

# ROCKHILL INDUSTRIAL PARK

ROCKHILL ROAD & ROUTE 70 | CHERRY HILL, NJ

AVAILABLE  
FOR LEASE



**TWO UNITS AVAILABLE: 2,210 SF & 15,849 SF**

**PRIME ROUTE 70 LOCATION WITH IMMEDIATE ACCESS TO I-295**



## FOR MORE INFORMATION

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**NAI Mertz**

 **NAI Mertz** | 21 Roland Avenue  
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# CURRENT AVAILABILITIES

## ROCKHILL INDUSTRIAL PARK ROCKHILL RD & ROUTE 70 | CHERRY HILL, NJ

### ABOUT ROCKHILL INDUSTRIAL PARK

Rockhill Industrial Park is an eight building portfolio situated right on Route 70 in the heart of Cherry Hill, NJ. The 97,000 total square feet that comprise the park offer spaces ranging from 2,000 to 20,000 square feet that can accommodate a wide variety of industrial uses. The park offers immediate access to I-295 at Exit 34. Occupancy in the park provides monument signage opportunities along the heavily trafficked Route 70 corridor.



**IMMEDIATE ACCESS TO I-295**

### INDUSTRIAL FOR LEASE

#### 5-A ROCKHILL ROAD

BLDG 2, SUITE 2      15,849 SF

#### DESCRIPTION

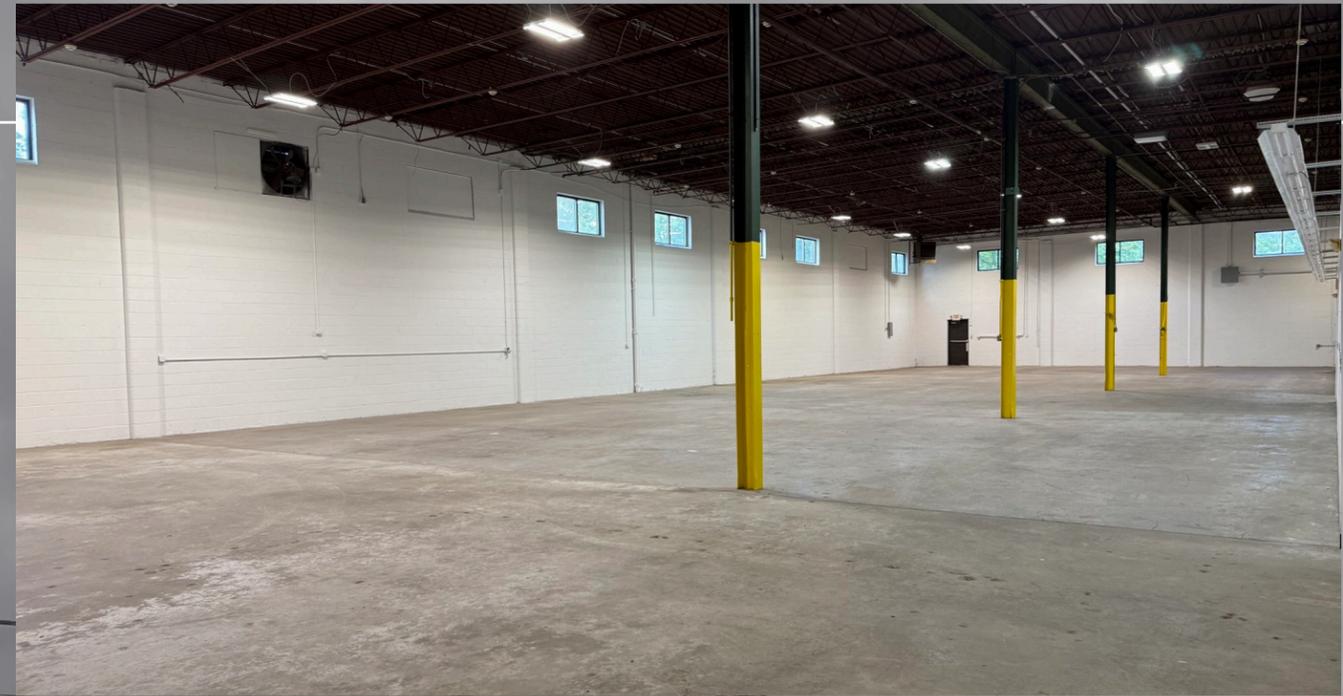
- Three (3) loading docks
  - Two (2) 12' x 14'
  - One (1) 8' x 10'
- 5,968 SF office, includes 2,250 SF loft area
- Ceiling height: 19' to joists
- LED lighting
- Power: 600A, 120/240, 208v, 3P

