



For Sublease

5,302 - 12,428+/- SF | \$8.95 SF/yr
Industrial Flex Space



1931 Olney Ave

Cherry Hill, New Jersey 08003

Property Overview

Sublease Opportunity Thru Dec '27

16' Clear Height

1 Loading Docks

1 Drive-In Doors

Close Proximity to NJ Turnpike

Available Immediately

Showings By Appointment Only

Offering Summary

Lease Rate:	\$8.95 SF/yr (NNN)
Building Size:	48,264 SF
Available SF:	5,000 - 12,500 SF
Lot Size:	2.9 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,320	34,055	91,059
Total Population	8,052	85,796	229,613

For More Information

Will Frank

O: 856 724 4248
will.frank@naimertz.com

Joe Riggs

O: 609 352 1162
joe.riggs@naimertz.com

BROCHURE | 1931 Olney Ave Cherry Hill, NJ 08003

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



For Sublease

5,302 - 12,428+/- SF | \$8.95 SF/yr
Industrial Flex Space



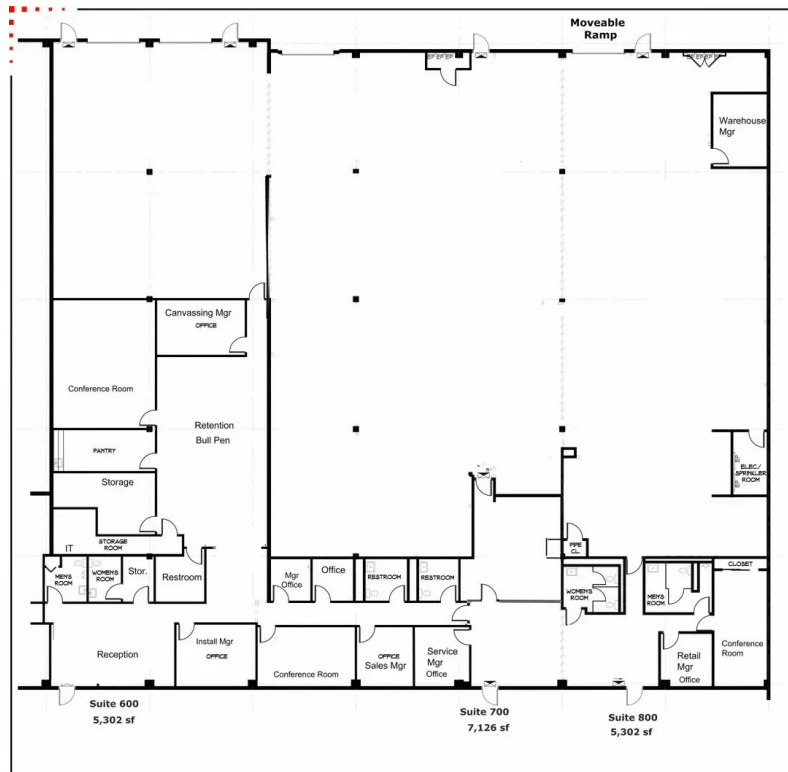
BROCHURE | 1931 Olney Ave Cherry Hill, NJ 08003

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



For Sublease

5,302 - 12,428+/- SF | \$8.95 SF/yr
Industrial Flex Space



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,302 - 7,126 SF	Lease Rate:	\$8.95 SF/yr

