



**RE/MAX**  
Cherry Hill

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**13000 MIDLANTIC DR,  
MOUNT LAUREL, NJ  
08054**

With Comfort & Style  
NEWLY RENOVATED BEATIFUL  
COMMERCIAL PROPERTY AT THE  
HEART OF MOUNT LAUREL, NJ

### ABOUT THIS PROPERTY

- It has 69,000 SQFT, 17,000 being office space. The rest of the building is warehouse
- 80% the warehouse is 25-foot clear ceiling height
- It's a state of the art building, with over 340 parking spaces
- The building has potential to be expended
- It has 3 loading docks
- The office space is renovated

IT'S EITHER FOR SALE OR RENT

SALE; \$11,988,000    RENT; \$13 per SQFT plus \$2.85 cam charges





Rarely does an asset of this caliber become available. This premier 69,000 square foot industrial property is a true standout, offering a seamless blend of modern office and high-bay warehouse space. The building's interior boasts a recently renovated 17,000 square foot office suite, professionally designed for occupancy. The remaining space is a robust warehouse with an impressive 25-foot clear ceiling height throughout 80% of the area, built to accommodate a wide range of operational needs. Logistics are streamlined with three dedicated loading docks and a vast parking lot featuring over 340 spaces. The property is designed for future growth, with the potential to expand the existing structure. Situated in a prime location with easy access to major transportation routes, this is an outstanding opportunity for an owner-occupant or an investor seeking a high-quality asset.

The property is available for both lease and sale.

