



MODERN INDUSTRIAL BUILDING SALE OR LEASE

1931 OLD CUTHBERT ROAD CHERRY HILL, NJ

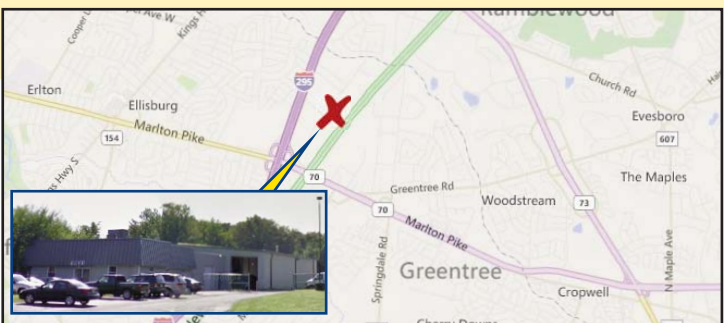
EXCLUSIVE LISTING



FRONT - OFFICE BUILDING



SIDE - SERVICE AREA/WAREHOUSE



Property Description: Modern Industrial Building With Room to Expand

Building Size: 1,680 +/- SF Office Area
2,340 +/- SF Service Area (12' Ceiling)
8,000 +/- SF Warehouse (20' Ceiling)

12,020 +/- SF Total

Acresage: 4.28 +/- acres
Block/Lot: 466.01/11
Zoning: IR - Industrial Restricted Industrial

Tax Estimate: \$24,000

Lease Rate: \$6.00/SF Gross

Sale Price: \$1,050,000.00

- Comments:**
- Large Fenced Yard Area
 - Public Water and Sewer, PSE&G Gas and Electric, 3 Phase Electric Service
 - Forced Air Heating & Air Conditioning For the Office Area
 - Gas Radiant Heaters for Service Area & Warehouse
 - Two Powder Rooms in Office, One In Warehouse
 - Access to Route 70 & I-295

For Further Information, Please Contact:

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