia, PA	46
NS Intermodal, Langhorne, PA	13
CSX Intermodal, Philadelphia, PA	41