

**4 UNITS AVAILABLE  
3,655-  
12,120 SF**

**WAREHOUSE / FLEX /  
LIGHT INDUSTRIAL**

**IDEAL LOCATION  
MINUTES FROM  
NJ TURNPIKE & I-295**

**How & Where May We Help You?**



**AVAILABLE FOR LEASE**  
**2091 SPRINGDALE ROAD**  
**CHERRY HILL, NJ**

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**NAI Mertz**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**AVAILABLE FOR LEASE**

# 2091 SPRINGDALE ROAD

CHERRY HILL, NJ

## CURRENT AVAILABILITIES

### UNIT 1

- 3,830± SF unit
- 1,000± SF warehouse
- 1 loading dock (8' x 8')

### UNIT 15 (CAN BE COMBINED WITH UNIT 16)

- 4,228± SF unit
- 1 loading dock (8' x 8')
- Fully air conditioned\*

### UNIT 16 (CAN BE COMBINED WITH UNIT 15)

- 4,237± SF unit
- Office to suit
- 1 loading dock (8' x 8')
- Lobby, private offices, mens & womens restrooms
- Fully air conditioned\*

### UNIT 17 (CAN BE COMBINED WITH UNITS 15/16)

- 3,655± SF unit
- Office to suit
- 1 loading dock (8' x 8')
- Mens & womens restrooms

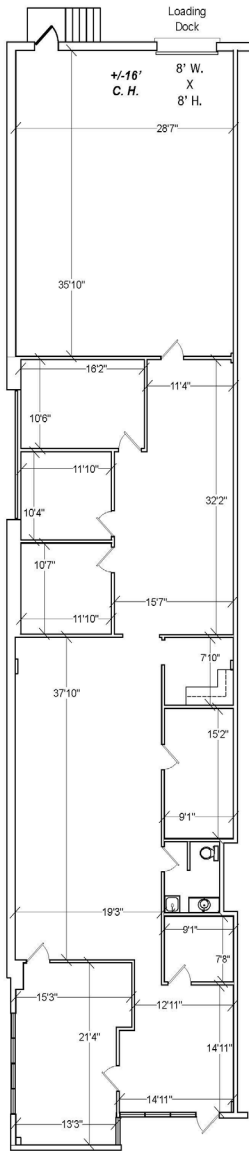
\*FULLY AIR CONDITIONED IN CURRENT CONDITION PRIOR TO OFFICE DEMO



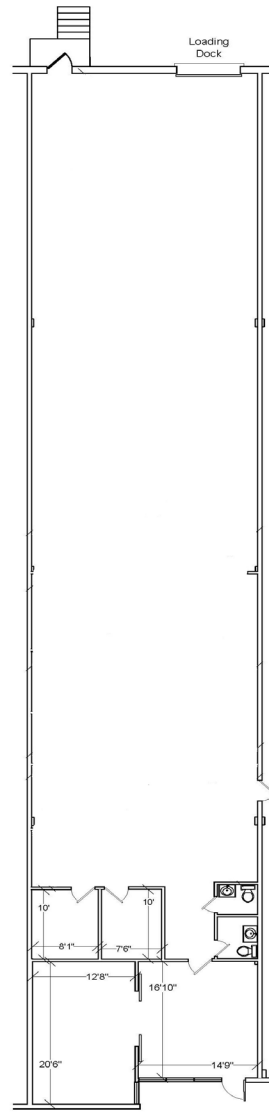
## BUILDING DESCRIPTION

- AVAILABLE IMMEDIATELY
- 72,000 SF industrial/flex building
- 5.4 acre lot
- LED lighting
- 15'6" clear ceiling height
- Gas heat
- Wet sprinkler system

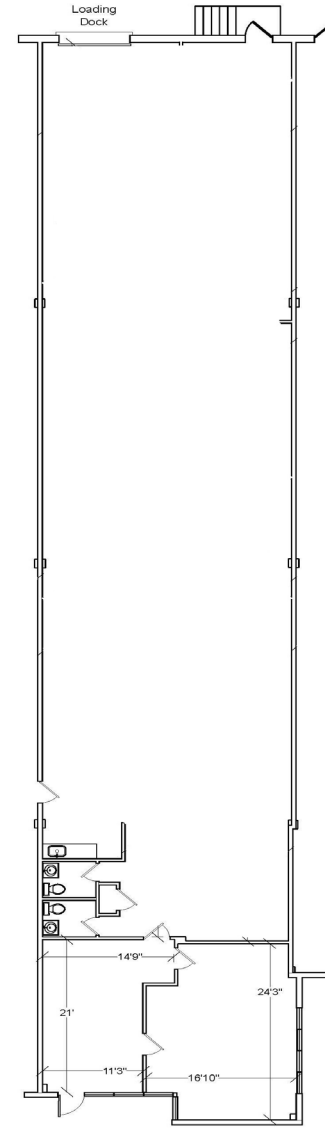
## UNIT 1



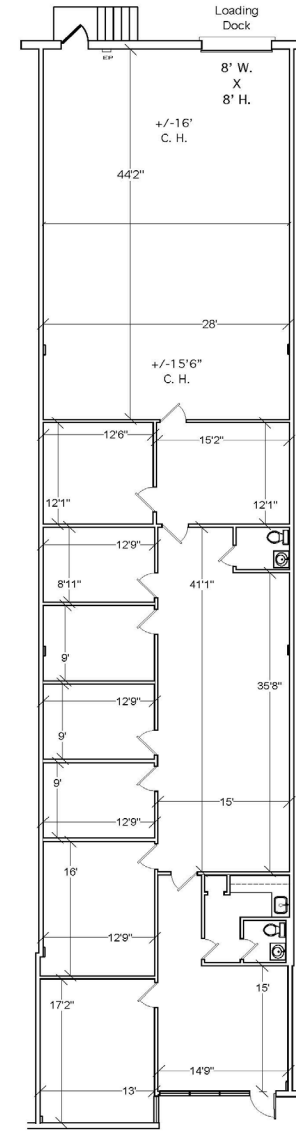
## UNIT 15



## UNIT 16



## UNIT 17



\*OFFICE AREA IN UNITS 15 & 16 REFLECTS PLANNED DEMOLITION



# LOCATION INFORMATION

**AVAILABLE FOR LEASE**

## 2091 SPRINGDALE ROAD

CHERRY HILL, NJ



### Distance to

Route 70	1.1 mi
Route 73	1.2 mi
NJ Turnpike (Exit 4)	1.4 mi
I-295 (Exit 34)	1.8 mi
Philadelphia (via Betsy Ross Bridge)	9.0 mi
Philadelphia International Airport	20 mi

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