

1930 Olney Ave, Cherry Hill Township, NJ 08003

42,582 SF Available For Lease



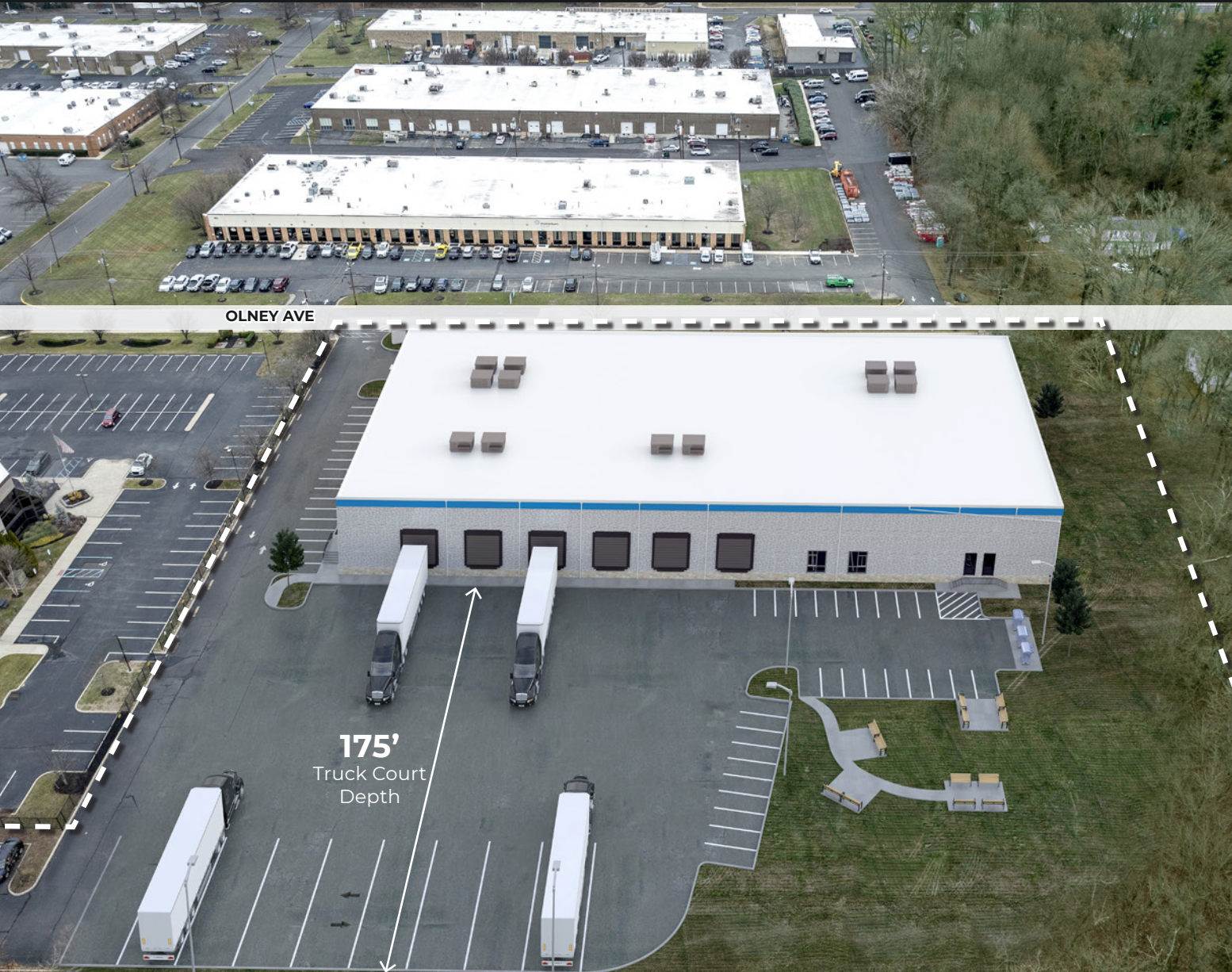
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KBCADVISORS

Property Specifications



Property Renovation OVERVIEW

- » Addition of dock-high loading in the rear of the property
- » Creation of a truck court in rear lot
- » Interior conversion back to warehouse space
- » White boxed warehouse
- » LED lighting in warehouse
- » Refreshed warehouse flooring
- » New seal coat and line striping
- » Fresh exterior property painting
- » New property signage and landscaping package
- » New roof
- » Refreshed office space



