

**FOR
LEASE**

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1873 Marlton Pike, East, Suite 1C
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PRIME INDUSTRIAL PROPERTY FOR LEASE
100 GOLDMAN DR, CREAM RIDGE, NJ 08514



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OFFERING SUMMARY

Asking Lease Rate: \$9/SF NNN

Size Available: +/- 20,000 USF

Building Size: +/- 110,000 SF

Signage: Facade

Parking: +/- 45 Spaces

Zoning: LI-2

Occupancy/Availability: May 1, 2026

Ceiling Height: +/- 20 FT

Loading Docks: Shared

Drive-In Bays: Yes



PROPERTY HIGHLIGHTS

+ Property has convenient access to I-195, CR 539, NJTP, GSPW and CR-537. These roads support commercial truck traffic and are strategic to the property.

+ This 20,000 SF availability has a shared dock, drive-in door and plenty of power. The space is ideal for either manufacturing or storage needs. The space is heated and has new LED lighting above.

+ This light industrial building has 3 phase power and can support many manufacturing requirements.

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KEY	
■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	782	9,290	21,081
PROJECTED 2029	810	9,531	21,639

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	270	3,413	7,220
PROJECTED 2029	278	3,485	7,387

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$118,972	\$113,608	\$120,870
MEDIAN 2029	\$89,516	\$88,516	\$95,140

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KEY DISTANCES

- I-195 8.3 MILES
- ROUTE 206 11.2 MILES
- I-95 12.8 MILES
- PHILADELPHIA 44.6 MILES
- ATLANTIC CITY 65 MILES
- NEW YORK 67.9 MILES

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NEARBY AMENITIES

DINING

- Burger King
- Domino's Pizza
- Dunkin'
- McDonald's
- Ninuzzo Trattoria
- Papa John's Pizza
- Plumsted Grill

- Pop's Dogs and Catering
- Starbucks
- Taco Bell
- Wawa
- Wendy's

RETAIL/GROCERY

- 7-Eleven
- Ace Hardware
- CVS
- Dollar General
- Dollar Tree
- Hanover Golf Club
- Laurita Winery

- Lodge Inn
- Mavis Discount Tire
- McGuire Air Force Base
- New Egypt High School
- New Egypt Speedway
- Saratoga Farms
- Six Flags

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