

# FOR SALE

## STURBRIDGE OFFICE PARK

180 ROUTE 73, VOORHEES, NEW JERSEY



### 17,967 SF ON 1.59 ACRES

- High-traffic corridor on Route 73, proximity to hospitals, highways, and dense residential zones
- Two large standalone structures lend themselves to a unique owner/user or investor opportunity
- MB zoning welcomes medical, office, daycare, and more
- Rare high ratio, excellent ingress/egress for clients and employees
- Excellent Route 73 frontage and signage opportunity

**Naimertz**

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# PROPERTY OVERVIEW

STURBRIDGE OFFICE PARK 180 ROUTE 73, VOORHEES, NJ

## PRIME VOORHEES LOCATION MEDICAL / OFFICE

Unlock 17,967 of flexible commercial space across two buildings. Positioned on Route 73 for unbeatable visibility and easy access to I-295, the New Jersey Turnpike, and the Atlantic City Expressway. Generous 4.5 : 1,000 SF parking ratio with 71 spaces. MB zoning supports diverse business use. Directly opposite Virtua Voorhees Hospital - an ideal fit for healthcare or service providers.

## NEIGHBORING BUSINESSES



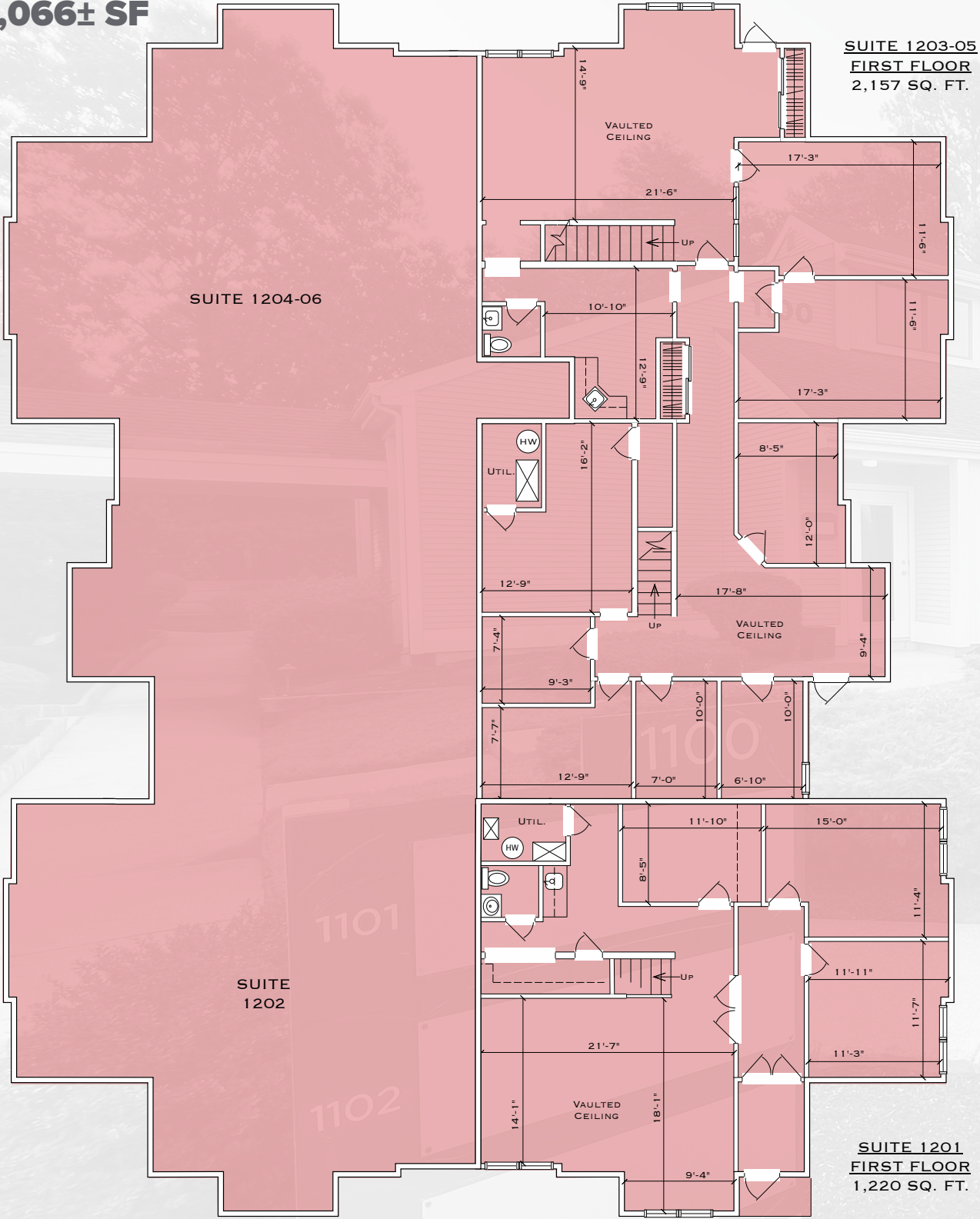
## ZONING MB - MAJOR BUSINESS

### PERMITTED USES

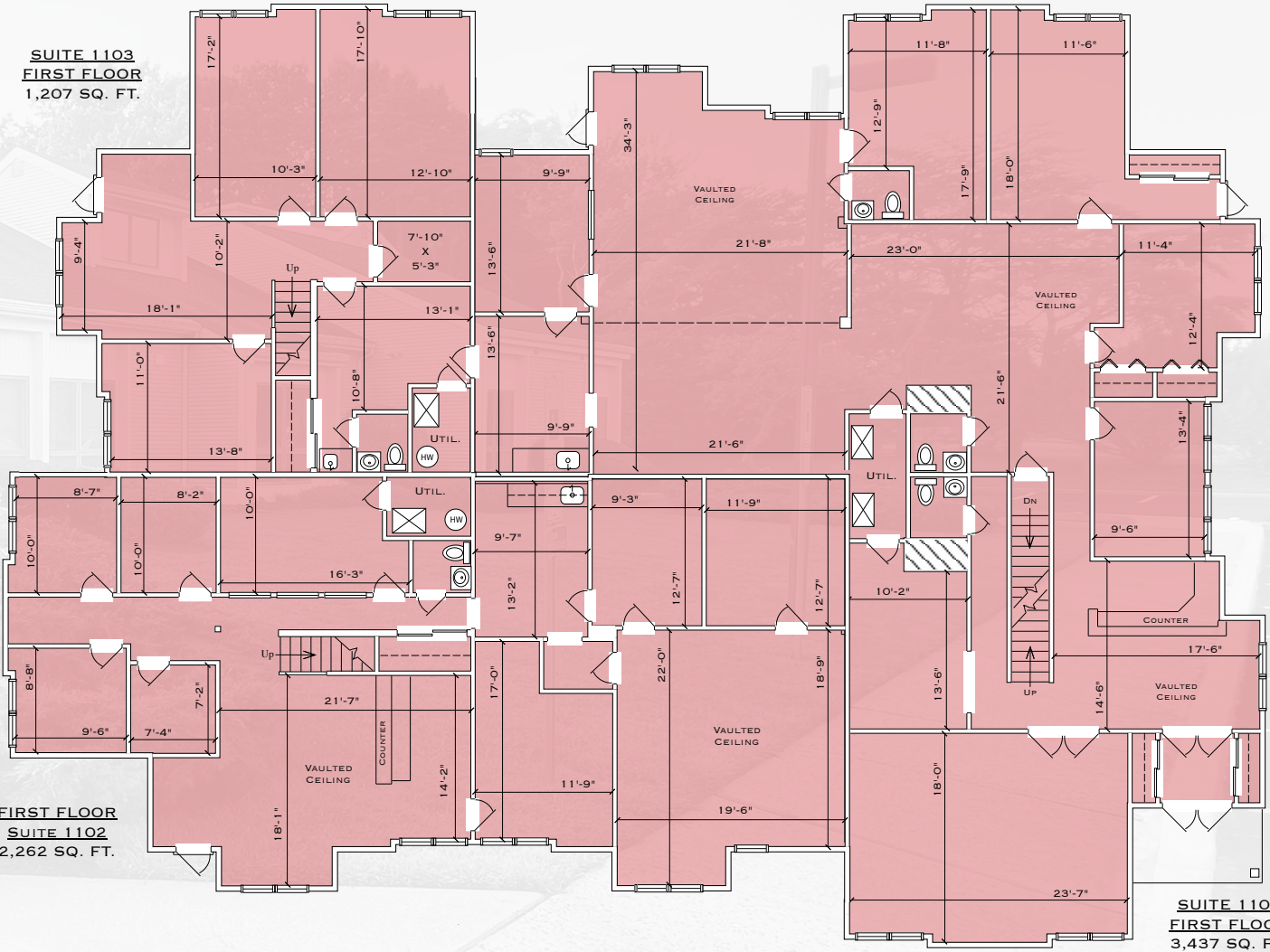
- Shopping Centers
- Retail (Sales & Services)
- Office Building
- Banks
- Health & Fitness Centers
- Automobile Sales
- Banquet & Conference
- Funeral Homes & Undertaking Establishments
- Recreation, Performing Arts, & Training Centers
- Pre-Schools, Daycare / Nurseries, & Adult Daycare
- Nursing Homes, Convalescent Care Facilities, Acute Care Facilities, & Senior Citizens Assisted Living Facilities
- Restaurants, except Fast Food
- Planned Commercial Developments
- Medical Professional Offices, Doctors Offices, Professional Hospital Support Facilities
- Convenience Stores with Gasoline Fueling Stations