Interior Floor Plan

42,582 SF
Building Size

±2,800 SF
Office Space

90
Auto Parking

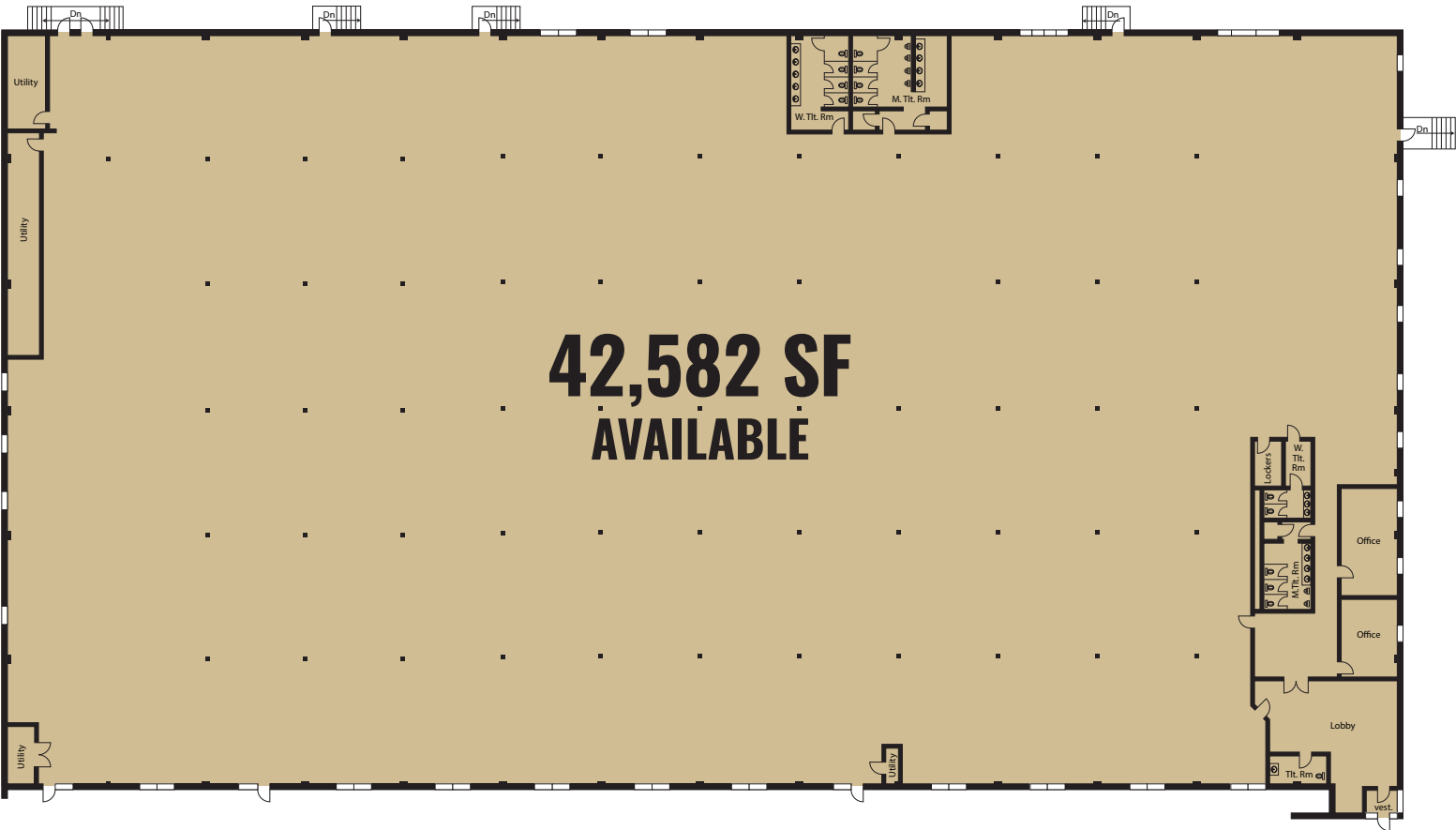
