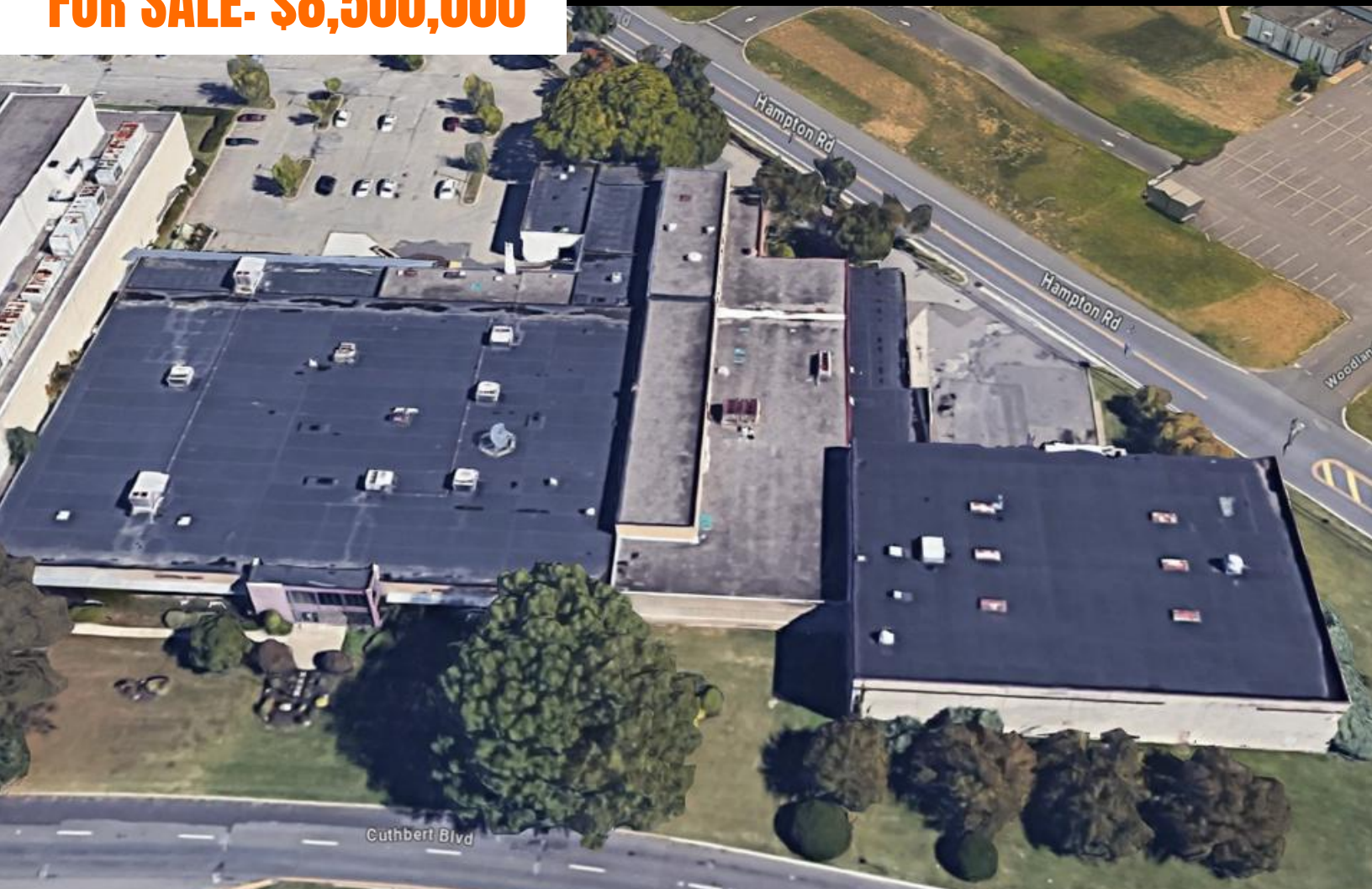


INDUSTRIAL BUILDING - FOR SALE

301 Cuthbert Blvd, Cherry Hill, NJ 08002

FOR SALE: \$8,500,000



144,986 SF | HEAVY POWER | 12.78 ACRES | INDUSTRIAL ZONING | DOCK ACCESS

CONTACTS

New Jersey Broker of Record:

