



# Available for Sale

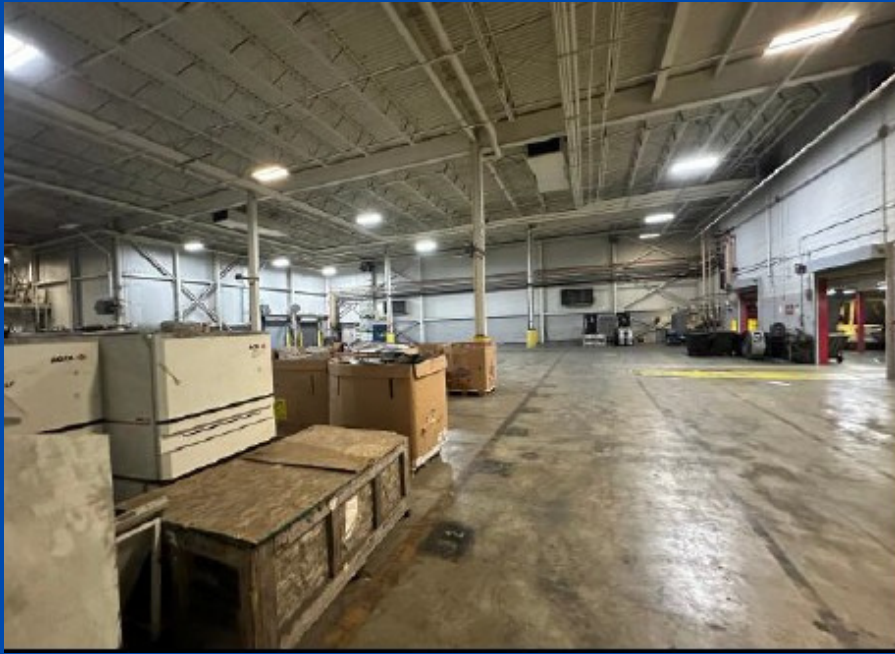


**301 Cuthbert Boulevard  
Cherry Hill, NJ 08002**

**Kalmon Dolgin Affiliates, Inc.**

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**Pricing  
Available  
Upon  
Request**



This 144,986 SF former newspaper printing plant situated on 12.78 acres is now available for sale, offering a rare large-scale industrial opportunity in a prime, accessible location.

Building has been emptied of equipment and ready for an easy move in. Purpose-built for heavy industrial use, the facility features robust power capacity, 10+ dock-high and overhead doors, and variable ceiling heights of 16', 30', and 50', which will support a wide range of manufacturing, distribution, and specialty industrial operations.



Originally constructed in 1954 and significantly renovated in 1988, the building is positioned within the IR – Industrial Restricted Zone, providing favorable zoning flexibility for industrial users. The property also includes 200+ surface parking spaces and benefits from direct access to Cuthbert Blvd and Hampton Road, ensuring efficient transportation flow for employees, logistics, and freight.



With its substantial footprint, strong infrastructure, and strategic location, this property represents an exceptional investment or owner-user opportunity. Its scale and configuration offer adaptability for diverse industrial, production, or redevelopment needs.

## Property Overview

- Property Type: Industrial
- Building Class: Class B
- Zoning: IR- Industrial Restricted Zone
- Year Built: 1954
- Total SF: 144,986
- Total Acreage: 12.78 Acres
- Parking: 200 Surface Spaces
- Construction: Masonry
- Dock Doors: 2
- Drive Ins: 4 Total (10'w x 14' h)



## Location Overview

- Located in Cherry Hill, NJ. This prominent township resides in Camden County. It's close proximity to Philadelphia serves as a significant commercial hub with a diverse economy.
- Highway Access to: I-295, NJ Turnpike (I-95), Route 70, Route 38 and Kings Highway; providing easy travel options to Pennsylvania, Delaware, New York, and more.
- Connections to multiple airports across the region including: PHL, EWR, and ACY

