

5,900 Square Feet
2050 Springdale Road, Unit 800
Cherry Hill Business Park
Cherry Hill Twp, Camden County, New Jersey

DESCRIPTION:	One (1) story retail/flex facility containing approximately 51,452 square feet.
UNIT SIZE:	Office: 1,113 square feet Warehouse: 4,787 square feet Total: 5,900 square feet
CONSTRUCTION:	Brick and steel.
CEILING HEIGHTS:	13' clear to underside of sprinkler. 14' clear to underside of I-beam.
COLUMN SPACING:	25' X 50'.
LOADING FACILITIES:	One (1) manually-operated 10' x 10' metal overhead drive-in door. One (1) manually-operated 10' x 12' metal overhead drive-in door.
HVAC:	<u>Office Area:</u> Heat and air-conditioning. <u>Warehouse:</u> Heat and air-conditioning.
LIGHTING:	<u>Office Area:</u> Fluorescent throughout. <u>Warehouse:</u> Fluorescent throughout.
RESTROOM FACILITIES:	<u>Office Area:</u> One (1) facility containing one (1) sink and one(1) toilet. <u>Warehouse:</u> One (1) facility containing one (1) sink and one(1) toilet.
ELECTRIC SERVICE:	200 amp, 3-phase. Service provided by PSE&G.
FIRE SUPPRESSION:	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.

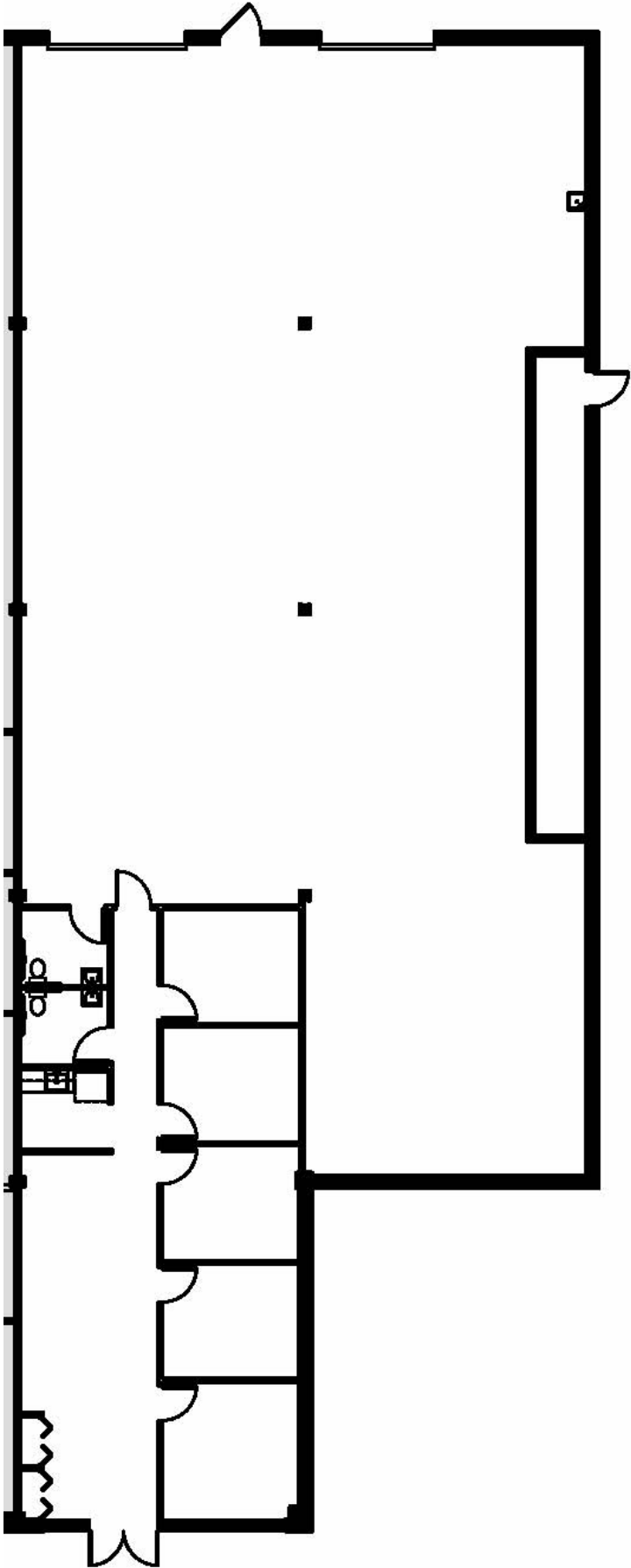
ABOUT THE OWNERSHIP: Endurance Real Estate Group is a diversified regional real estate company focusing on the creation, development and management of quality real estate projects in the Mid-Atlantic States for both our tenants and investors. Endurance owns and operates more than 4 million square feet 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.