BRIAN BROCKMAN - BROKER

License #: 2078547

Bang Realty-New Jersey Inc

bangbcs@bangrealty.com | 513-898-1551

AIDAN CLEGHORN - PARTNER

BellCornerstone

acleghorn@bellcornerstone.com

315.565.8302

OFFERING MEMORANDUM

301 CUTHBERT BLVD

Cherry Hill, NJ 08002

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





Table of Contents

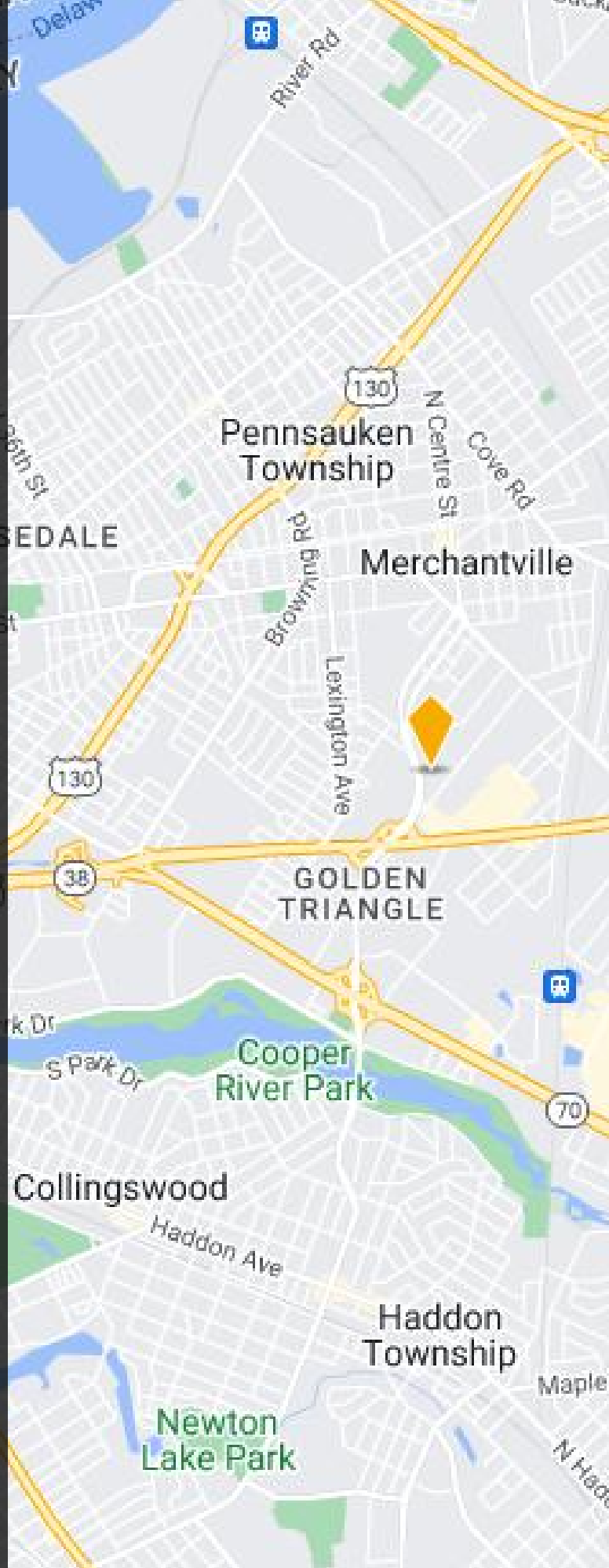
EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL OVERVIEW	9
SITE PLAN	10
FLOOR PLAN	12
PICTURES	14

EXECUTIVE SUMMARY

301 CUTHBERT BLVD

Cherry Hill, NJ 08002

Former Courier-Post 144,986 SF printing plant available for sale. The 12.78 acre facility is equipped for industrial use and features heavy power, 10+ dock and overhead doors, ceiling heights at 16', 30', and 50', and favorable industrial zoning (IR-Industrial Restricted Zone). This industrial building was built in 1954 (renovated in 1988) and benefits from 200+ surface parking spaces and direct access to Cuthbert Blvd and Hampton Road. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Cherry Hill, New Jersey

Cherry Hill, New Jersey, is a prominent township in Camden County, strategically located about 8 miles southeast of Philadelphia. It serves as a significant commercial hub with a diverse economy, featuring robust retail, healthcare, and professional services sectors. The Cherry Hill Mall, a major retail destination, underscores the township's economic vitality. Culturally, Cherry Hill offers a rich blend of recreational and artistic activities. The township boasts numerous parks, including Cooper River Park and Challenge Grove Park, which provide ample opportunities for outdoor activities. Cultural venues such as the Croft Farm Arts Center and the Cherry Hill Public Library host a variety of events, contributing to the community's vibrant cultural scene. Cherry Hill's location near Philadelphia enhances its appeal, offering residents convenient access to urban amenities while maintaining a suburban lifestyle. This proximity supports a dynamic local economy and a high quality of life, making Cherry Hill a desirable place to live and work.