1200 BUILDING  
9,066± SF



1100 BUILDING  
8,901± SF





EXTERIOR PHOTOS

STURBRIDGE OFFICE PARK 180 ROUTE 73, VOORHEES, NJ





INTERIOR PHOTOS

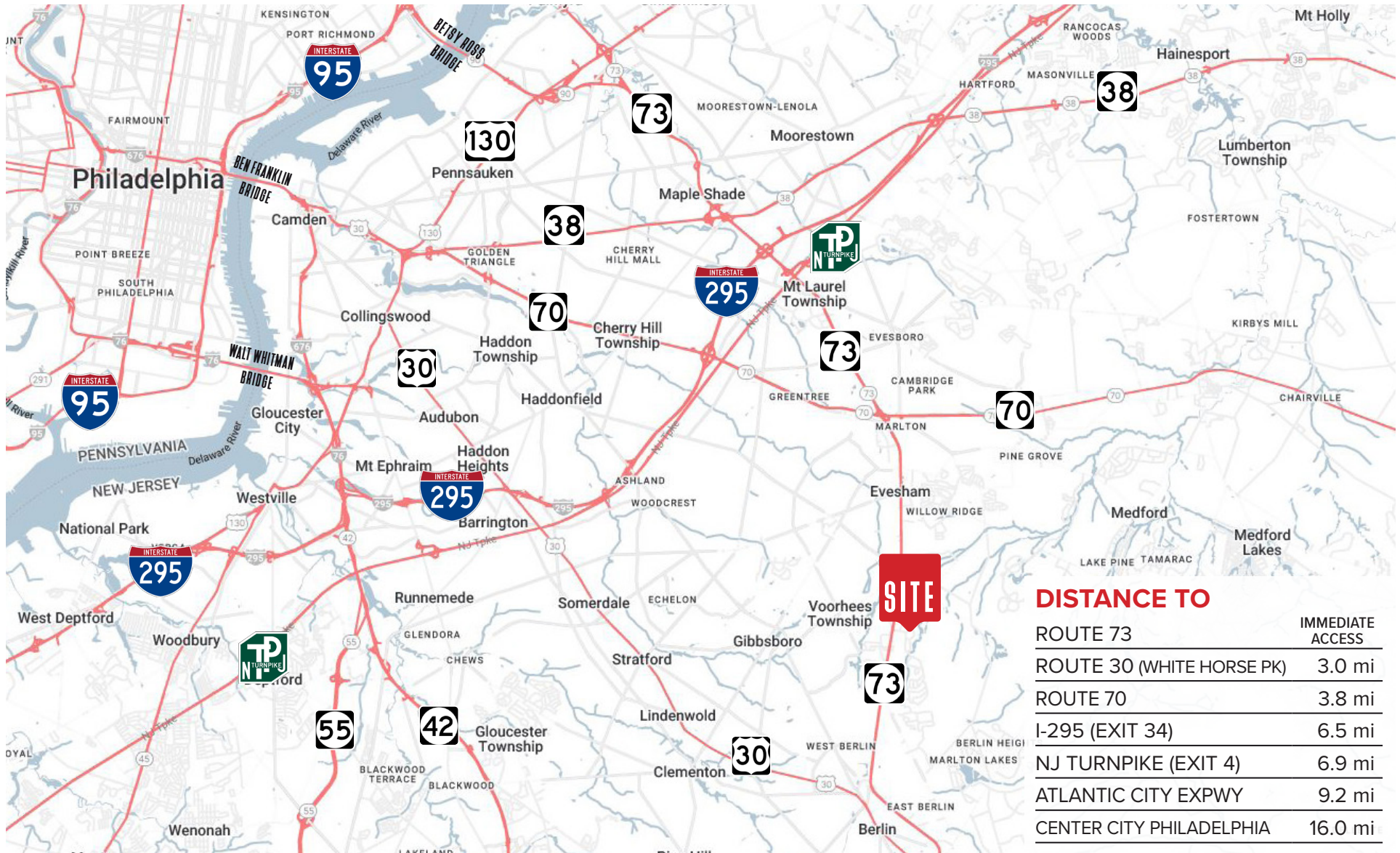
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## LOCATION INFORMATION

STURBRIDGE OFFICE PARK 180 ROUTE 73, VOORHEES, NJ



## CONTACT

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