

ROCKHILL INDUSTRIAL PARK

ROCKHILL ROAD & ROUTE 70 | CHERRY HILL, NJ

AVAILABLE
FOR LEASE







NEW AVAILABILITIES! SPACES FROM 2,210 SF TO 15,849 SF

PRIME ROUTE 70 LOCATION WITH IMMEDIATE ACCESS TO I-295




FOR MORE INFORMATION

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NAIMertz

 **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 ROCKHILL ROAD

- | | |
|---|-----------------|
| SUITE 3 | 8,001 SF |
| • (1) 12'x12' dock door | |
| • (1) 12'x12' grade-level drive-in door | |
| • 14'3" clear height | |

- | | |
|---------------------|-----------------|
| SUITE 4 | 6,154 SF |
| • (1) drive-in door | |
| • 17' clear height | |
| • (2) restrooms | |

* SUITES 3 & 4 CAN BE COMBINED FOR 14,155 SF CONTIGUOUS SPACE

5-A ROCKHILL ROAD

- | | |
|--|------------------|
| BLDG 2, SUITE 2 | 15,849 SF |
| • (3) loading docks | |
| • (2) 12'x14' & (1) 8'x10' | |
| • 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 |
| • (1) 12'x12' grade-level drive-in door | |
| • 10'7" - 13'4" clear height | |
| • (2) restrooms | |



