

22,210 Square Feet
2040 Springdale Road
Cherry Hill Business Park
Cherry Hill Twp, Camden County, New Jersey

DESCRIPTION:	Multi-tenant warehouse facility containing approximately 49,591 SF.		
OFFICES:	Approximately 4,000 SF of office space.		
CONSTRUCTION:	Brick and steel.		
CEILING HEIGHTS:	14' clear.		
COLUMN SPACING:	20' X 50'.		
LOADING FACILITIES:	One (1) tailgate loading door.		
	Two (2) drive-in loading doors		
PARKING:	Approximately 200+ parking spaces.		
HVAC:	Fully air-conditioned.		
LIGHTING:	<u>Warehouse:</u>	Fluorescent throughout warehouse.	
	<u>Exterior:</u>	Building-mounted flood lights.	
TOILET FACILITIES:	<u>Warehouse:</u>	Men's Room:	Three toilets, one urinal and three sinks.
		Women's Room:	Three toilets, two sinks.
	<u>Office:</u>	Men's Room:	One toilet, one sink.
		Women's Room:	Two toilets, two sinks.
ELECTRIC SERVICE:	Two services. 600 amp, 120/208v, three-phase. 1,000 amp, 120/208v, three-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.		

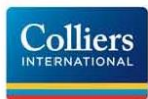
ZONING: IR (Industrial Restricted)

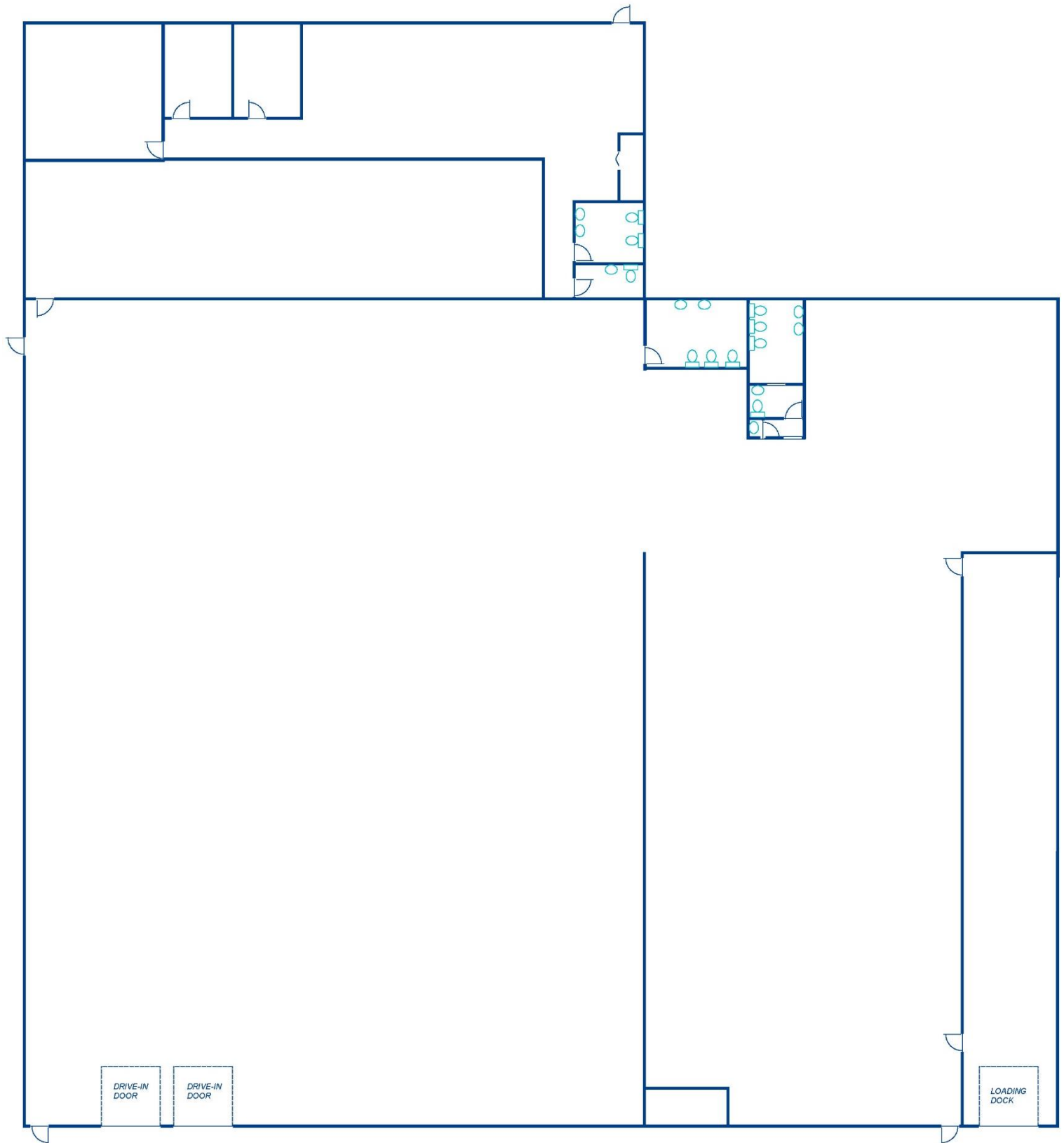
LOCATION: Located in the Cherry Hill Business Park. Direct access from Springdale Road. Minutes from interchange 34 of I-295; Provides excellent access to Route 70. Close proximity to Route 73 and NJ Turnpike.

