

A photograph of a blue, single-story commercial building with a textured facade. A large sign on the left reads "Tommy D's Home Design Center" in white and red lettering. To the right, a smaller sign says "High Quality Cabinets at Affordable Prices!". A green sign on the left side of the building reads "Additional Parking In The Back". A white door and a brown garage door are visible on the right side of the building.

Tommy D's Home Design Center

**612 CREEK ROAD
Bellmawr, NJ 08031**

FOR SALE OR LEASE CONTRACTOR | FLEX | GARAGE OPPORTUNITY

Asking Purchase Price: \$325,000 | Asking Rent: \$2,750 per Month Gross + Utilities

TURNKEY CONTRACTOR FACILITY IN A PRIME SOUTH JERSEY LOCATION

Excellent opportunity to acquire or lease a well-maintained contractor shop conveniently located just off the I-295 interchange in Bellmawr, New Jersey. This versatile office and garage facility is ideally suited for contractors, electricians, plumbers, HVAC companies, service businesses, fabricators, and other owner-users seeking immediate access to the Philadelphia and South Jersey markets. Offering a functional office layout, garage/workshop space, and exceptional highway visibility and accessibility, this property provides an outstanding opportunity for both owner-users and investors.

Property Highlights:

- Approximately 1,547 SF office and garage facility
- Excellent contractor headquarters
- Office + garage configuration
- Comfortable office space
- Excellent overall building condition
- One (1) drive-in garage door
- Masonry / concrete block construction
- Approximately 12' building height
- Three (3) surface parking spaces
- Ideal for contractors, service businesses, storage, and light fabrication
- Immediate occupancy available

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



Joe Sternberg
P: 215-285-2224
O: 215-395-6277



Ken Prause
P: 267-506-6911
O: 215-395-6277



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Additional Property Highlights

Office Area

- Comfortable office environment
- Administrative workspace
- Ideal for customer meetings and daily operations

Building

- Excellent overall condition
- Masonry construction
- Efficient footprint
- Low-maintenance property

IDEAL USES

- General Contractor
- Electrical Contractor
- Plumbing Contractor
- HVAC Contractor
- Service Business
- Repair Facility
- Storage
- Light Fabrication
- Small Distribution
- Owner-User Investment

LOCATION ADVANTAGES

- Outstanding location immediately off Interstate 295
- Minutes from Routes 42, 55, 130, and the North-South Freeway
- Quick access to Philadelphia and surrounding South Jersey markets
- Excellent visibility and accessibility
- Convenient location for contractors servicing both Pennsylvania and New Jersey
- Strong owner-user market

Garage / Workshop

- One drive-in overhead door
- Open work area
- Storage capabilities
- Functional contractor layout



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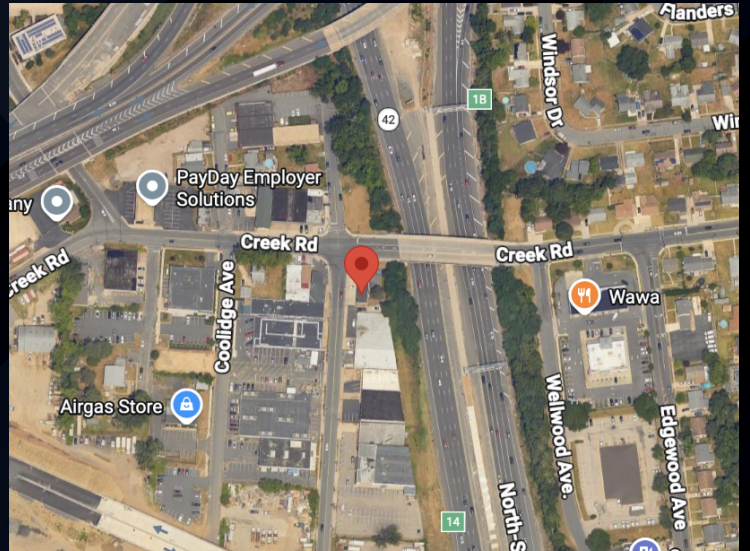


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