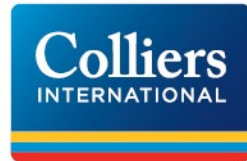


**9,882 Square Feet**  
**2 Keystone Avenue, Unit 500**  
**Cherry Hill Industrial Park**  
**Cherry Hill Twp, Camden County, New Jersey**

<b>DESCRIPTION:</b>	One (1) story warehouse/flex facility containing approximately 61,823 square feet.
<b>UNIT SIZE:</b>	Approximately 9,882 square feet.
<b>CONSTRUCTION:</b>	Brick exterior with steel columns and bar joists.
<b>OFFICE AREA:</b>	Approximately 2,700 square feet of office space comprised of six (6) private offices, one (1) conference room and one (1) kitchen area.
<b>CEILING HEIGHTS:</b>	<u>Warehouse:</u> Approximately 16' clear to underside of main bar joists.
<b>COLUMN SPACING:</b>	Each section of the warehouse is clear span.
<b>LOADING FACILITIES:</b>	One (1) manually operated 10' X 10' metal overhead tailgate door.  One (1) manually operated 10' X 10' metal overhead drive-in door with a ramp.
<b>HVAC:</b>	<u>Office Area:</u> Office area is heated and air-conditioned by a combination unit.  <u>Warehouse:</u> Warehouse is heated by ceiling-hung natural gas-fired heating units. Portions of the warehouse are also fully air-conditioned.
<b>LIGHTING:</b>	<u>Office Area:</u> Fluorescent throughout.  <u>Warehouse:</u> Fluorescent throughout.
<b>TOILET FACILITIES:</b>	<u>Office Area:</u> One (1) facility containing one (1) sink, one (1) toilet and one (1) urinal.  <u>Warehouse:</u> One (1) facility containing one (1) sink and one (1) toilet. One (1) facility containing one (1) sink, one (1) toilet and one (1) urinal.
<b>ELECTRIC SERVICE:</b>	208 Volts, 1200 AMPs, 3-phase. Service provided by PSE&G.



<b>WATER SERVICE:</b>	Public water provided by Camden County Municipal Utilities Authority.
<b>SEWER SERVICE:</b>	Public sewer provided by Camden County Municipal Utilities Authority.
<b>GAS SERVICE:</b>	Service is provided by PSE&G.
<b>ZONING:</b>	IR (Industrial Restricted)
<b>LOCATION:</b>	Located in the Cherry Hill Industrial Park. Direct access from Springdale Road. Minutes from interchange 34 of I-295; Provides excellent access to Route 70. Close proximity to Route 73 and NJ Turnpike.

**For more information, or to schedule an inspection, please contact:**

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