FOR MORE INFORMATION

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SITE PLAN



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



1/4 MILE
TO I-295

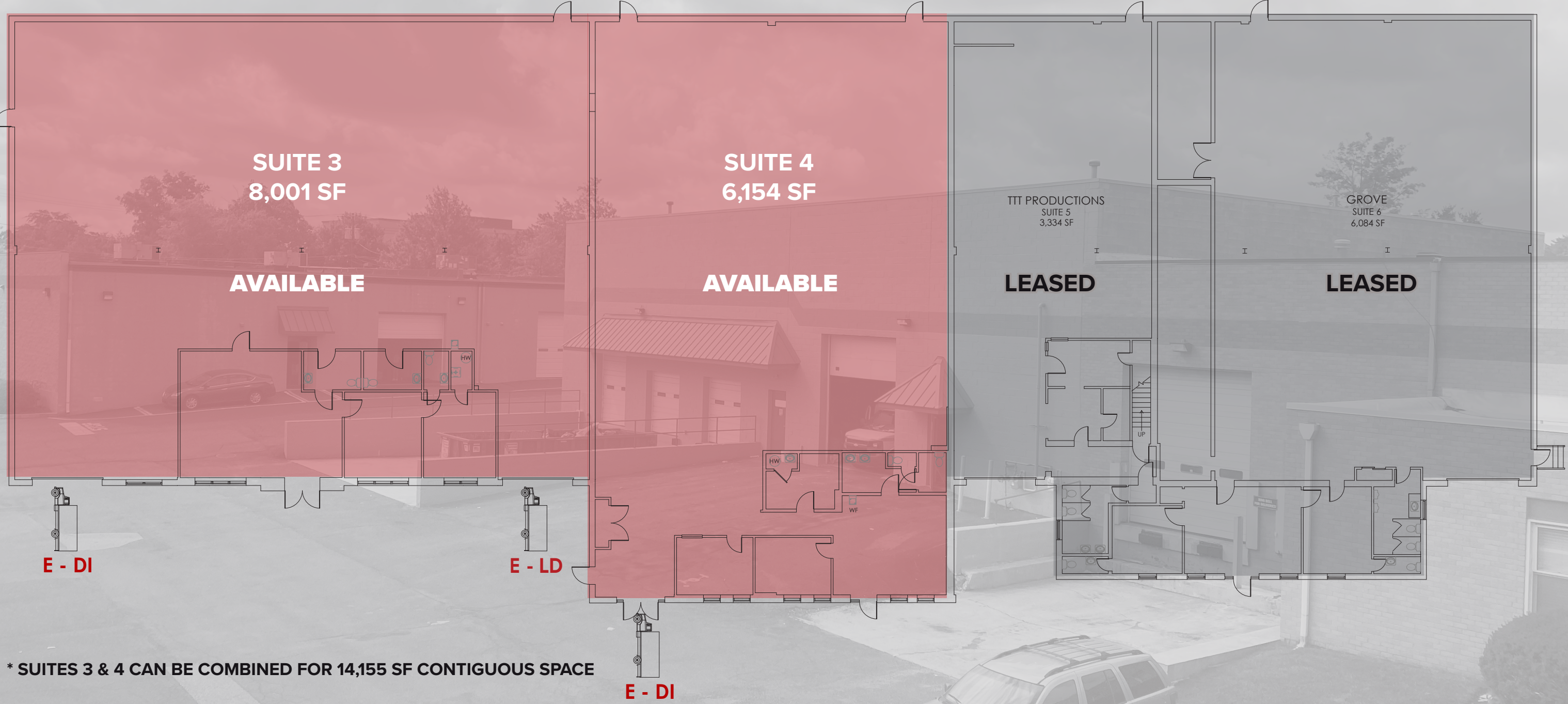


TRAFFIC COUNT: 78,296 VPD