DEMOGRAPHIC SUMMARY

CHERRY HILL, NJ

POPULATION

City: Cherry Hill

74,553

State: New Jersey 9.29 Million

MEDIAN AGE

City: Indianapolis

44.3 Years

State: New Jersey 40.4 Years

MEDIAN HOUSEHOLD INCOME

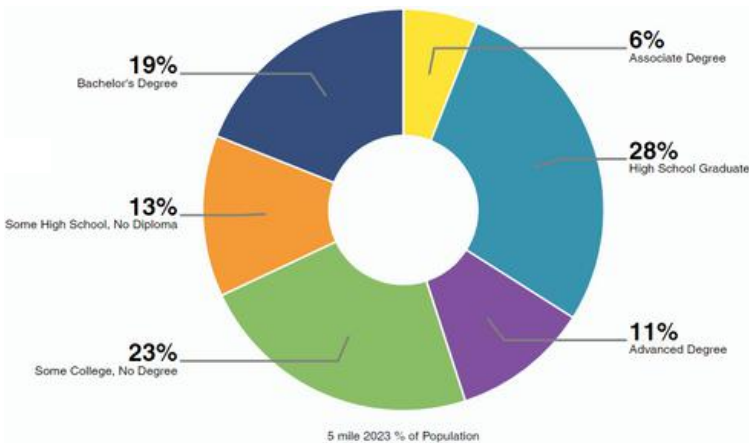
City: Cherry Hill

\$116,339

State: New Jersey \$89,296

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New Jersey at large.



2023 STATISTICS

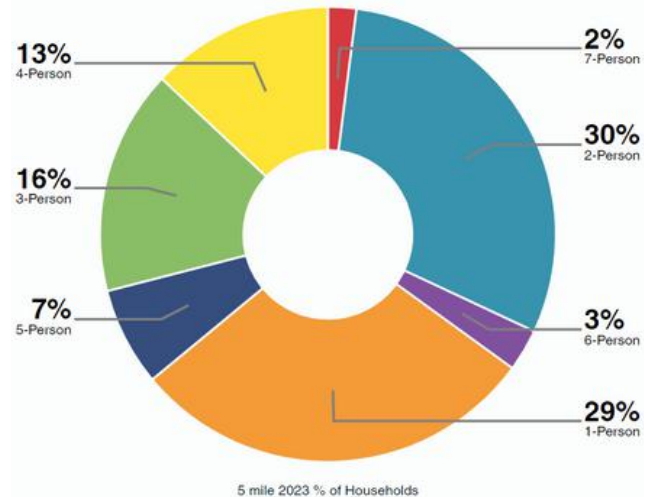
	2 Mile	5 Mile	10 Mile
Population 2023	70,344	350,817	1,864,705
Total Households	25,578	133,143	757,001
Avg Household Size	2.7	2.6	2.5
Avg Household Income	\$95,082	\$96,009	\$82,978

ECONOMIC INDICATORS

3% Cherry Hill Unemployment Rate

3.7% U.S. Unemployment Rate

HOUSEHOLDS



City: Cherry Hill

27,884

State: New Jersey 3.5 Million



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

- **Interstate 295 (I-295):** runs along the western edge of Cherry Hill, providing north-south access. It connects Cherry Hill to Trenton and the New Jersey Turnpike to the north and to Delaware and Pennsylvania to the south.
- **New Jersey Turnpike (I-95):** part of I-95, is accessible from Cherry Hill via Exit 4. This toll road runs north-south and provides a direct route to New York City to the north and to Delaware and beyond to the south.
- **Route 70:** runs east-west through the heart of Cherry Hill, providing access to Philadelphia to the west and to the Jersey Shore to the east. It is a major commercial corridor with many businesses and shopping centers along its route.
- **Route 38:** Parallel to Route 70, Route 38 also runs east-west through Cherry Hill. It offers an alternative route to Philadelphia and connects to Mount Holly and other points east.
- **Route 41:** also known as Kings Highway, runs north-south through Cherry Hill. It intersects with Routes 70 and 38, providing local access within the township and to neighboring communities.
- **Interstate 676 (I-676):** Although I-676 does not run directly through Cherry Hill, it is easily accessible via the Ben Franklin Bridge. I-676 provides a direct route to Center City Philadelphia.



