

54,062 Square Feet
1939 Olney Avenue
Cherry Hill Business Park
Cherry Hill Twp, Camden County, New Jersey

DESCRIPTION: One (1) story warehouse/flex facility containing approximately 54,062 square feet.

UNIT SIZE:

Office:	7,000 SF (approximate)
Warehouse:	47,062 SF
Total:	54,062 SF

CONSTRUCTION: Brick and steel.

CEILING HEIGHTS: Warehouse: 17-18' clear to underside of I-beam.

COLUMN SPACING: 20' X 40'

LOADING FACILITIES: Eight (8) 8' X 10' tailgate loading doors

Two (2) drive-in loading doors with concrete ramp

One (1) grade level drive-in loading door

PARKING: 112 spaces

HVAC: Warehouse: Heated by ceiling-hung natural gas-fired heating units.

Office: Four (4) five-ton package rooftop units.

LIGHTING: Warehouse: T-5 lighting throughout warehouse.

Exterior: Building-mounted flood lights.

TOILET FACILITIES: Warehouse: Two (2) facilities containing one (1) toilet and one (1) sink.

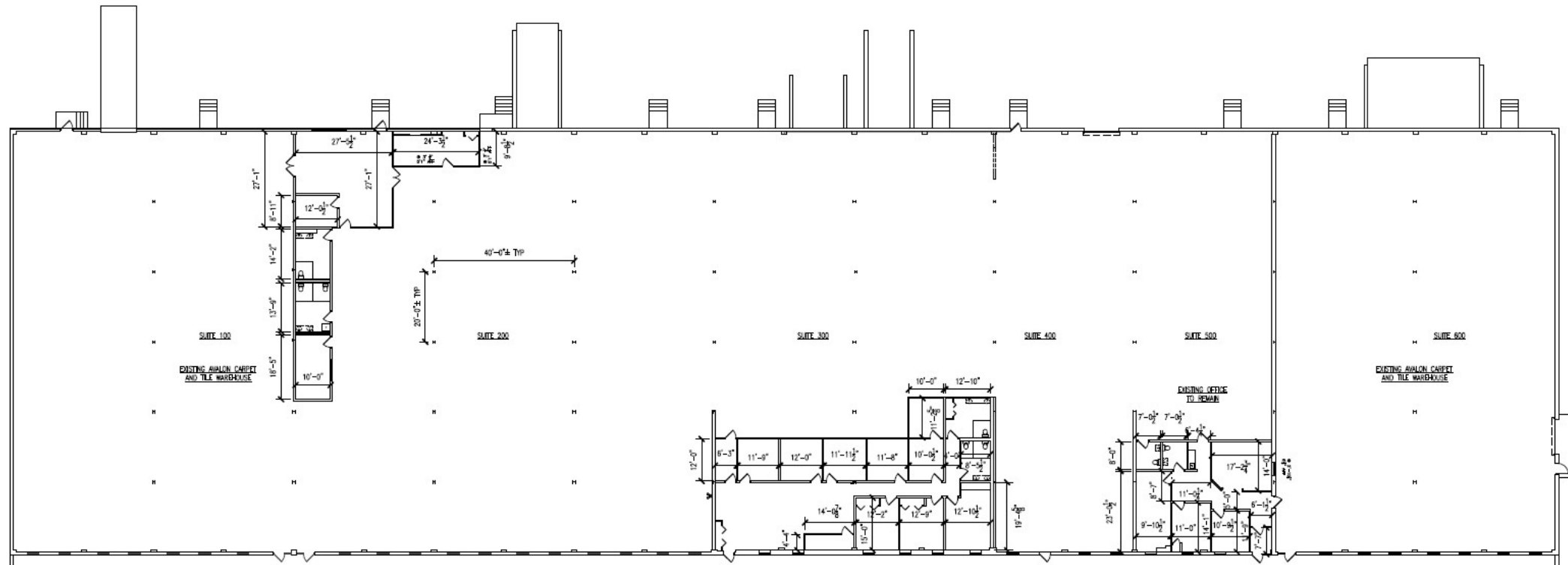
Shipping: One facility containing two (2) toilets and two (2) sinks.
One facility containing one (1) toilet and two (2) sinks.

Office: Women's Room: Two (2) toilets and two (2) sinks.
Men's Room: One (1) toilet and two (2) sinks.

Install Dept: Two (2) facilities each containing one (1) toilet and one (1) sink

ELECTRIC SERVICE:	Three (3) 200 amp services, two (2) 400 amp services, and (1) 1200 amp service. 3-phase. Service provided by PSE&G.
FIRE SUPPRESSION:	100% Wet system.
WATER SERVICE:	Public water provided by New Jersey American Water.
SEWER SERVICE:	Public sewer provided by Camden County Municipal Utilities Authority.
GAS SERVICE:	Service is provided by PSE&G.
ZONING:	IR (Industrial Restricted)
LOCATION:	Located in the Cherry Hill Business 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.

> Data Sheet



1 EXISTING PLAN SCALE: 1/16" = 1'-0"

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