FLOORPLANS

ROCKHILL INDUSTRIAL PARK

5 ROCKHILL RD | CHERRY HILL, NJ

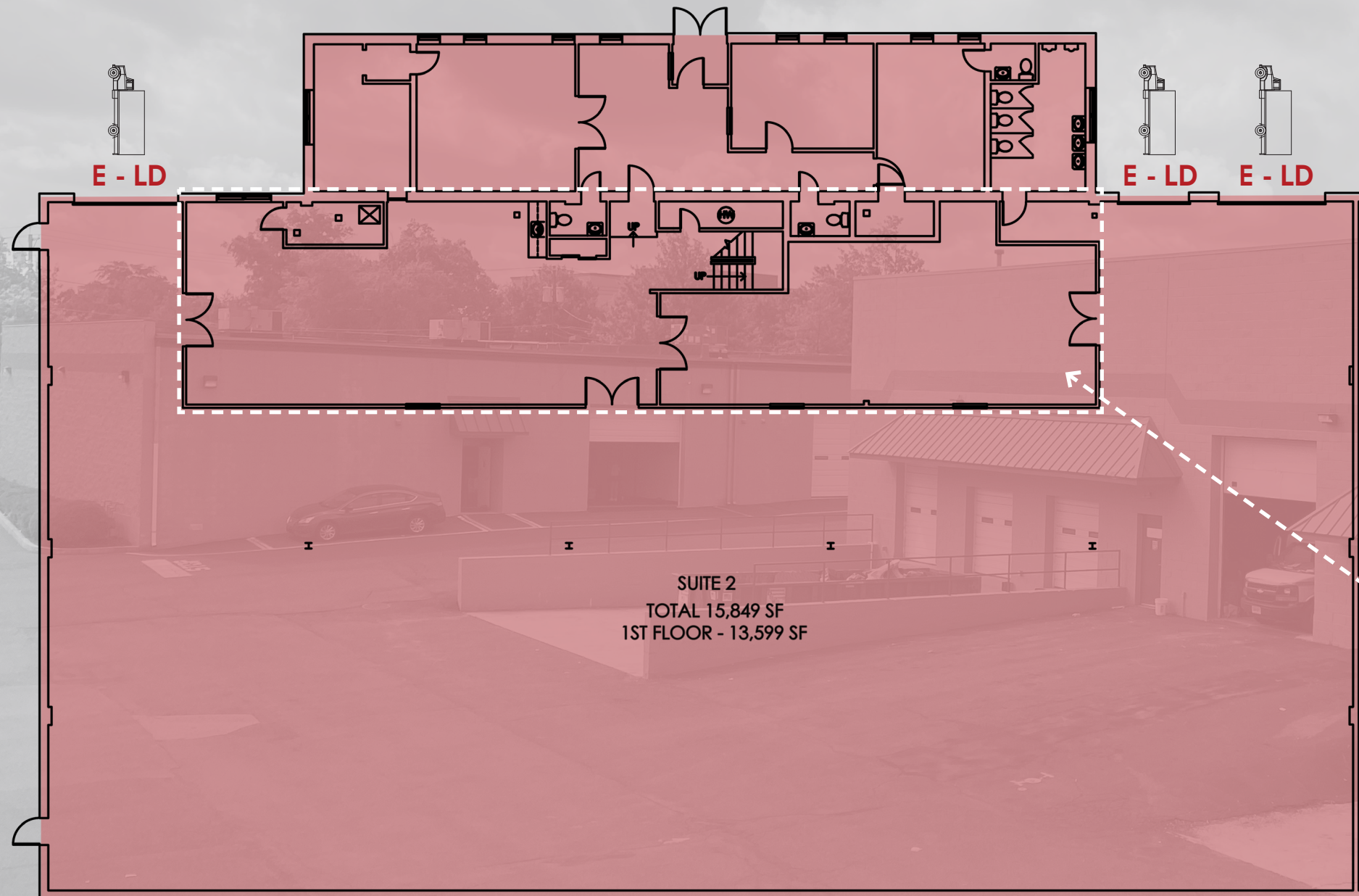


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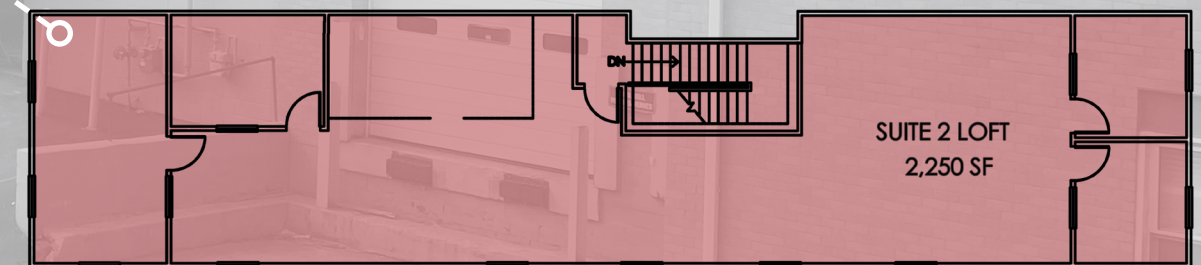
FLOORPLANS

