

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

Patrick Harber Broker of Record

Managing Member

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:

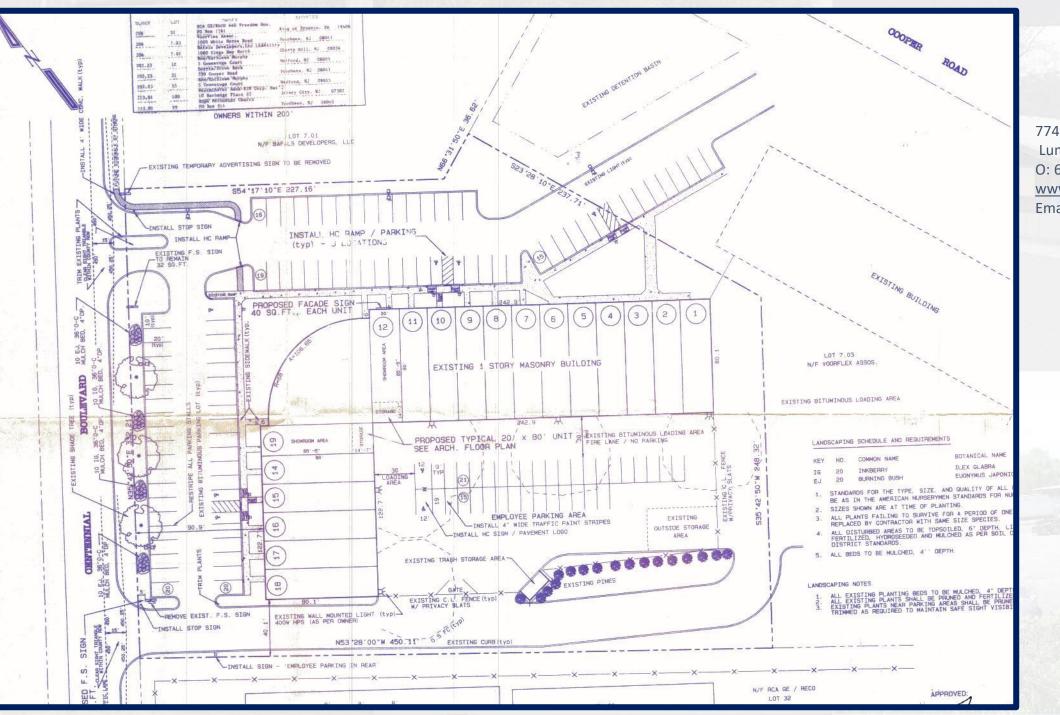
O3 – permits warehousing and distribution. Light industrial is a conditional use

Parking:

Approximately 80 spots in the front. Another 36 in the rear

RE Taxes:

\$77,640





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Hill - Axe Throwing AMC Marito WOODSTREAM CAMBRIDGE PARK SOCIETY HILL Allison Apartments O Haddonfield WEXFORD EAST SPRINGDALE Springdale Farm Market Temporarily closed MARLTON E Main Brick Rd Tavistock Country Club Cherry Hill East O EVANS CORI WILLOWDALE Tavistock Cherokee High Sc Evesham WOODCREST WILLOW RIDGE CVS Photo irrington The Mansion on Main Street Target (a) Lawnside Starbucks BeFit Chiro The Legacy Club South Jersey Holistic CubeSmart Self Storage Dr. Barbara Winfield, DO Saddlehill Winery Magnolia UNION MILLS ECHELON AMC Voorhees 16 Black Run Preservi Voorhees Township Evesham Planning Incentive Google The ChopHouse Map data ©

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