12
Trailer Parking

17'
Clear Height

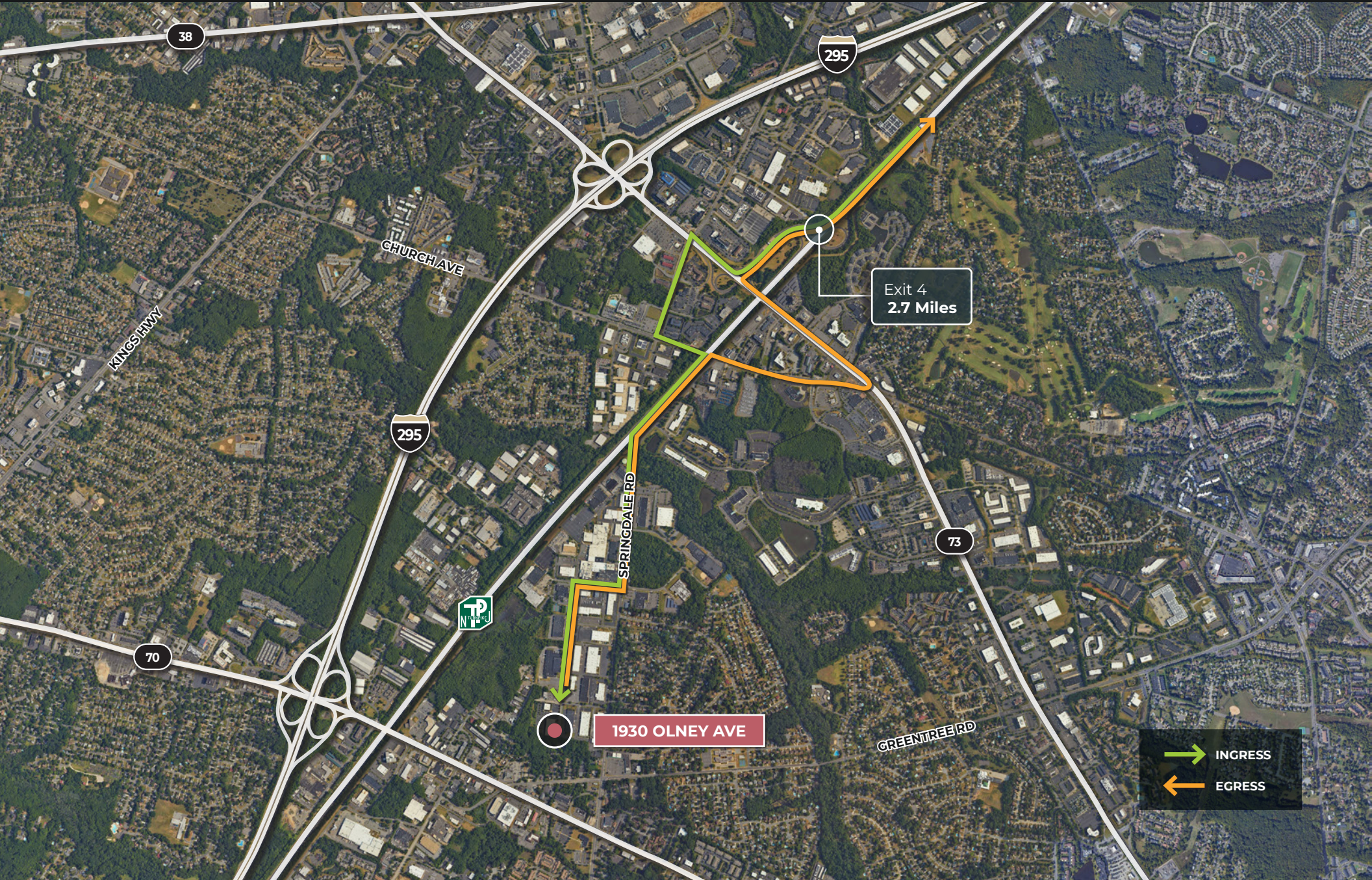
4
Dock Doors
(Expandable Up to 6)

