



Flex/Industrial Building For Sale or Lease

1971 Old Cuthbert Rd.

Cherry Hill, NJ

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Property Highlights

- 24,616 SF building with 3,280 SF office
- One tailgate dock (10' x 12') and one drive-in door (12' w x 10' 9")
- 1.86-acre site with 92 parking spaces
- 1,600 amp, 120/208V 3-phase electrical service
- Column spacing: 40' x 32' 6"
- Clear height: 16' in the front, 12' in the rear
- Gas-fired Reznor heating units in warehouse
- Regional access to I-295, Routes 70/73/38; minutes to Philadelphia
- Zoning IR (Industrial Restricted)
- Taxes \$50,424
- Roof replaced in 2017 – 20-year warranty



For information, please contact:

Connor Montagano

Associate

t 856-334-2122

m 609-760-4332

connor.montagano@nmrk.com

Kurt Montagano

Senior Managing Director

t 856-334-2124

m 609-471-0870

kurt.montagano@nmrk.com

40 Lake Center Executive Park
401 Route 73 N., Suite 120
Marlton, NJ 08053
t 856-334-2100