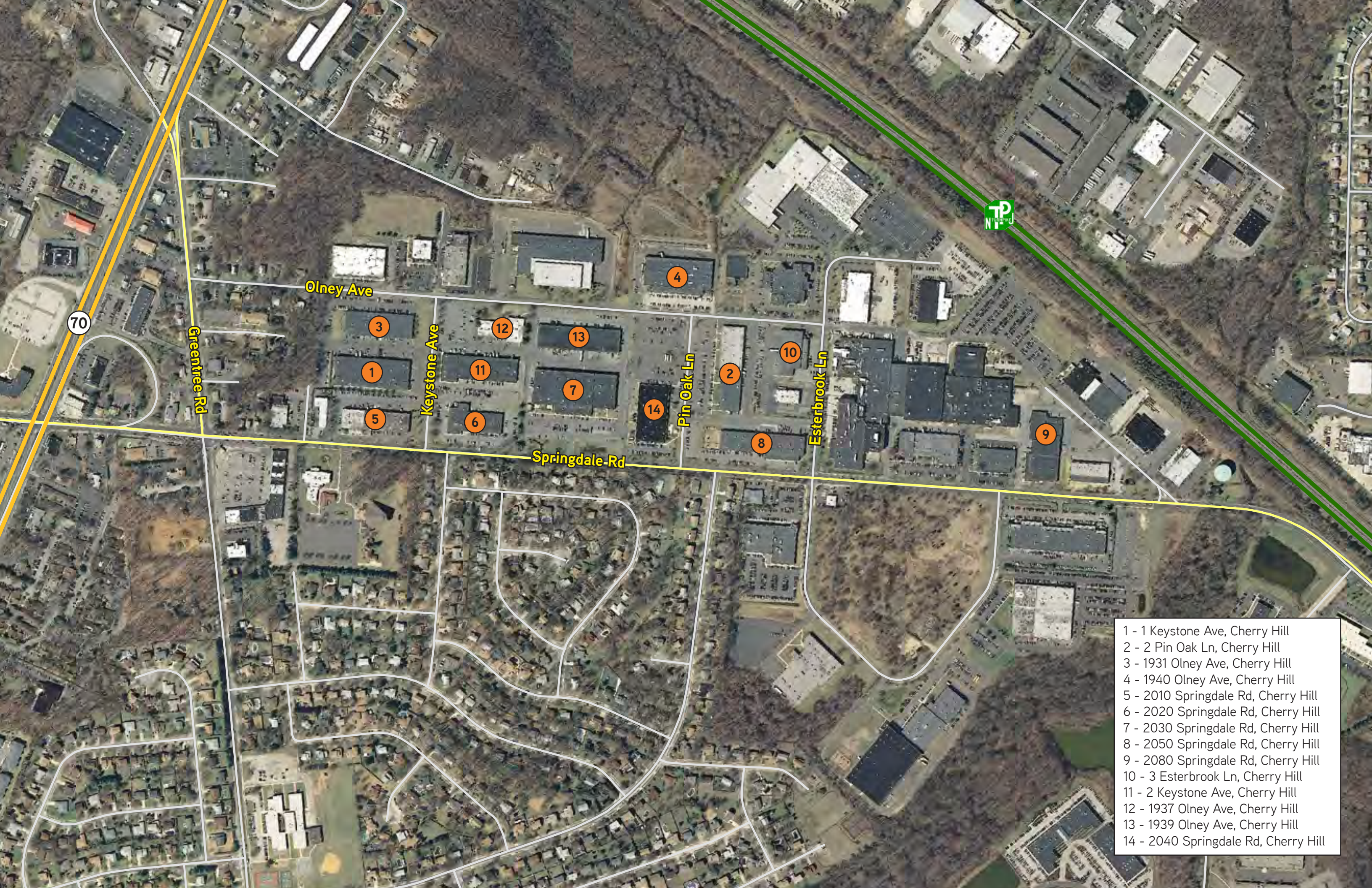
For more information, or to schedule an inspection, please contact:

