



# EXCLUSIVE LISTING TWO STORY OFFICE BUILDING FOR SALE OR LEASE

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## 11 Allison Drive, Cherry Hill, NJ



### Property Description:

**Size:** 12,000 +/- SF  
**Block/Lot:** 437.01 / 25 & 26  
**Lot Size:** 6.07 +/- Acres  
**Zoning:** Industrial Restricted (IR)  
**Taxes:** \$49,401.66 (2019)  
**Lease Rate:** \$18.00/SF Plus Utilities  
**Sale Price:** ~~\$1,920,000.00~~ \$1,695,000.00  
**Comments:**

- Two Story Office Building
- Beautiful office campus on professionally landscaped private wooded lot
- Excellent parking
- Quick access to I-295, Route 70 and area bridges

- Interior space includes: 15 individual offices including executive suites, large library, training center (30 in class room seating), cafeteria, 2 large open cubicle areas, reproduction/ supply room, elevator and building back up generator

**Adam Rose (Ext. 22)**  
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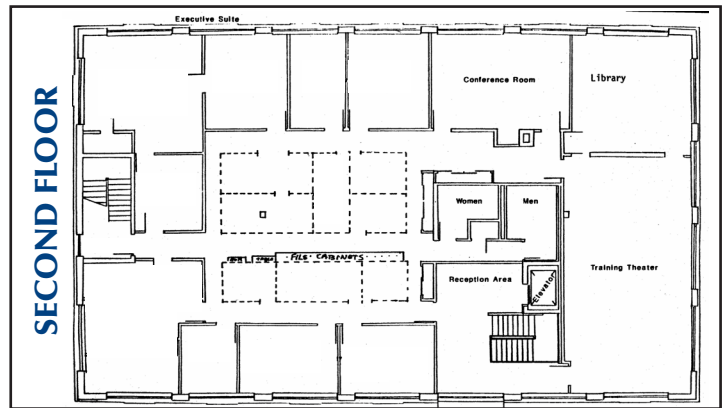
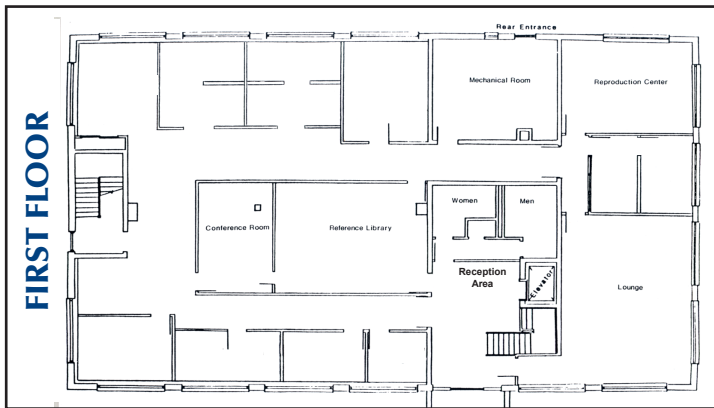
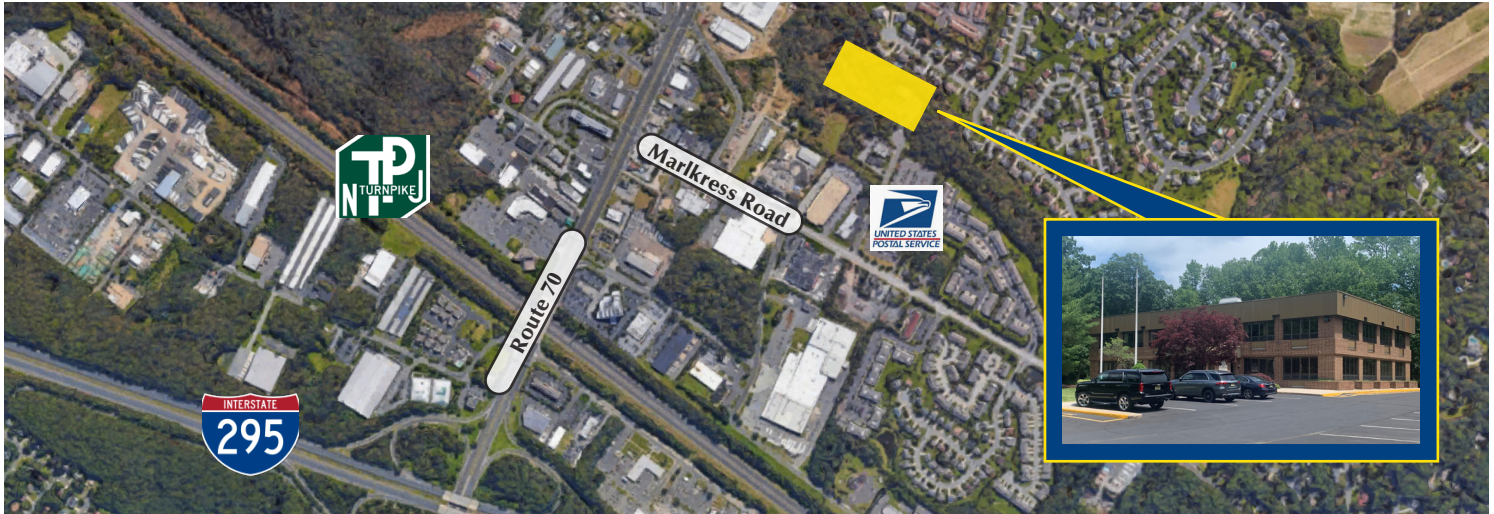
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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,889	78,864	228,491
Household	2,552	30,640	90,362
Average HH Income	\$147,532	\$124,289	\$117,657
Total Businesses	945	6,978	15,978
Traffic Count (Rt 70 and Astoria Blvd)		82,789 (V.P.D)	

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