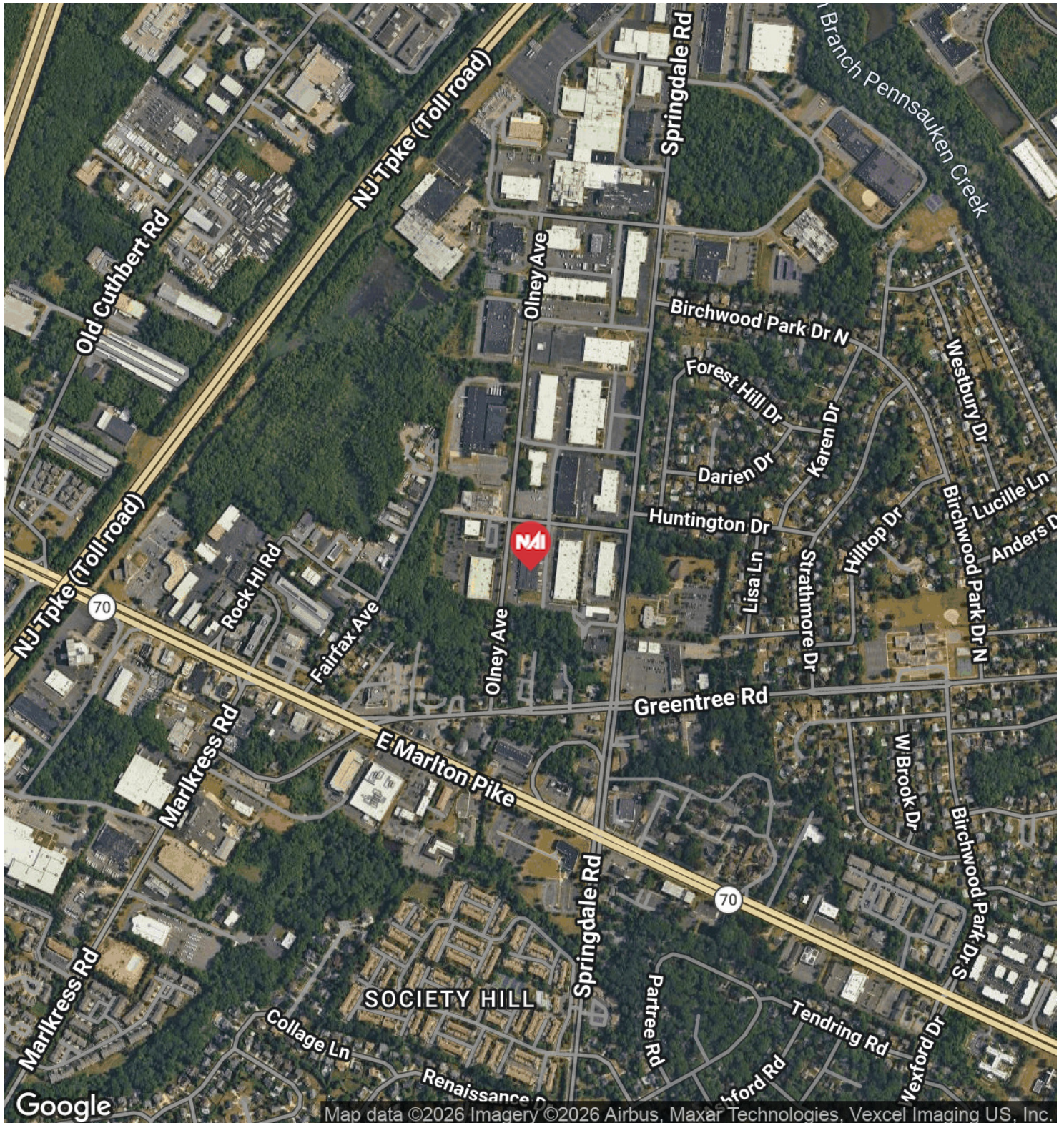
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 700	Available	7,126 SF	NNN	\$8.95 SF/yr	1 Loading Dock, 4 Private Offices, and 1 Conference Room
Suite 800	Available	5,302 SF	NNN	\$8.95 SF/yr	1 Ramped Drive-in Door, 2 Private Offices and 1 Conference Room



