



PRIME MEDICAL OFFICE SPACE FOR SALE OR LEASE

6000 Lincoln Drive *Marlton, NJ*

PROPERTY HIGHLIGHTS

- Corner property on Route 73 with great signage exposure
- Ideal for Medical Office
- Minutes from I-295 and Exit 4 of the NJ Turnpike
- Available for occupancy of approximately 10,000 - 20,296 SF
- Surrounded by amenities including restaurants, two fitness centers, Whole Foods and abundant retail.
- Sale price \$3.9 million
- Lease rate is negotiable

BUILDING INFORMATION

- Parking Ratio: 3.74:1,000 SF
- Year Built: 1983
- Acreage: 5.13 acres
- Zoning: C-1 Commercial
- HVAC: 11 Trane rooftop units – 450 Volt
- Fully sprinklered w/fire alarm system
- Utilities: 480/277 Volts, 3 Phase, 600 amp electric service, water & sewer
- Tele/data: Verizon and Wireless Comcast

For information, please contact:

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NEWMARK

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