19' X 24'
Column Spacing

1600-AMP
277/480-VOLT
Power





Local Access Map



1930 OLNEY AVE

Exit 4
2.7 Miles

 INGRESS

 EGRESS

Regional Map



WAREHOUSE WORKERS
AVG. HOURLY EARNINGS **\$19.25**

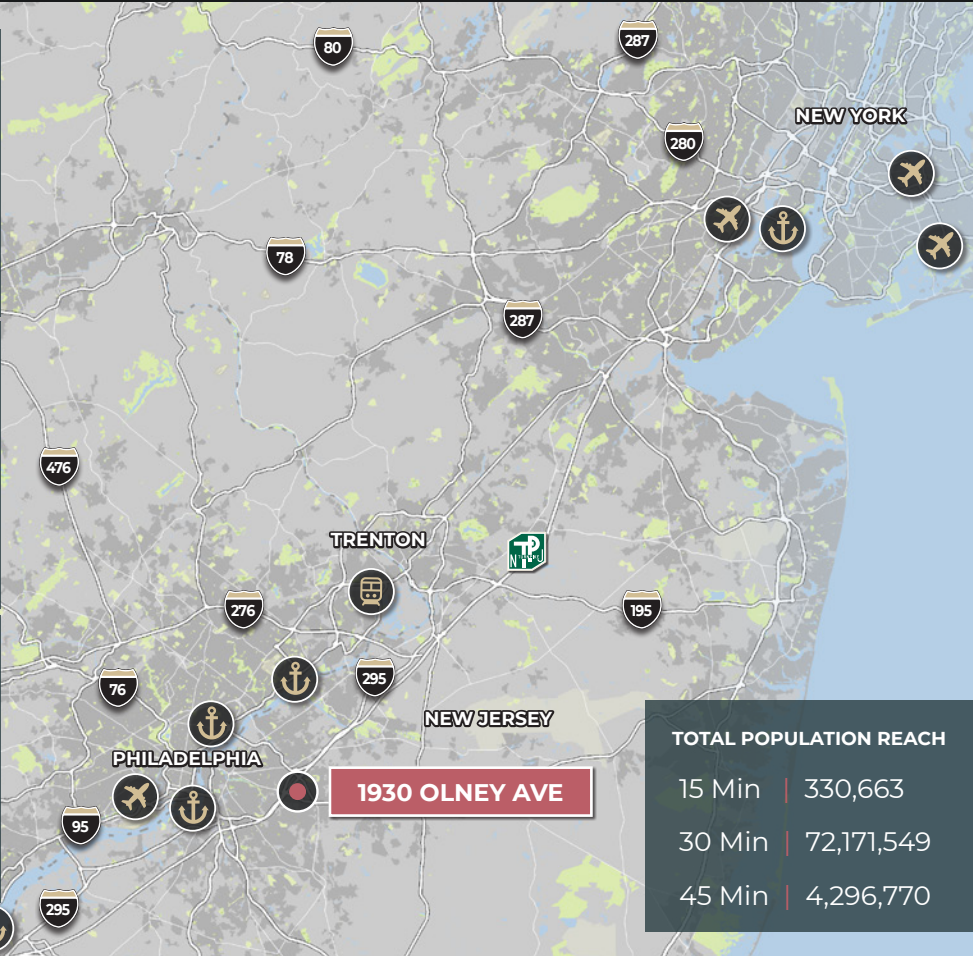
Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuter
15 Min	8,462	9%	1,052
30 Min	50,614	9%	-281
45 Min	100,471	8%	899

FORKLIFT DRIVERS
AVG. HOURLY EARNINGS **\$21.30**

Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuter
15 Min	467	2%	-193
30 Min	3,513	17%	-882
45 Min	7,641	27%	-1,189

MANUFACTURERS & FABRICATORS
AVG. HOURLY EARNINGS **\$21.93**

Drive Time	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuter
15 Min	997	10%	-86
30 Min	5,658	6%	-73
45 Min	11,797	4%	-565



KEY ACCESS POINTS

	Port of South Jersey	9.8 Miles	25 Mins
	Philadelphia, PA	11.8 Miles	30 Mins
	Port of Philadelphia	12.8 Miles	22 Mins
	CSX Intermodal Philadelphia	13.9 Miles	29 Mins
	Philadelphia Int'l Airport	20.8 Miles	34 Mins
	Exit 7 NJ Turnpike	22.7 Miles	26 Mins
	Trenton, NJ	31 Miles	33 Mins
	NS Intermodal Morrisville	33.2 Miles	45 Mins
	Wilmington, DE	40.3 Miles	52 Mins
	Port of Wilmington	41 Miles	50 Mins
	Port of Newark/Elizabeth	75.7 Miles	1 hr, 23 Mins
	Newark Liberty Airport	79.1 Miles	1 hr, 10 Mins
	NS Intermodal Bethlehem	82.9 Miles	1 hr, 40 Mins
	New York City	84.2 Miles	1 hr, 33 Mins
	JFK Airport	176 Miles	2 hr, 59 Mins
	Laguardia Airport	180 Miles	3 hr, 2 Mins

TOTAL POPULATION REACH

15 Min		330,663
30 Min		72,171,549
45 Min		4,296,770

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