

5,960 Square Feet
1 Keystone Avenue, Unit 300
Cherry Hill Business Park
Cherry Hill Twp, Camden County, New Jersey

DESCRIPTION:	One (1) story warehouse/flex facility containing approximately 61,823 square feet.
UNIT SIZE:	Office: 1,960 square feet. <u>Warehouse:</u> 4,000 square feet Total: 5,960 square feet
CONSTRUCTION:	Brick and steel.
CEILING HEIGHTS:	<u>Warehouse:</u> 16' to the underside of the main bar joist.
LOADING FACILITIES:	One (1) manually operated 10' X 10' metal overhead tailgate door with dock bumpers.
HVAC:	<u>Office Area:</u> Office area is heated and air-conditioned by rooftop combination units. <u>Warehouse:</u> Warehouse is heated and air-conditioned by rooftop combination units.
LIGHTING:	<u>Office Area:</u> Fluorescent throughout. <u>Warehouse:</u> Fluorescent throughout. <u>Exterior:</u> Building-mounted flood lights.
TOILET FACILITIES:	<u>Office Area:</u> One (1) women's facility containing one (1) toilet and two (2) sinks. One (1) men's facility containing one (1) toilet, one (1) urinal and one (1) sink. <u>Warehouse:</u> None.
ELECTRIC SERVICE:	Amperage to be confirmed. 3-phase. Service provided by PSE&G.

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.

ABOUT THE OWNERSHIP: Endurance Real Estate Group is a diversified regional real estate company focusing on the creation, development and management of quality real estate projects in the Mid-Atlantic States for both our tenants and investors. Endurance owns and operates more than 4 million square feet in the Philadelphia MSA. Endurance has a strong commitment to providing quality facilities and flexibility to serve the diverse mix of tenants, regardless of the size, and has attracted a clientele composed of local, national and international corporations. Endurance's expertise extends to site selection, financial analysis, acquisition, development, construction oversight, asset management, property management and investor reporting.

