

FLEX
INVESTMENT
OPPORTUNITY

**EAST GATE
BUSINESS
CENTER**
MT. LAUREL, NJ

8 BLDG
PORTFOLIO



**DIRECT
ACCESS
TO NJ TPK
& I-295**

FOR MORE INFORMATION

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Naimertz



EAST GATE BUSINESS CENTER

MOUNT LAUREL
NEW JERSEY



- 111,347 total square feet (115,285 SF w/ 2nd story)
 - 53,261 SF flex space
 - 58,086 SF office
- 8 buildings
- 9.19 acres
- APN: 24-01201-06-00001
- Zoning: I- Industry
- Real estate taxes (2023): \$199,000
- 12'4" clear height ceilings in flex units
- 10' x 8' drive-in loading
- Excellent parking ratio
- Major recent upgrades



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DRIVING DISTANCES

ROUTE 73	0.7 mi
ROUTE 38	1.4 mi
ROUTE 70	3.0 mi
BETSY ROSS BRIDGE	7.5 mi
BEN FRANKLIN BRIDGE	10.0 mi
WALT WHITMAN BRIDGE	13.5 mi
PHILADELPHIA	11 mi
NEW YORK CITY	81 mi
WASHINGTON, DC	145 mi

**ONE
MILE
TO
NJ TURNPIKE
(EXIT 4)
& I-295
(EXIT 36)**

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