ROCKHILL INDUSTRIAL PARK

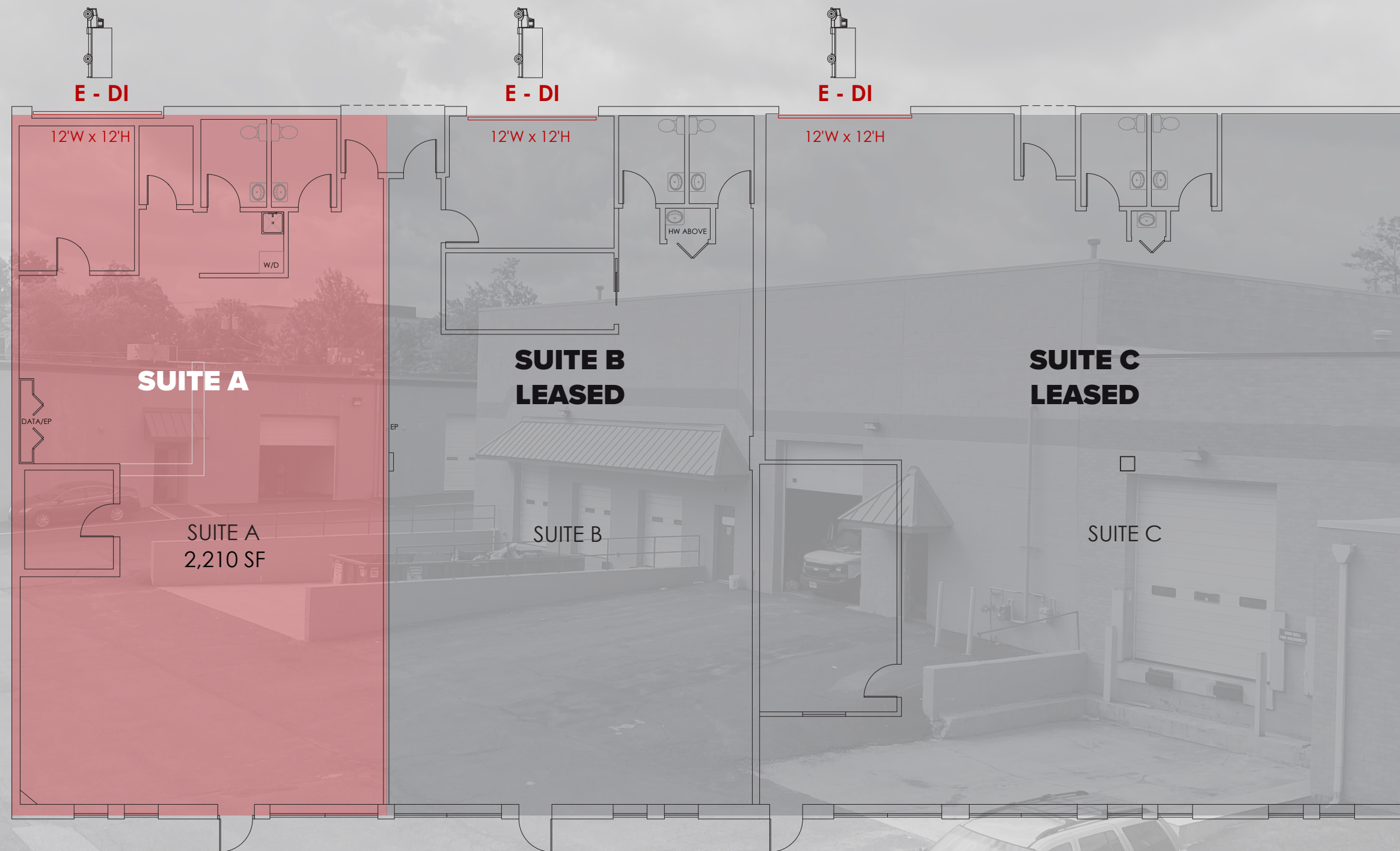
5A ROCKHILL RD | CHERRY HILL, NJ



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



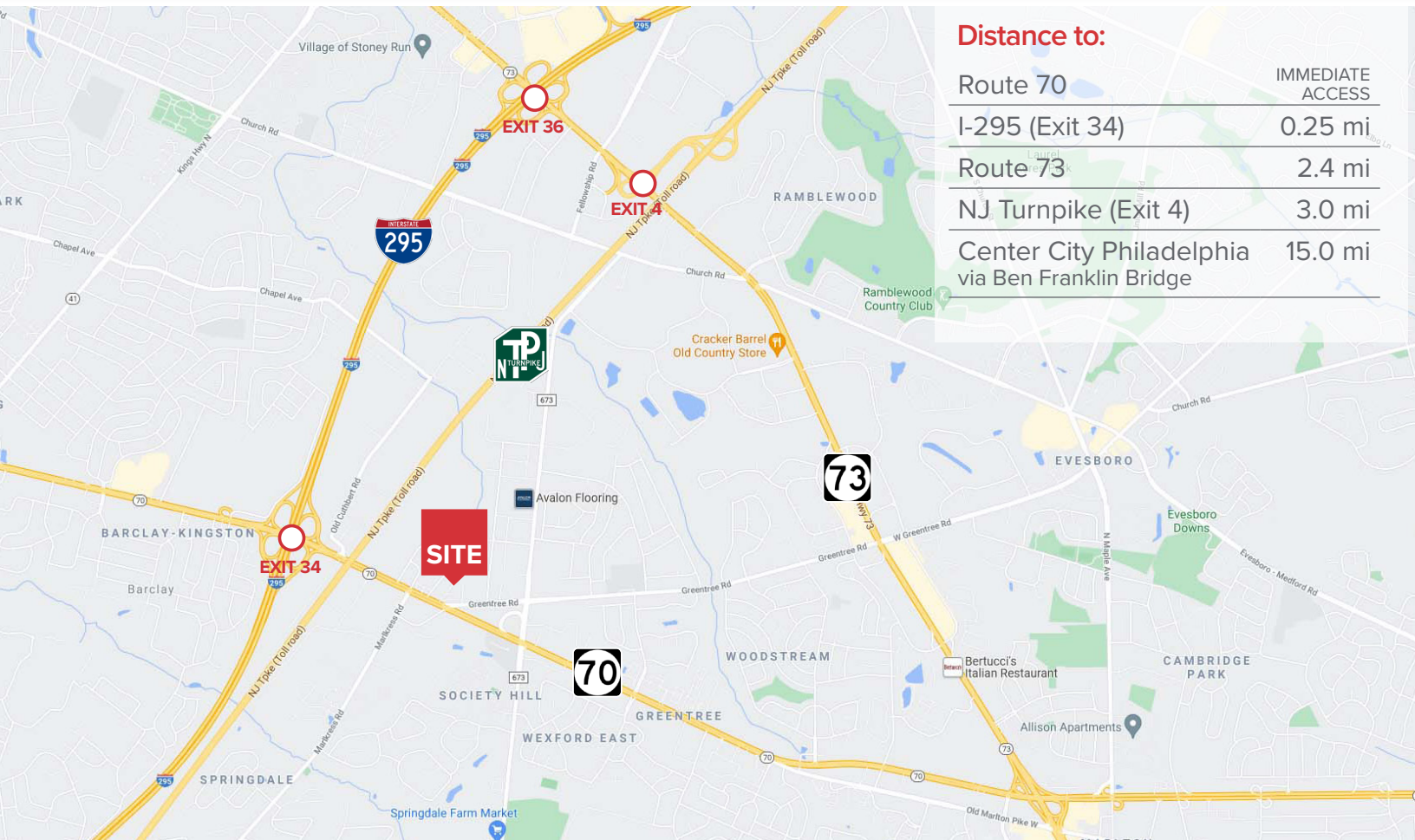
2 EXISTING SECOND FLOOR PLAN
EC SCALE: 1/8" = 1'-0"



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



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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