AIRPORT PROXIMITY

- **Philadelphia International Airport (PHL):** Approximately 15 miles southwest of Cherry Hill, Philadelphia International Airport is the closest major airport to Cherry Hill. It offers numerous domestic and international flights and serves as a major hub for American Airlines.
- **Atlantic City International Airport (ACY):** Approximately 50 miles southeast of Cherry Hill, this airport is smaller but provides flights to several destinations, primarily via Spirit Airlines.
- **Newark Liberty International Airport (EWR):** Approximately 75 miles north of Cherry Hill, Newark Liberty is a major international airport serving the New York City metropolitan area. It offers extensive domestic and international flights and is a hub for United Airlines.
- **Trenton-Mercer Airport (TTN):** Approximately 40 miles north of Cherry Hill, this smaller airport offers budget flights primarily through Frontier Airlines. It is a convenient option for domestic travel.
- **Northeast Philadelphia Airport (PNE):** Approximately 25 miles northwest of Cherry Hill, this airport primarily serves general aviation and does not offer commercial passenger flights. However, it is an option for private and corporate aircraft.

SITE OVERVIEW

SITE

Property Type:	Industrial
Building Class:	Class B
Zoning:	IR-Industrial Restricted Zone
Year Built:	1954
Total SF:	144,986
Total Acreage:	12.78 Acres
Parking:	200 Surface Spaces
Construction:	Masonry
Dock Doors:	2
Drive Ins:	4 total - 10' w x 14' h

