



Realty Advisors Inc.

774 Eayrestown Rd, Lumberton
NJ 08048
O: 609.265.9995
Web: www.pattersonra.com
Email: admin@pattersonra.com

Patrick Harber
Managing Member
Broker of Record

476 Centennial Blvd Voorhees NJ
32,646 +/- s.f. Multi Tenant Flex Building
For Sale at \$4,750,000 – 6.3 Cap



Leaseholds:	100% occupied with 8 tenants in suite ranging from 1600 s.f. to 10600 s.f. 3 below market leases with expirations in the next few years. Total Net Rent is approximately \$302,000/annum
Net Charges:	\$5.25 psf
Location:	At the interchange of Centennial & Cooper rds. Just a short trip to Route 73 and I 295
Lot Description:	3.33 Acres with 332' of frontage and an average depth of 450'. Mostly Rectangular
Building Description	80's Genre decorative block with __ 8 private entrances. Demised as a flex building with plumbing lines in every unit and separate utility meters and individual grade level loading. Roof is membrane that is over 15 years old
Loading:	19 grade level doors 12'x10'
Ceiling Heights	Approx 14'
Power	Individual 200 240 volt services
HVAC:	Gas forced air AC
Lighting:	Mix of HID & fluorescent
Sprinklered:	100% wet sprinklered
Utilities:	Public water & sewer
Zoning:	O3 – permits warehousing and distribution. Light industrial is a conditional use
Parking:	Approximately 80 spots in the front. Another 36 in the rear
RE Taxes:	\$77,640

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SURCH	LOT	OWNER
208	2.31	MC 02/30/00 640 Freedom Bldg. PO Box 1181 Dunellen, NJ 08041
209	2.03	1000 White Horse Road Morris Development, Ltd 13461117 Cherry Hill, NJ 08034
206	7.01	1060 Kings Bay North M/J/Katkins Murphy Wilmington, NJ 08055
202.23	32	5 Duneside Court DePina/DeVine Bldg Wilmington, NJ 08055
203.23	31	709 Cooper Road M/J/Katkins Murphy Wilmington, NJ 08055
200.83	35	5 Duneside Court Wilmington Bldg 1000-1000 West 17 Jersey City, NJ 07302
213.01	100	10 Exchange Place 22 Hager Mechanical Co/Inc Northwood, NJ 08065
213.01	99	PO Box 511 Northwood, NJ 08065

OWNERS WITHIN 200'

LOT 7.01
N/F BAFILS DEVELOPERS, LLC

COOPER ROAD

EXISTING DETENTION BASIN

EXISTING BUILDING

LOT 7.03
N/F VOORFLEX ASSOS.

EXISTING BITUMINOUS LOADING AREA

LANDSCAPING SCHEDULE AND REQUIREMENTS

KEY	NO.	COMMON NAME	BOTANICAL NAME
IG	20	INKBERRY	ILEX GLABRA
EJ	20	BURNING BUSH	EUONYMUS JAPONICUS

- STANDARDS FOR THE TYPE, SIZE, AND QUALITY OF ALL PLANTS SHALL BE AS IN THE AMERICAN NURSERYMEN STANDARDS FOR NURSERY STOCK.
- SIZES SHOWN ARE AT TIME OF PLANTING.
- ALL PLANTS FAILING TO SURVIVE FOR A PERIOD OF ONE YEAR SHALL BE REPLACED BY CONTRACTOR WITH SAME SIZE SPECIES.
- ALL DISTURBED AREAS TO BE TOPSOILED, 6" DEPTH, L.I. FERTILIZED, HYDROSEEDED AND MULCHED AS PER SOIL DISTRICT STANDARDS.
- ALL BEDS TO BE MULCHED, 4" DEPTH.

LANDSCAPING NOTES

- ALL EXISTING PLANTING BEDS TO BE MULCHED, 4" DEPT.
- ALL EXISTING PLANTS SHALL BE PRUNED AND FERTILIZED.
- EXISTING PLANTS NEAR PARKING AREAS SHALL BE PRUNED TRIMMED AS REQUIRED TO MAINTAIN SAFE SIGHT VISIBILITY.

CONFIDENTIAL

BOULEVARD

SED F.S. SIGN

INSTALL 4" WIDE CONC. WALK (typ)

TRIM EXISTING PLANTS WITHIN 50' OF WALK

10' E4 38'-0" C MULCH BED, 4" DP.

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EXISTING TEMPORARY ADVERTISING SIGN TO BE REMOVED

INSTALL STOP SIGN

EXISTING F.S. SIGN TO REMAIN 32 SQ. FT.

INSTALL HC RAMP

INSTALL HC RAMP / PARKING (typ) - 3 LOCATIONS

PROPOSED FACADE SIGN 40 SQ. FT., EACH UNIT

EXISTING SIDEWALK (typ)

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PROPOSED TYPICAL 20' x 80' UNIT SEE ARCH. FLOOR PLAN

EXISTING BITUMINOUS LOADING AREA

FIRE LANE / NO PARKING

EXISTING TRASH STORAGE AREA

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N/F RCA GE / RECO
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