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

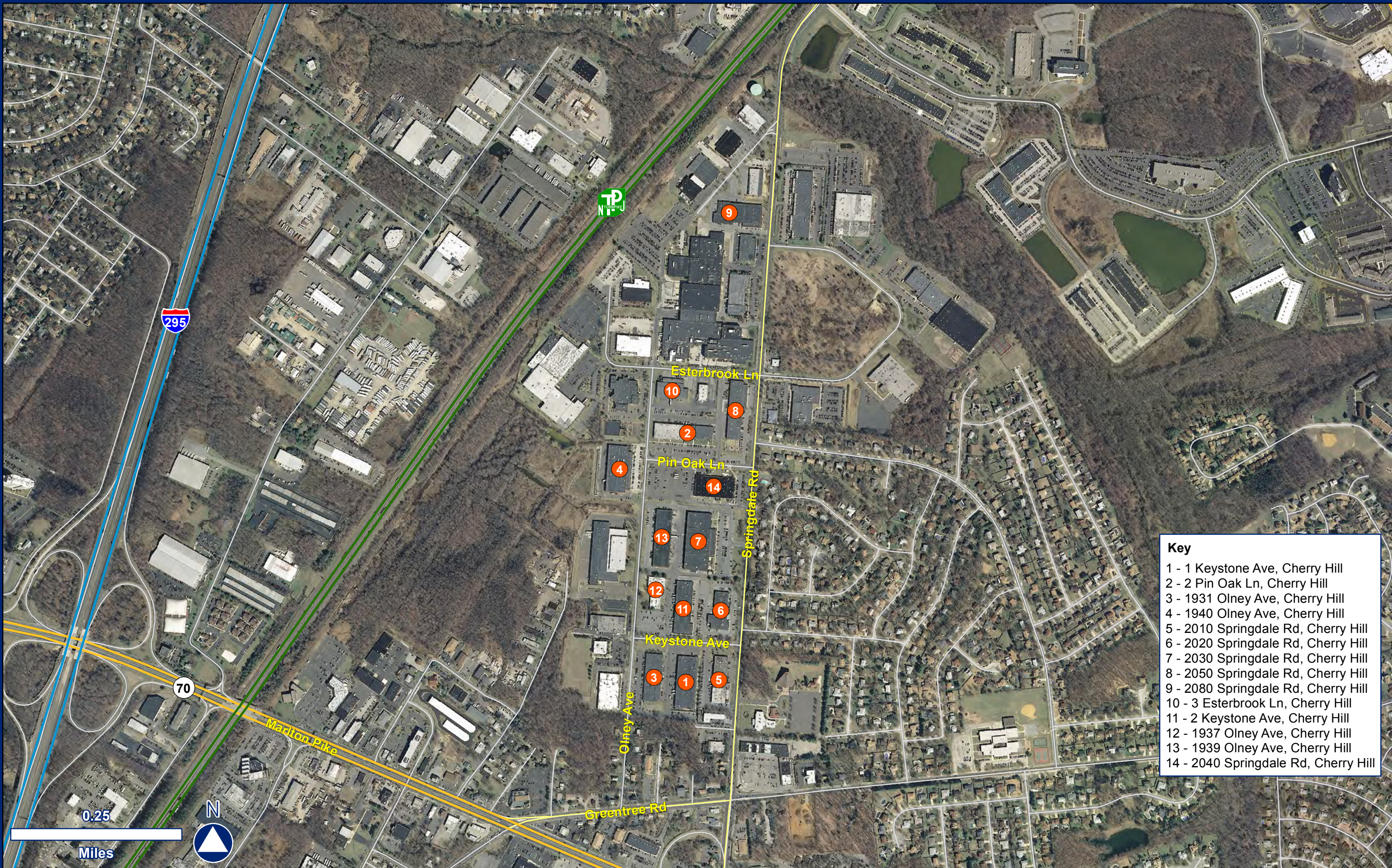
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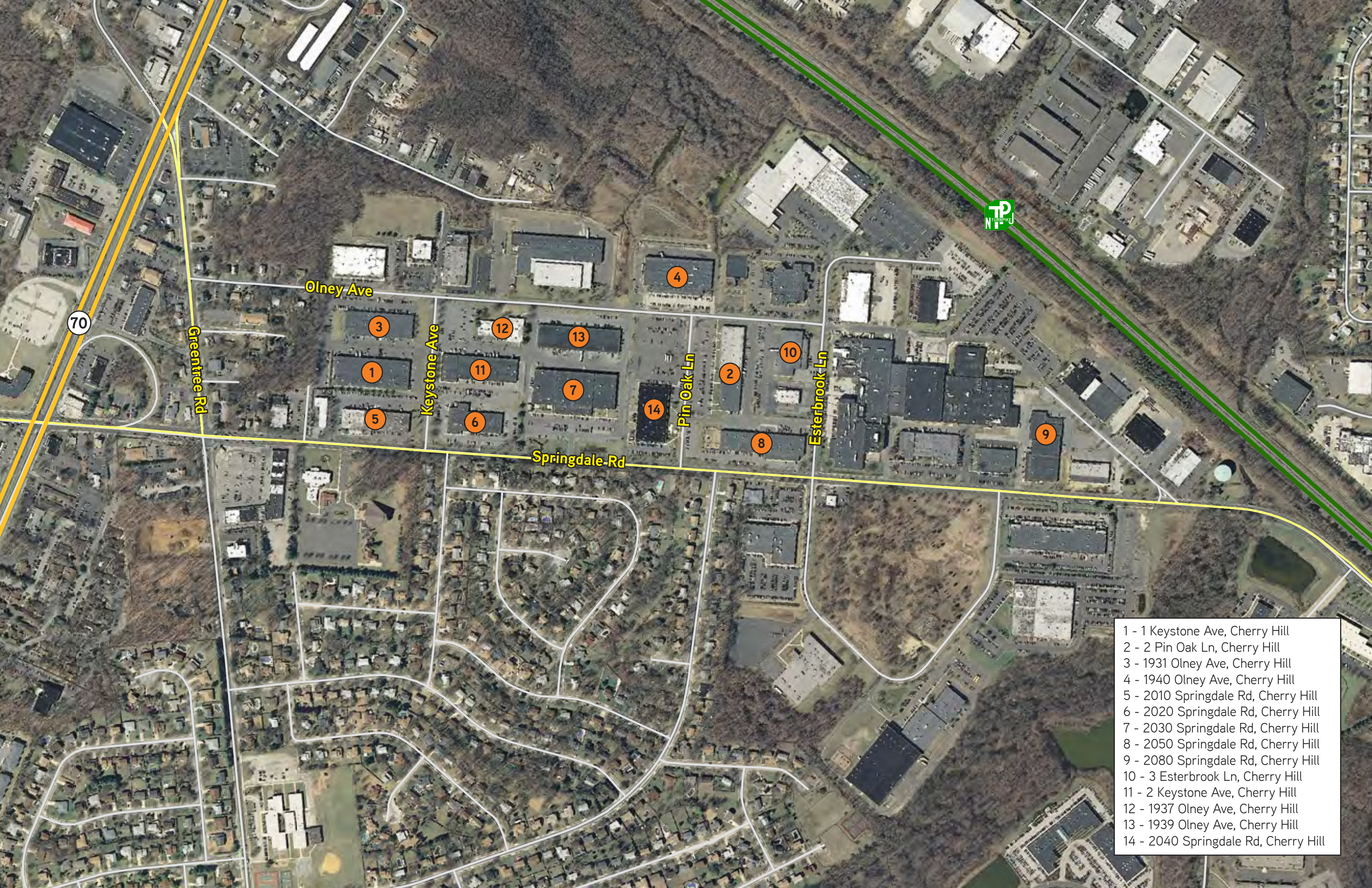


> Data Sheet





- Key**
- 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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