EXPENSES

2023 Actuals (with Press Running)

- \$664,410 Utilities
- \$320,102 RE Taxes
- \$340,120 Maintenance

Total: \$1,324,632

2024 Actuals/Projections (without Press Running)

- \$265,000 Utilities
- \$320,000 RE Taxes
- \$340,000 Maintenance

Total: \$925,000



PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building Size: 144,986 SF

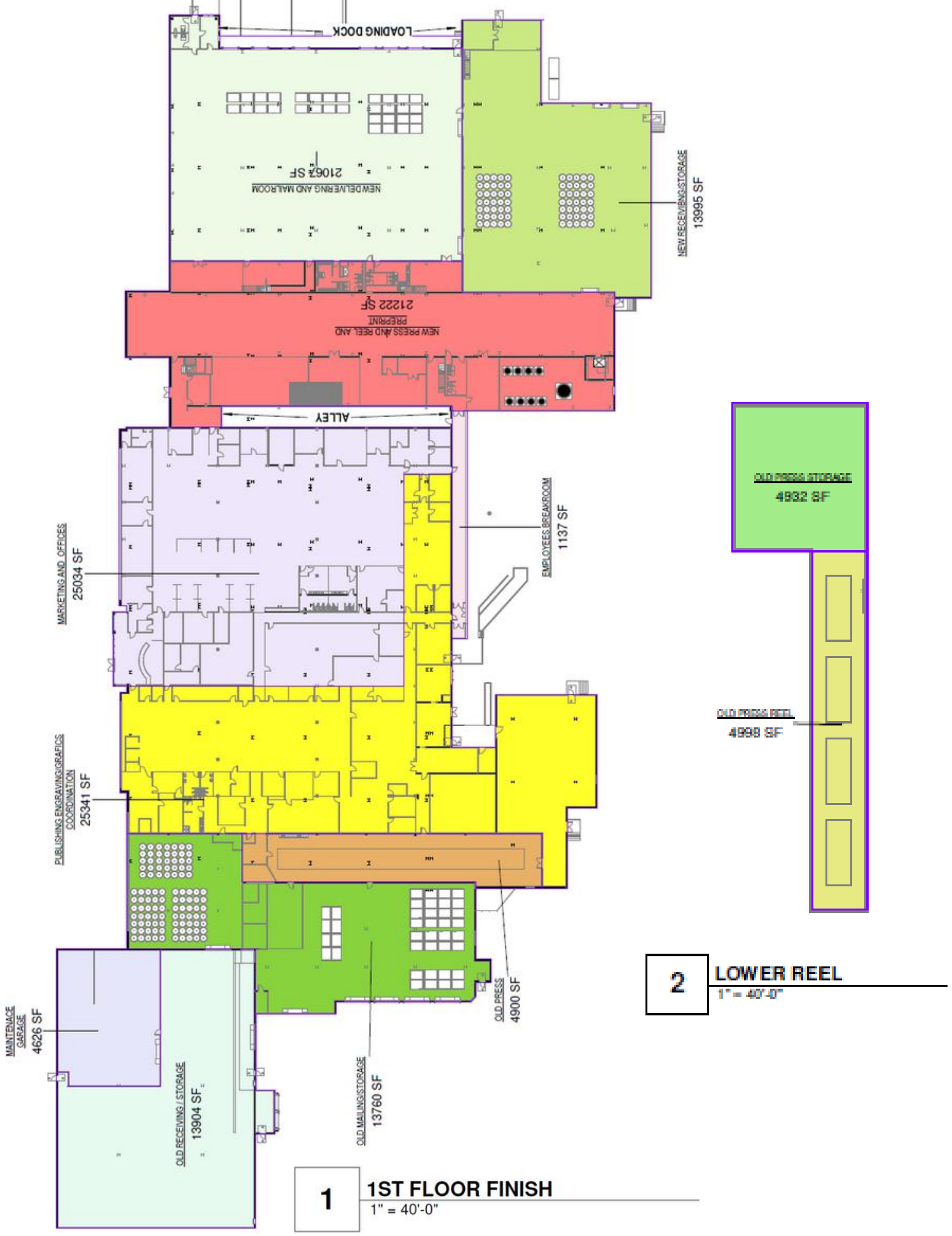
Acreage: 12.78 acres

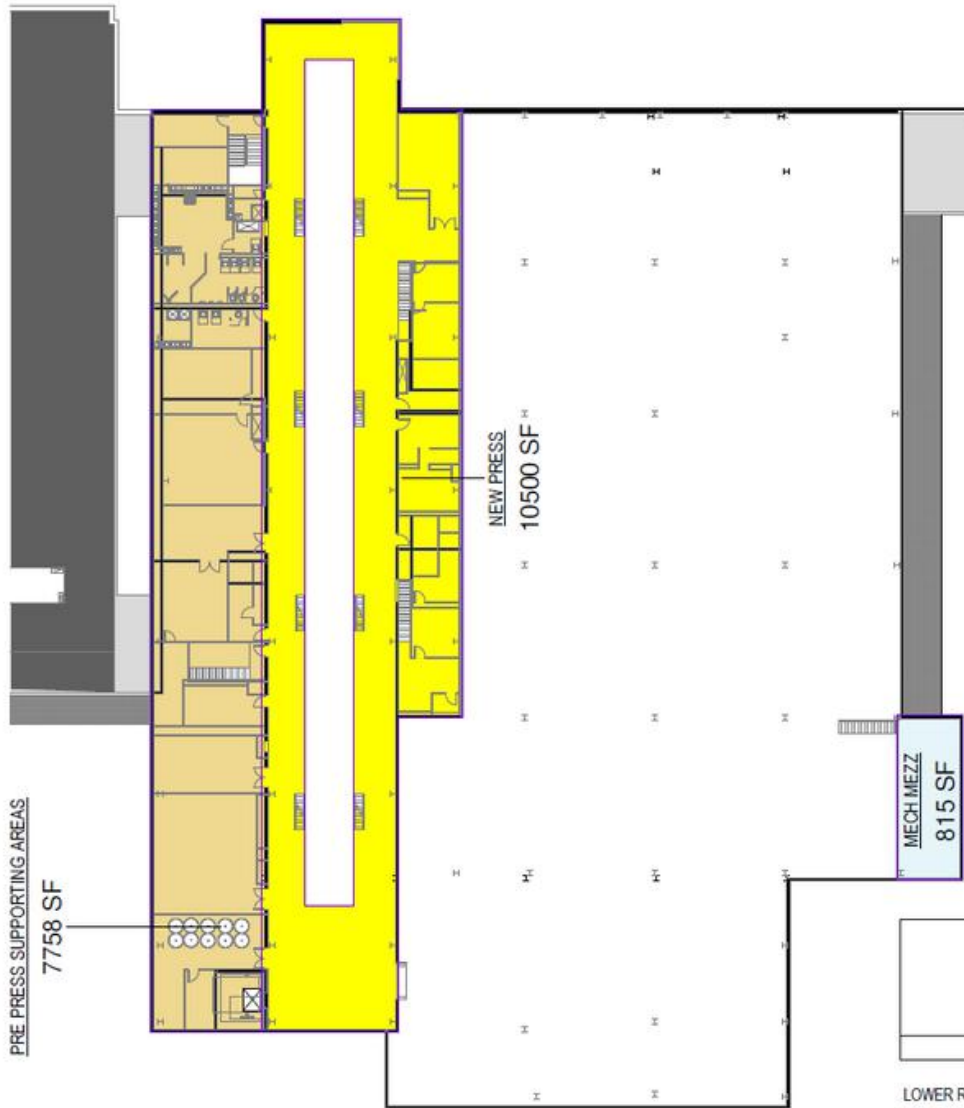
Year Built: 1954

INDUSTRIAL ZONING (IR-INDUSTRIAL RESTRICTED ZONE)

The Industrial Restricted (IR) zone is intended for individual manufacturing, assembly, and contracting uses for a wide variety of industries, including Automobile repair shops, Wholesale establishments, warehouses, self-storage and storehouses, Lumber, building materials and other similar storage yards, General, administrative and commercial offices, Manufacturing of light machinery, Fabrication of metal products, Fabrication of paper products, Fabrication of wood products, Food and associated industries, Laboratories, and many other industries.







3 **UPPER LEVEL**
