

# **FOR SALE**

**110 Kresson-Gibbsboro Rd, Suite 7 | Voorhees, NJ**

**±1,920 SF PREMIER FLEX-OFFICE SUITE - ALLUVIUM CORPORATE CENTER**



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## **PROPERTY OVERVIEW**

Located in the prestigious Alluvium Corporate Center, Suite 7 offers a sophisticated professional environment with the added benefit of industrial flexibility. This move-in-ready suite is perfect for medical, legal, or tech firms looking for a high-image location near the Marlton/Voorhees border. This property can also be converted back to light-industrial usage.

## **KEY FEATURES**

- **UPGRADED INTERIOR:** 3 Private Offices + Glass-Accented Conference Room.
- **DESIGNER KITCHEN:** Built-in wet bar and break area for staff/client hosting.
- **FLEX CAPABILITY:** Includes a rolling warehouse door (currently sealed) for easy conversion to storage/distribution use. This can be converted back.

- **CONVENIENCE:** Direct suite entry with abundant parking immediately out front.
- **STRATEGIC ACCESS:** Under 5 minutes to Route 73; easy access to I-295 and NJ Turnpike.

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## BY THE NUMBERS

- **SIZE:** 1,920 Square Feet
- **TRAFFIC:** 7,000 – 9,000 Vehicles Per Day
- **ZONING:** O3 (Professional Office) (Was previously light-industrial)
- **DEMOGRAPHICS:** \$125,000+ Avg. HH Income (3-Mile Radius)

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## CONTACT EXCLUSIVE AGENT:

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