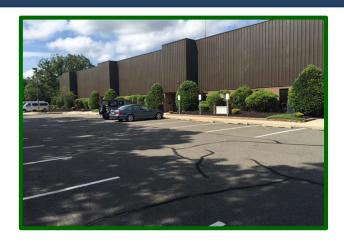


FLEX SPACE FOR LEASE 5270 Oakwood Blvd. Mays Landing, NJ

OPPORTUNITY IN HAMILTON BUSINESS PARK

AVAILABLE JULY 2023



Size: 9,000 +/- sf

Divisible: 2 units, 3,000+/- sf and 6,000+/- sf

Rate: \$13.50 psf modified gross + Util.

Loading: 6 Tailgate (1 full, 5 step height)

Warehouse: 21+/- foot ceiling height

Block/Lot: 994.05/21

Zoning: IBP

Parking: 56 cars on-site - shared

Frank Sortino VP, Broker Associate

fsortino@foresitecr.com Cell: 609-247-5800











Comments:

- 30,000 sf modern flex building located on Oakwood at the corner of Cantillon with drive access from both.
- Off Rt. 40 and near Hwy 322. AC Expressway exits 17,
- Approx 25% office in the 9,000+/- sf.
- Owner can customize suite for a qualified tenant and a min 5 year lease.
- Available July 2023



ForeSite Commercial Realty is a full-service commercial brokerage based in Atlantic County specializing in Office, Industrial, Warehouse, Retail, Multi-Family & Land sites for business or investment, representing owners & tenant/buyers throughout Southern NJ. For inspections by appointment or further information on this or any commercial property, call:

609-646-1919.

All information is from sources deemed to be reliable; however, no warranty or representation is made as to the accuracy of the information provided herein by ForeSite Commercial Realty (its principals, employees or agents). All information is submitted subject to errors, omissions, or changes of availability and/or terms, which may be changed without notice or liability. No liability of any kind is to be imposed upon the broker herein. Many factors affect property value, and the prospect agrees to take full responsibility for adequately investigating any potential conditions that may affect their ownership and/or usage of the real estate. All are advised and expected to retain qualified professionals for competent advice; ForeSite Commercial is a brokerage firm and does not represent itself as a qualified professional in any other discipline