1" = 40'-0"

BUILDING AREA CALCULATIONS

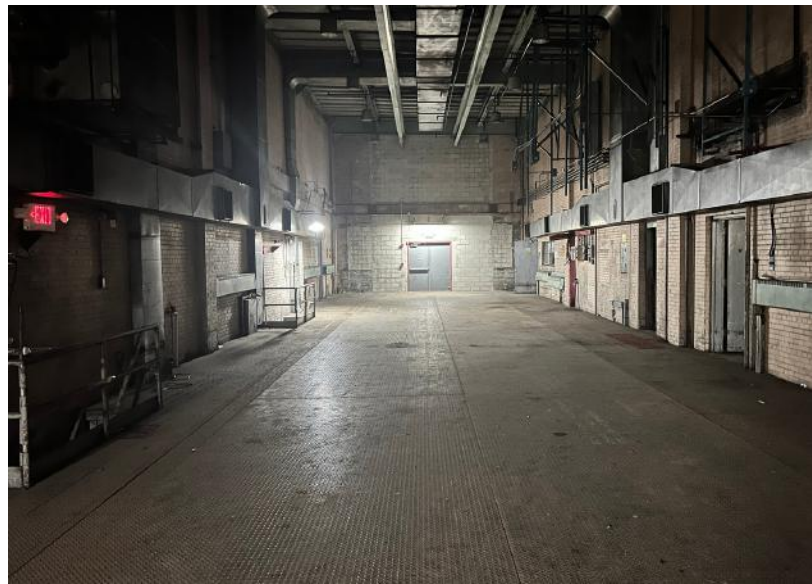
Name	Area
------	------

LOWER REEL	
No	
OLD PRESS STORAGE	4,932 SF
OLD PRESS REEL	4,998 SF
No	9,930 SF
LOWER REEL	9,930 SF
1ST FLOOR FINISH	
No	
MAINTENACE GARAGE	4,626 SF
OLD RECEIVING / STORAGE	13,904 SF
OLD MAILING/STORAGE	13,760 SF
OLD PRESS	4,900 SF
NEW PRESS AND REEL AND PREPRINT	21,222 SF
NEW DELIVERING AND MAILROOM	21,067 SF
NEW RECEIVING/STORAGE	13,995 SF
No	93,473 SF
Yes	
MARKETING AND OFFICES	25,034 SF
PUBLISHING ENGRAVING/GRAFICS COORDINATION	25,341 SF
EMPLOYEES BREAKROOM	1,137 SF
Yes	51,513 SF
1ST FLOOR FINISH	144,986 SF
2ND FL PRESS	
No	
NEW PRESS	10,500 SF
MECH MEZZ	815 SF
No	11,315 SF
Yes	
PRE PRESS SUPPORTING AREAS	7,758 SF
Yes	7,758 SF
2ND FL PRESS	19,073 SF
TOTAL GROSS AREA UNDER ROOF	173,989 SF













BANG

REALTY

BRIAN BROCKMAN - BROKER

License #: 2078547

Bang Realty-New Jersey Inc

bangbcs@bangrealty.com | 513-898-1551

BELLCORNERSTONE
Commercial Real Estate

AIDAN CLEGHORN - PARTNER

BellCornerstone

acleghorn@bellcornerstone.com | 315.565.8302



**We Sell BIG
Buildings.**

FAST.