



1152

MARLKRESS ROAD
CHERRY HILL | NEW JERSEY



- EXCLUSIVE -
INDUSTRIAL WAREHOUSE FOR LEASE

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Located in Cherry Hill's established industrial district, **1152 Marlkrass Road offers 96,846 SF of functional warehouse/manufacturing space on 4.5 acres, with divisibility to 25,000 SF.** The facility includes **14,526 SF of two-story office space** and **82,320 SF of plant/warehouse area.** With a **building footprint of 89,523 SF,** the building is well-suited for a range of industrial uses, including distribution, light manufacturing, and storage.

Strategically positioned near I-295, the NJ Turnpike, Route 70, and the Atlantic City Expressway, the property offers seamless access to Philadelphia (25 min), Trenton (30 min), and NYC (90 min). It is served by PSE&G, NJ American Water, and Camden County MUA, with SEPTA and PATCO public transit nearby. A variety of hotels, restaurants, and retail amenities are just minutes away, making it a highly accessible and convenient location for business operations.

PROPERTY OVERVIEW

Property Type	Industrial Warehouse
Building Total SF	96,846 SF (divisible)
Ceiling Heights	22' - 25' 7"
Zoning	IR
Docks / Drive-Ins	13 / 1
Possession	Immediate

ASKING RENT: UPON REQUEST



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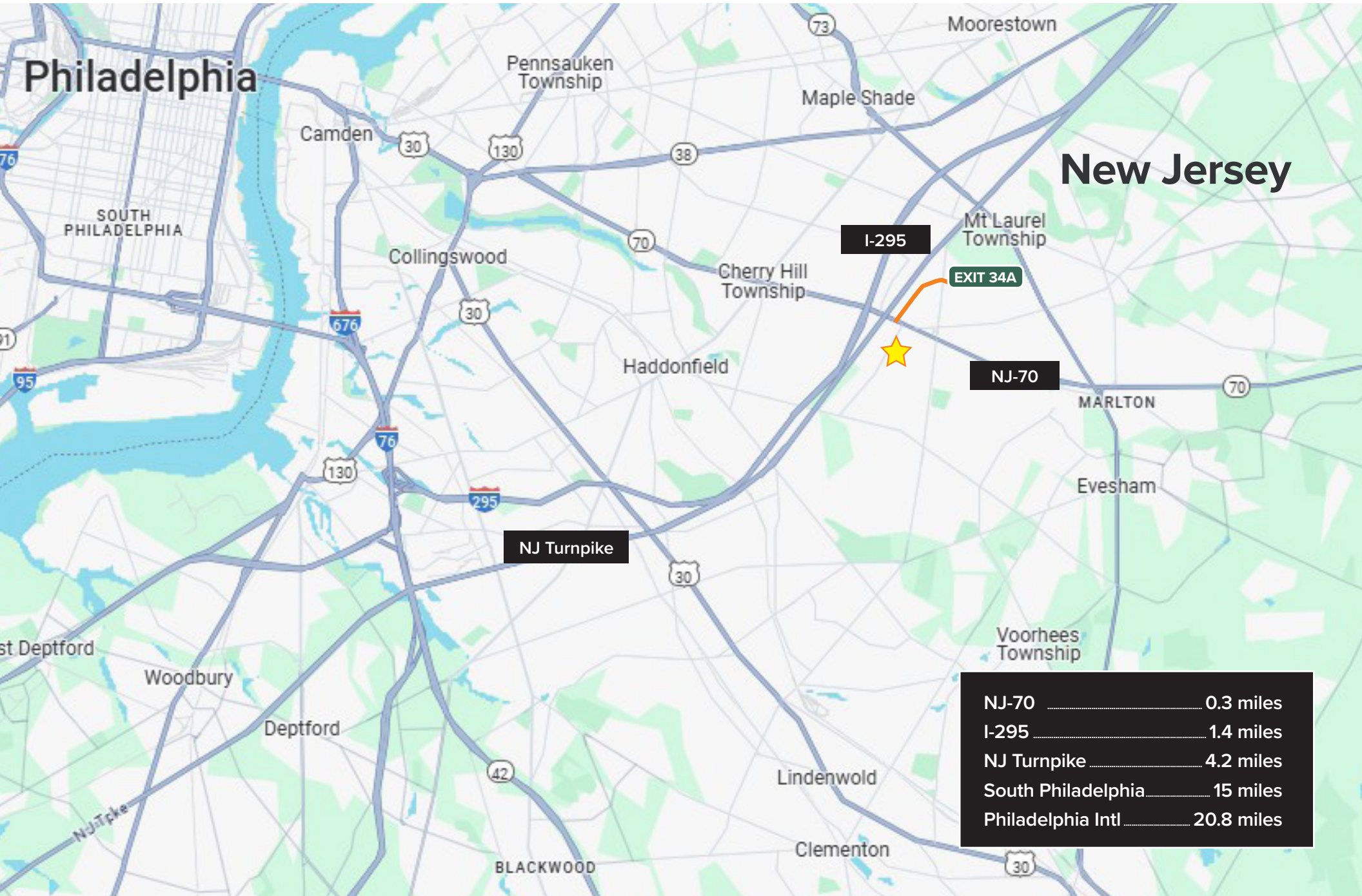
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ADDITIONAL INFO

- Size: Plant/Warehouse - 82,320 SF (approx)
Offices - 14,526 SF (two-story)
- Sprinkler System: wet system supplied by an 8" riser
- Electric: 1,200 amp, 3 phase, 480/277 volt
- Parking: 84 spaces
- Column Spacing: 49'6"x33', 40'x40'
- Lighting Fixtures:
 - Interior - T-5 fluorescent with motion sensors
 - Exterior - Wall-mounted
- HVAC:
 - Office - natural gas fired rooftop package units.
 - Warehouse - Combination of suspended natural gas fired blower units and gas fired radiant tube system. (Approx. 40,000 SF is heated by a hydronic blower system fueled by two (2) natural gas boilers)



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FOR MORE INFORMATION,
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