



**1152 MARLKRESS ROAD**  
**CHERRY HILL, CAMDEN COUNTY, NJ 08003**  
**TAX PARCEL #: 09-00500-01-00010**

LOT SIZE:	4.50 acres						
DESCRIPTION:	One-story, modern, warehouse/manufacturing facility.						
SIZE OF BUILDING:	Approx. 96,846 sq. ft.						
AVAILABLE SPACE:	Approx. 54,246 sq. ft. <table><tr><td>Offices:</td><td>Approx.</td><td>14,246 sq. ft.</td></tr><tr><td>Plant/Warehouse:</td><td>Approx.</td><td>40,000 sq. ft.</td></tr></table>	Offices:	Approx.	14,246 sq. ft.	Plant/Warehouse:	Approx.	40,000 sq. ft.
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Plant/Warehouse:	Approx.	40,000 sq. ft.					
PARKING:	Approx. eighty-four (84) automobiles.						
AGE OF BUILDING:	Built 1968.						
CONSTRUCTION:	<u>Frame</u> : Steel. <u>Walls</u> : Combination of masonry and insulated pre-engineered metal panel. <u>Floors</u> : Assumed but not verified to be 6” reinforced concrete. <u>Roof</u> : Firestone TPO roofing system installed May 2010.						
CEILING HEIGHT:	Approx. 25’7” sloping to 25’4” clear to underside of bar joist.						
LOADING:	<u>Tailgate</u> : One (1) 8’ x 10’ and five (5) 8’ x 8’ insulated steel sectional doors equipped with mechanical levelers. Four (4) are equipped with dock lights.						
COLUMN SPACING:	49’6” x 33’						
SPRINKLER SYSTEM:	Wet system supplied by an 8” riser. A portion of the property is served by an ESFR system.						



<b>HVAC:</b>	<b><u>Office:</u></b> Natural gas fired rooftop package units. <b><u>Plant/Warehouse:</u></b> Combination of suspended natural gas fired blower units and gas-fired radiant tube system.
<b>INTERIOR LIGHTING:</b>	T-5 fluorescent fixtures on motion sensors.
<b>EXTERIOR LIGHTING:</b>	Wall-mounted fixtures.
<b>TOILET FACILITIES:</b>	One (1) men's room with one (1) water closet and one (1) lavatory. One (1) ladies' room with one (1) water closet and one (1) lavatory. Finishes include fluorescent lighting, ceramic tile flooring and painted drywall.
<b>WATER:</b>	Service provided by New Jersey American Water Company.
<b>SEWER:</b>	Service provided by Camden County Municipal Utilities Authority.
<b>GAS:</b>	Service supplied by PSE&G.
<b>ELECTRIC:</b>	1,200 amp, 3 phase, 480/277-volt service provided by PSE&G.
<b>ASSESSMENT:</b>	\$3,143,500 (2021)
<b>TAXES:</b>	\$128,852 (\$1.33/SF) (2021)
<b>ZONING:</b>	IR – Industrial Restricted Zone
<b>LOCATION:</b>	Strategically situated just south of the Marlton East Interchange of I-295, the property offers convenient access to the New Jersey Turnpike, Route 70, Route 130, Route 30, Route 73 and Route 446 (Atlantic City Expressway) and the bridges to Philadelphia. The property is just twenty-five (25) minutes from Metropolitan Philadelphia, thirty (30) minutes from Trenton, NJ and ninety (90) minutes from New York.
<b>AIRPORT:</b>	Philadelphia International (PHL) is twenty-five (25) minutes away, Northeast Philadelphia (PNE) is thirty (30) minutes away and Trenton-Mercer (TTN) is thirty-five (35) minutes away.
<b>AMENITIES:</b>	Most major hotels and restaurants are represented in the area within a five (5) to ten (10) minute drive.
<b>PUBLIC TRANSPORTATION:</b>	SEPTA Bus 406 offers service from Philadelphia, PA to Berlin Township, NJ stopping at Route 70 at Kings Highway, a short distance from the property. PATCO Rail offers service from 15 <sup>th</sup> /16 <sup>th</sup> Street & Locust Station to Lindenwood Station stopping at the Woodcrest Station, which is less than 10 minutes from the property.