#### 16 ROCKHILL ROAD

SUITE A      2,210 SF

#### DESCRIPTION

- (1) 12'x12' grade-level drive-in door
- 10'7" - 13'4" clear height
- (2) restrooms



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# SITE PLAN



ROCKHILL INDUSTRIAL PARK  
ROCKHILL RD & ROUTE 70 | CHERRY HILL, NJ

5-A  
ROCKHILL  
ROAD

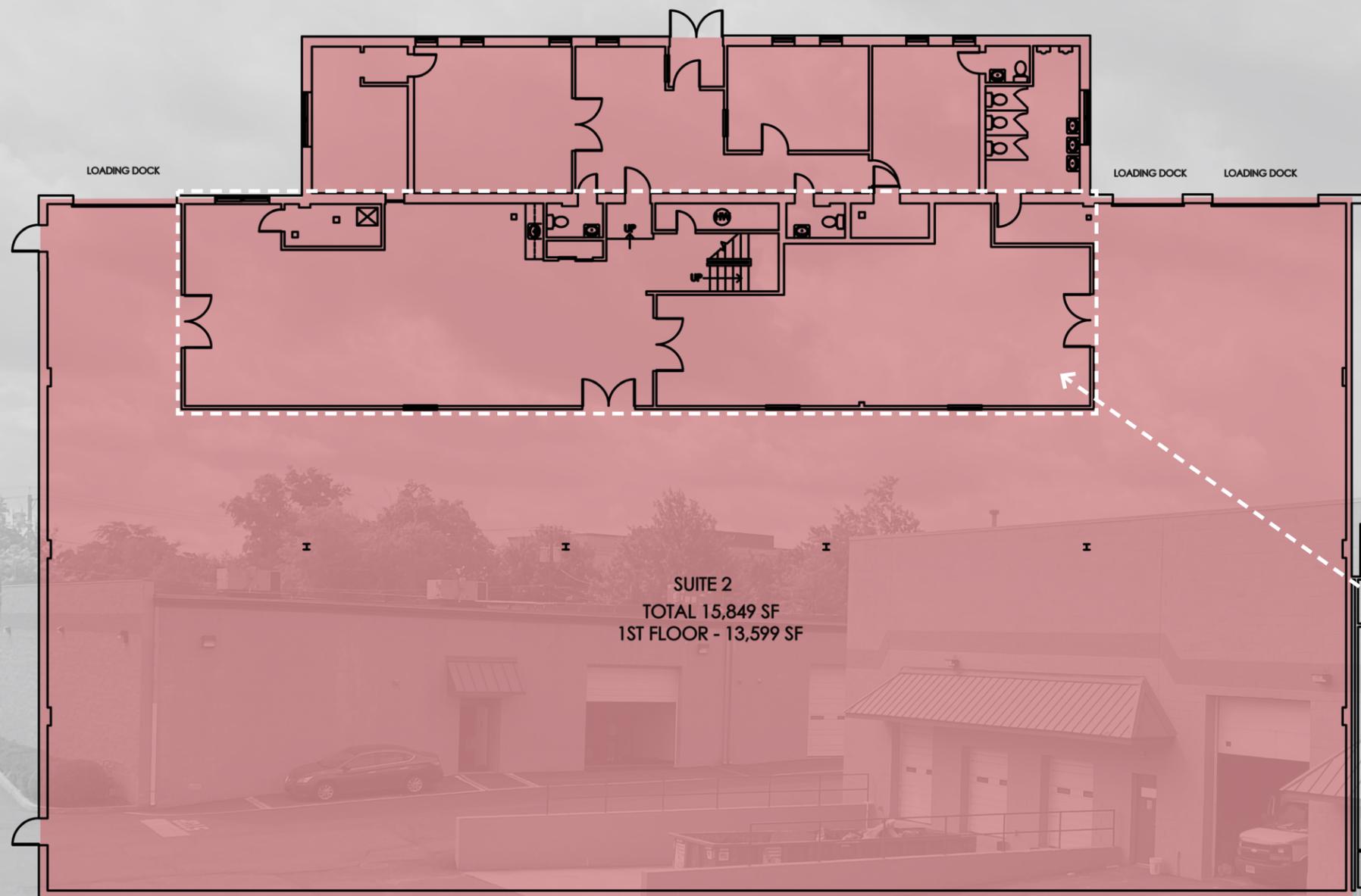
16  
ROCKHILL  
ROAD



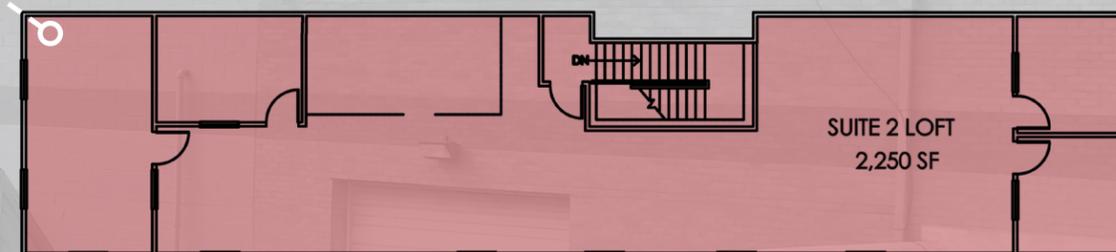
1/4 MILE  
TO I-295



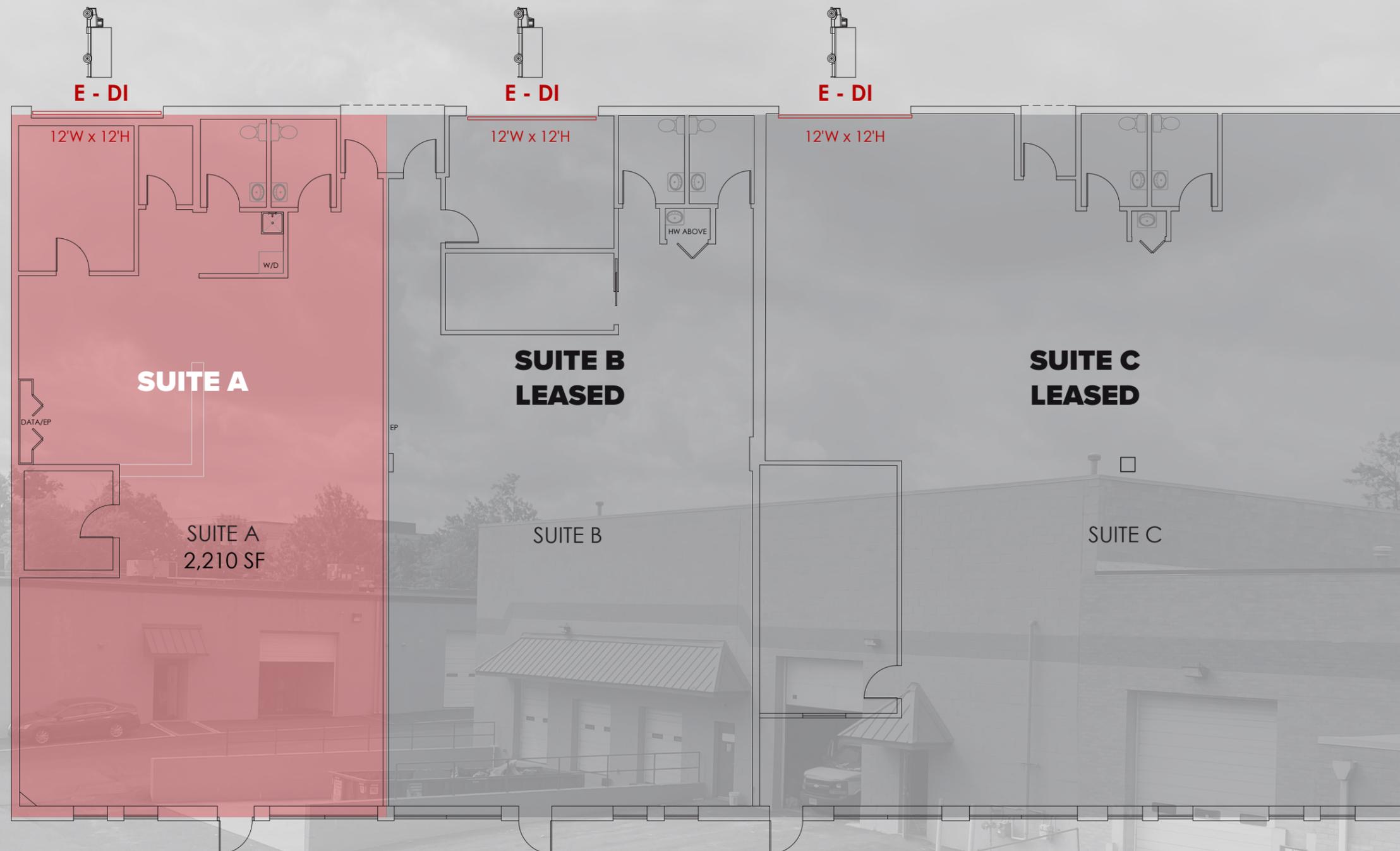
TRAFFIC COUNT: 78,296 VPD