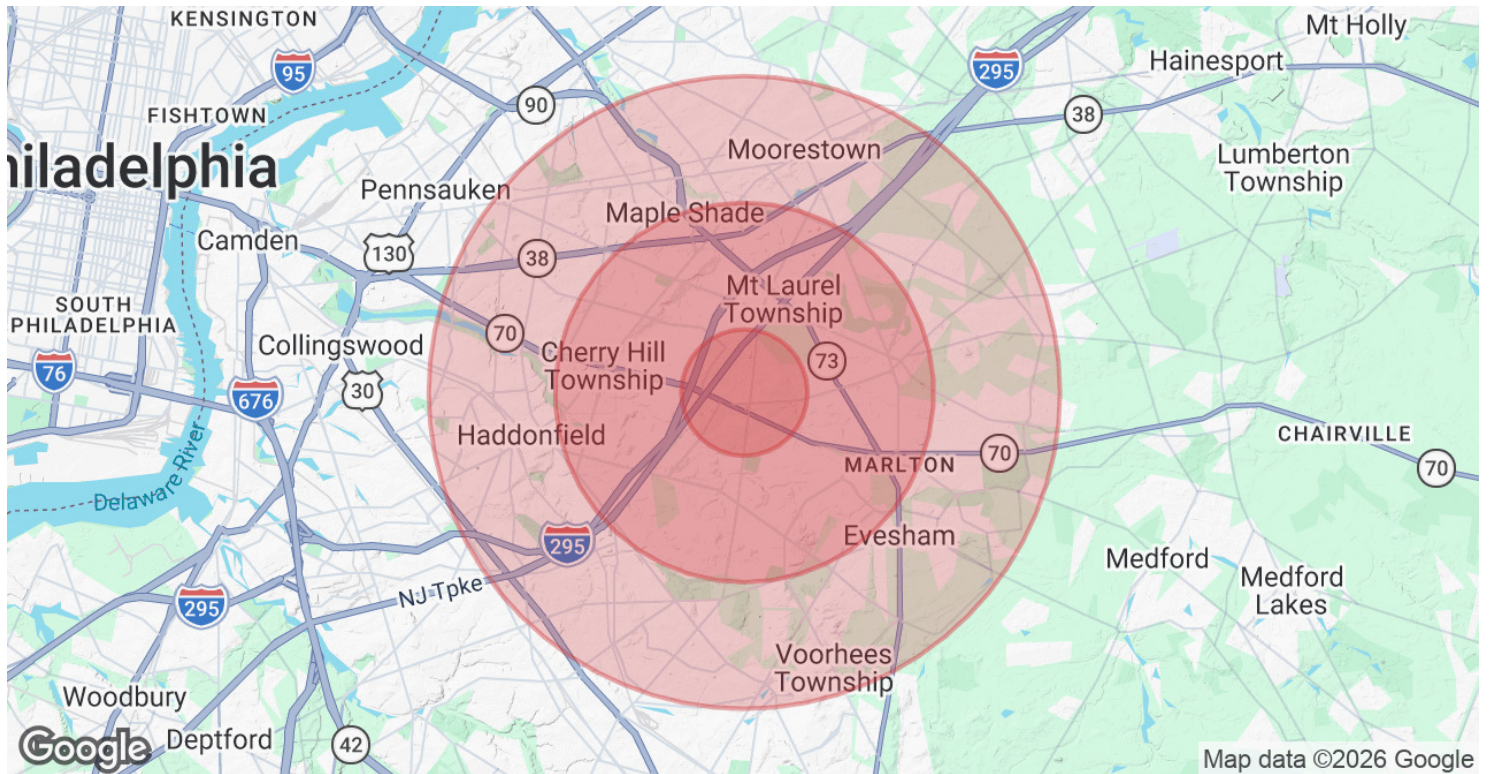
For Sublease

5,302 - 12,428+/- SF | \$8.95 SF/yr
Industrial Flex Space



BROCHURE | 1931 Olney Ave Cherry Hill, NJ 08003

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



Population	1 Mile	3 Miles	5 Miles
Total Population	8,052	85,796	229,613
Average Age	41.8	42.4	42.7
Average Age (Male)	42.4	41.4	41.7
Average Age (Female)	45.0	44.3	44.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,320	34,055	91,059
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$148,894	\$149,027	\$151,627
Average House Value	\$388,965	\$379,795	\$401,973

2023 American Community Survey (ACS)