Ian Richman
Brokerage – Industrial
Colliers International

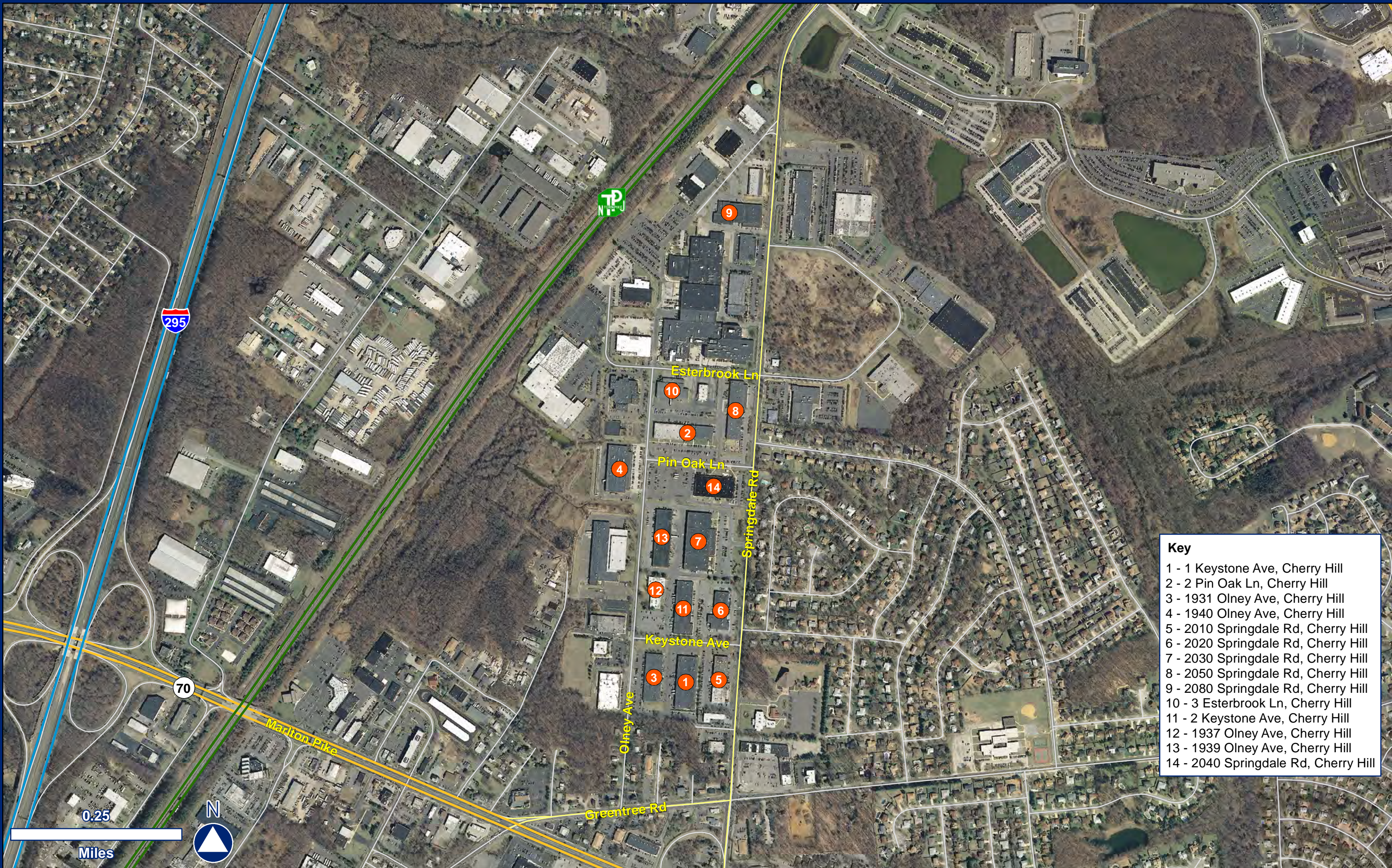
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- 1 - 1 Keystone Ave, Cherry Hill
- 2 - 2 Pin Oak Ln, Cherry Hill
- 3 - 1931 Olney Ave, Cherry Hill
- 4 - 1940 Olney Ave, Cherry Hill
- 5 - 2010 Springdale Rd, Cherry Hill
- 6 - 2020 Springdale Rd, Cherry Hill
- 7 - 2030 Springdale Rd, Cherry Hill
- 8 - 2050 Springdale Rd, Cherry Hill
- 9 - 2080 Springdale Rd, Cherry Hill
- 10 - 3 Esterbrook Ln, Cherry Hill
- 11 - 2 Keystone Ave, Cherry Hill
- 12 - 1937 Olney Ave, Cherry Hill
- 13 - 1939 Olney Ave, Cherry Hill
- 14 - 2040 Springdale Rd, Cherry Hill



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