1 EXISTING FIRST FLOOR PLAN  
EC SCALE: 1/8" = 1'-0"



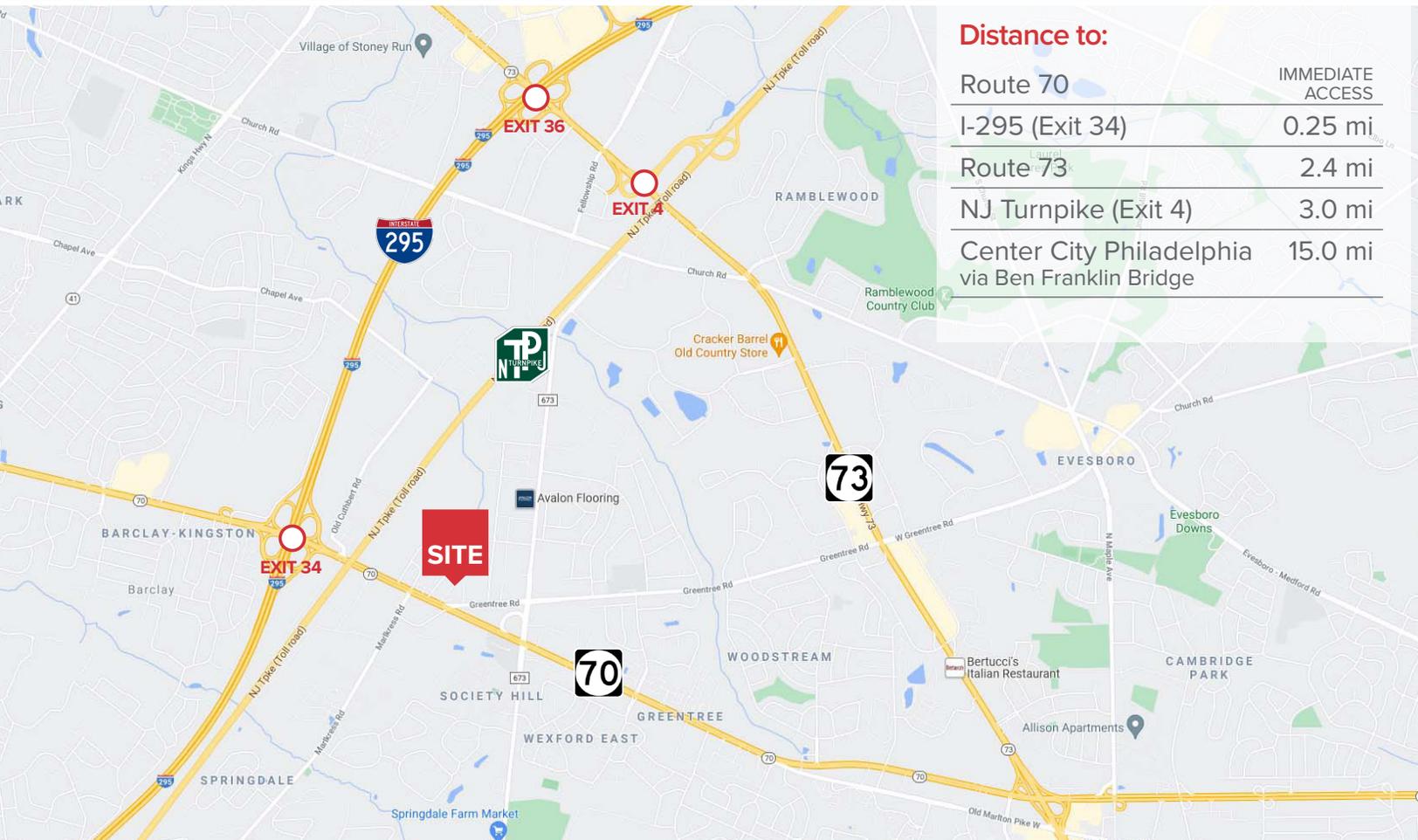
2 EXISTING SECOND FLOOR PLAN  
EC SCALE: 1/8" = 1'-0"



# LOCATION INFORMATION

## ROCKHILL INDUSTRIAL PARK

ROCKHILL RD & ROUTE 70 | CHERRY HILL, NJ



### Distance to:

Route 70	IMMEDIATE ACCESS
I-295 (Exit 34)	0.25 mi
Route 73	2.4 mi
NJ Turnpike (Exit 4)	3.0 mi
Center City Philadelphia via Ben Franklin Bridge	15.0 mi

## NEW OWNERSHIP

### ABOUT VELOCITY VENTURES

Velocity Venture Partners is a leading developer of industrial real estate throughout New Jersey and Pennsylvania. The firm devotes its time exclusively to distribution, fulfillment and manufacturing style assets that are located close to densely populated suburban corridors and major transportation arteries. The team currently owns and operates over 8.5 million square feet of industrial space throughout the region - a portfolio comprising 200 tenants and 70 properties. Velocity was founded by Gloucester County-native Tony Grelli and Montgomery County-native Zach Moore. Learn more at [www.velocityinv.com](http://www.velocityinv.com)



VELOCITY VENTURES

## LEASING

### ABOUT NAI MERTZ



NAI Mertz, a leading full-service commercial real estate firm, was named an NAI Global Office of the Year. NAI Global has more than 375 offices globally with over 6,000 local market professionals, managing in excess of over 1.15B square feet of property. NAI Mertz is based out of four local offices in Mount Laurel, NJ; Philadelphia, Bucks County and Wilkes-Barre, PA.

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