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Cherry Hill, NJ 08003



**FOR  
SALE**

**LIGHT INDUSTRIAL/WAREHOUSE SPACE**  
**450 SOUTH FELLOWSHIP ROAD, MAPLE SHADE, NJ 08052**



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# OFFERING SUMMARY

**Asking Sale Price:** Call for Pricing

**Building Size:** +/- 32,000 SF

**Acreage:** +/- 3.01 Acres

**Zoning:** Planned Development

**Parking:** +/- 65 spaces

**Taxes:** \$37,342.41 (2022)



## PROPERTY HIGHLIGHTS

+ Well maintained +/- 32,000 SF light industrial/warehouse building available for sale and ready for immediate use, offering a versatile space for various operations

+ This building is located on +/- 3.01 acres and features new LED lighting, overhead drive-in doors, high ceiling height in most areas, office space, and ample parking

+ This building is equipped with substantial electrical capacity, making it ideal for light manufacturing, storage, and other light industrial uses. It is located in the Planned Development District (PD) which accommodates a wide range of uses. More information on zoning is available

+ This property is conveniently located right off Route 73 and offers easy access to major highways including Route 38, Route 130, the NJ Turnpike, I-295, and all major bridges into Philadelphia

Drive-In  
Overhead  
Doors!



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KEY	
1 MILE	
3 MILE	
5 MILE	

# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	15,703	84,796	242,141
PROJECTED 2028	16,220	88,059	250,498

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,916	33,781	93,628
PROJECTED 2028	7,140	35,135	97,014

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$93,293	\$116,315	\$120,406
MEDIAN INCOME	\$71,664	\$91,576	\$94,898



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## KEY DISTANCES

**ROUTE 38** 1.1 MILES

**ROUTE 73** 1.3 MILES

**I-295** 3.1 MILES

**ROUTE 70** 4.4 MILES

**I-95** 7.6 MILES

**ROUTE 206** 15.1 MILES

**ROUTE 1** 19.7 MILES



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## NEARBY AMENITIES

### DINING

- Carrabbas Italian Grill
- CAVA
- Chick Fil A
- Dunkin
- Longhorn Steakhouse
- Millers Alehouse
- Olive Garden
- Outback Steakhouse
- PJ Whelihans
- Starbucks

### RETAIL/GROCERY

- ALDI
- Best Buy
- Carmax
- Cherry Hill Mall
- Coco Key Water Resort
- CVS
- Davids Bridal
- Dicks Sporting Goods
- Goodwill
- Home Depot
- Lowes
- Macys
- Moorestown Mall
- Public Storage
- Shoprite
- Sky Zone Trampoline Park
- Walmart
- Wawa



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# INTERIOR

Production



Drive-In Bay



Loft



Power Source



Production



Kitchenette

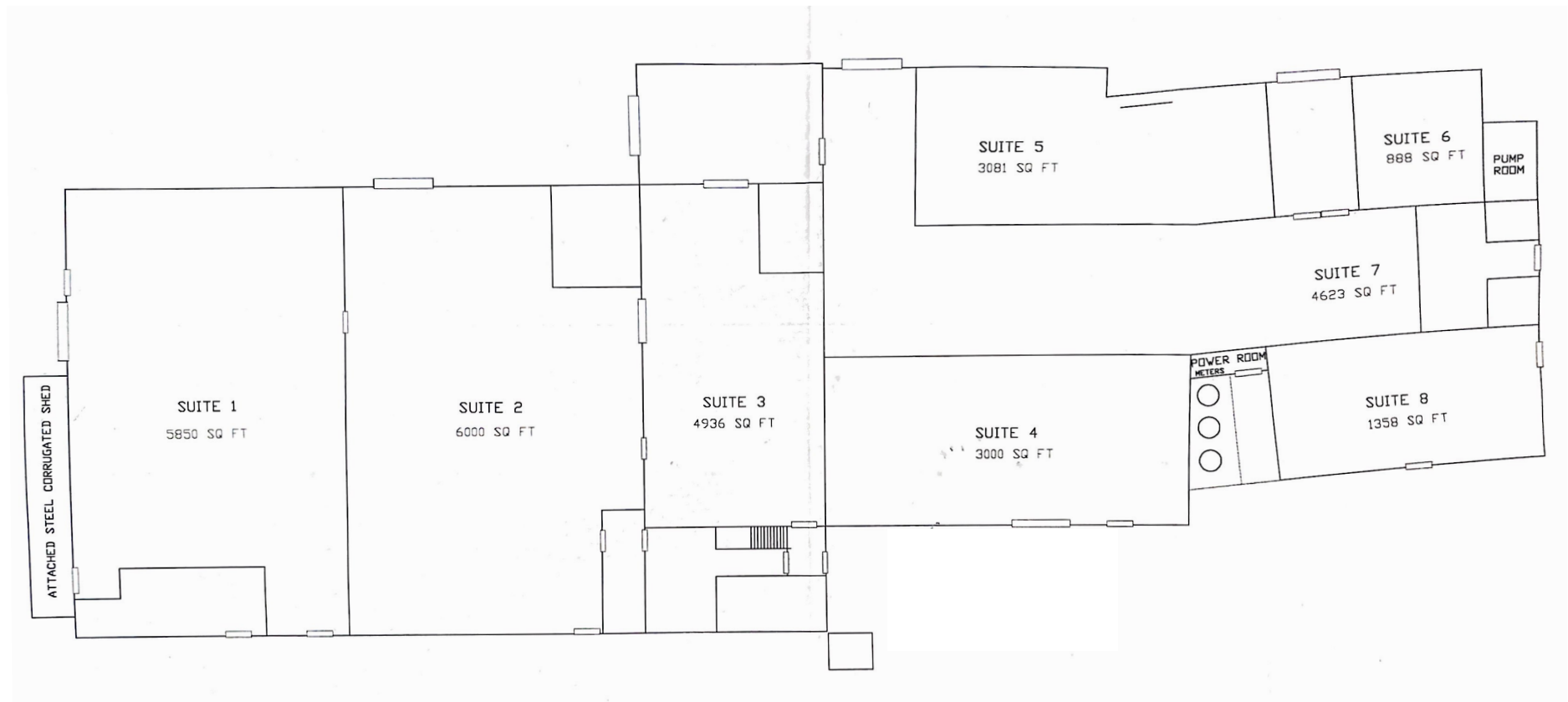


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# FLOOR PLAN



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# AERIAL VIEW



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