



INDUSTRIAL SPACE FOR LEASE

**📍 1980 Old Cuthbert Rd
Cherry Hill NJ**

**AVAILABLE
14,884 SF**

BUILDING SPECS

Total Building Size	14,884 SF
Warehouse	13,000 +/- SF
Ground Floor Office Space	1800 +/- SF
Building Height	14'
Car Parking	25 Spaces
Dock Doors	1
Drive-In	2
Lease Rate	\$ 10.50 NNN
Net Charges	\$ 3.65 PSF

LOCATION

I-295	Just off Exit 34 of I-295
NJ Turnpike	15 Minutes from Exit 4 of the NJ Turnpike
Philadelphia Airport	Less than 30 minutes from Philadelphia International Airport

**📍 WELL SITUATED IN THE
Heart of Camden County
Close to All Major Routes**

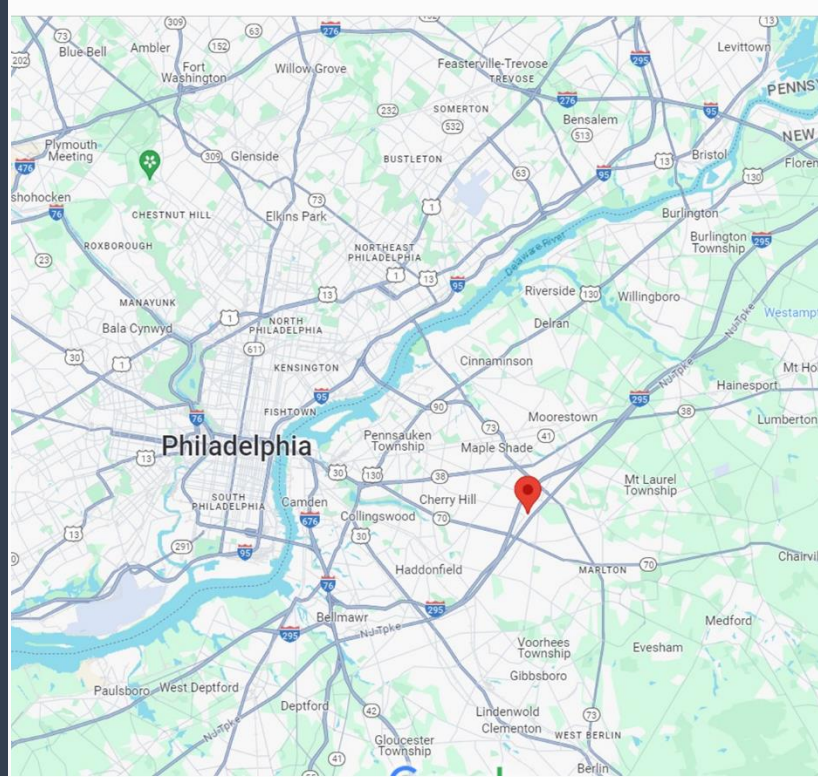
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MARKET SUMMARY

1980 Old Cuthbert Rd offers a unique opportunity to lease an entire building in the Camden County submarket. The property is well-located near I-295, the NJ Turnpike and Philadelphia. The property lies in the middle of the three largest population centers in the northeastern United States. Philadelphia's urban core is within a 30-minute drive, while New York City is within a two-hour drive, as is the Baltimore/Washington area.



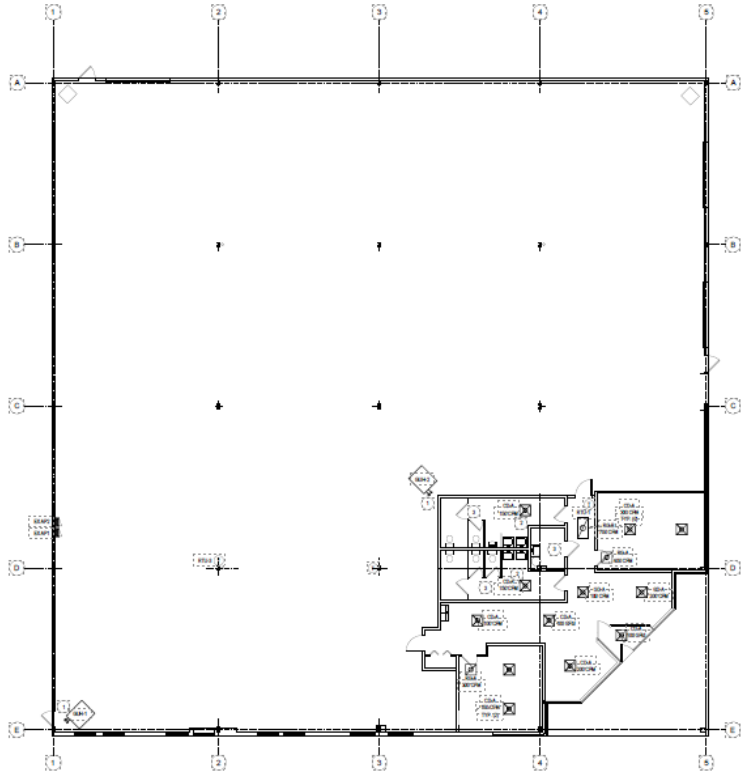
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BUILDING DETAILS



Power 800 amp 120/240 volt
3 Phase Service

HVAC Roof Top Package Units.
Forced air heat in the
warehouse & office. AC in
Office

Column Spacing 30' x 30'

Sprinklered Yes

Utilities Public Water &
Sewer

Lighting LED

Zoning Industrial

Roof 2021 Membrane Roof

All information including but not limited to statements, sketches, pictures, maps, floorplans, exhibits, demographics, measurements, etc., furnished regarding the property offered for lease is provided to assist the reader in preliminary visualization of the property. The broker(s) offering this property are not experts in the myriad of laws, regulations, technical restrictions and the physical condition of the premises. Prospective tenants are urged, prior to entering into an agreement, to consult with knowledgeable professionals such as their lawyer, engineer, surveyor, architect, etc., regarding the condition and suitability, etc. of the property for their use. This information was gained from sources deemed reliable, but no representation or warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, changes in rental pricing or other conditions and or prior leases or withdrawal without notice.

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