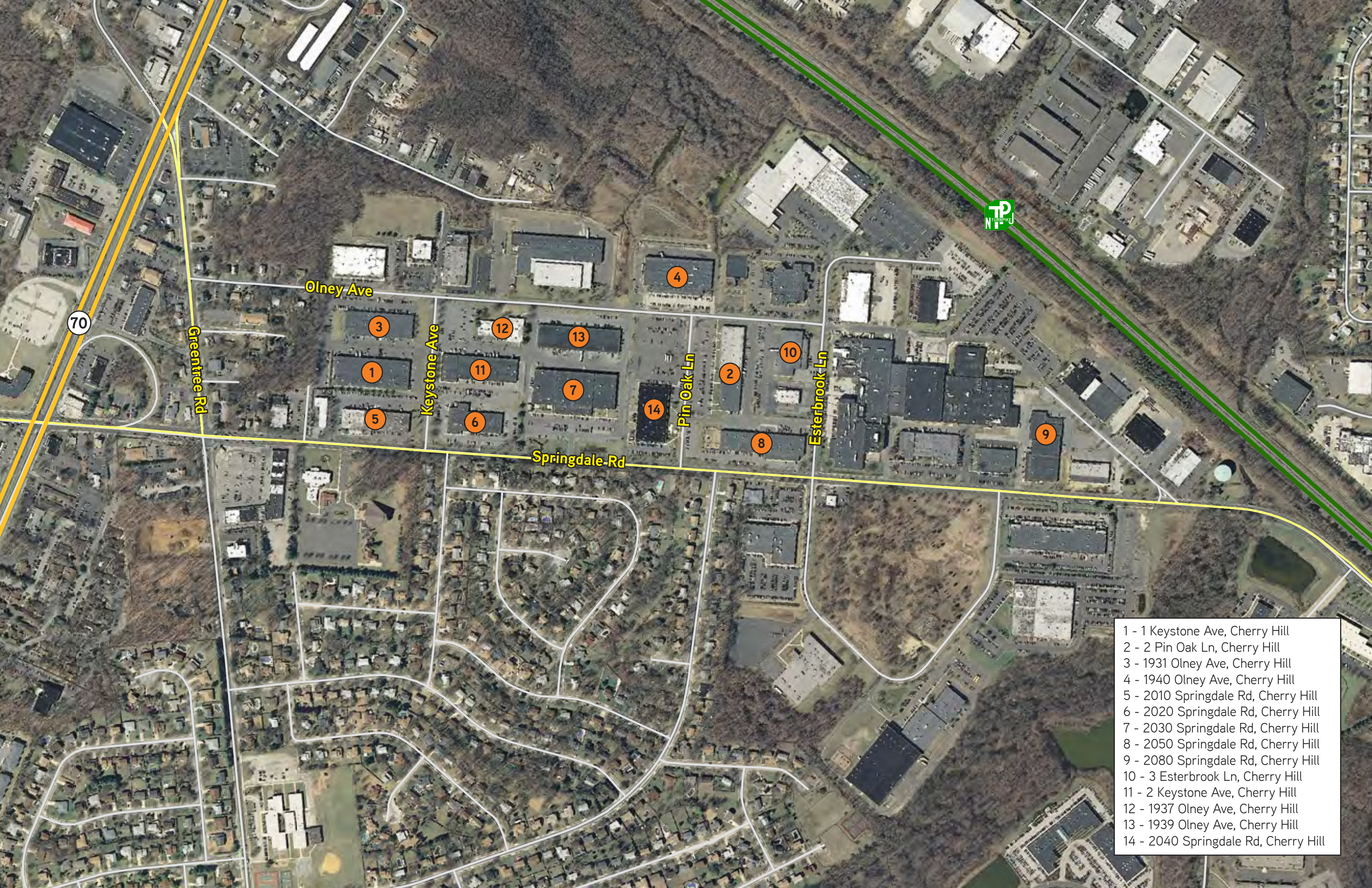
For more information, or to schedule an inspection, please contact:

Ian Richman
Brokerage – Industrial
Colliers International

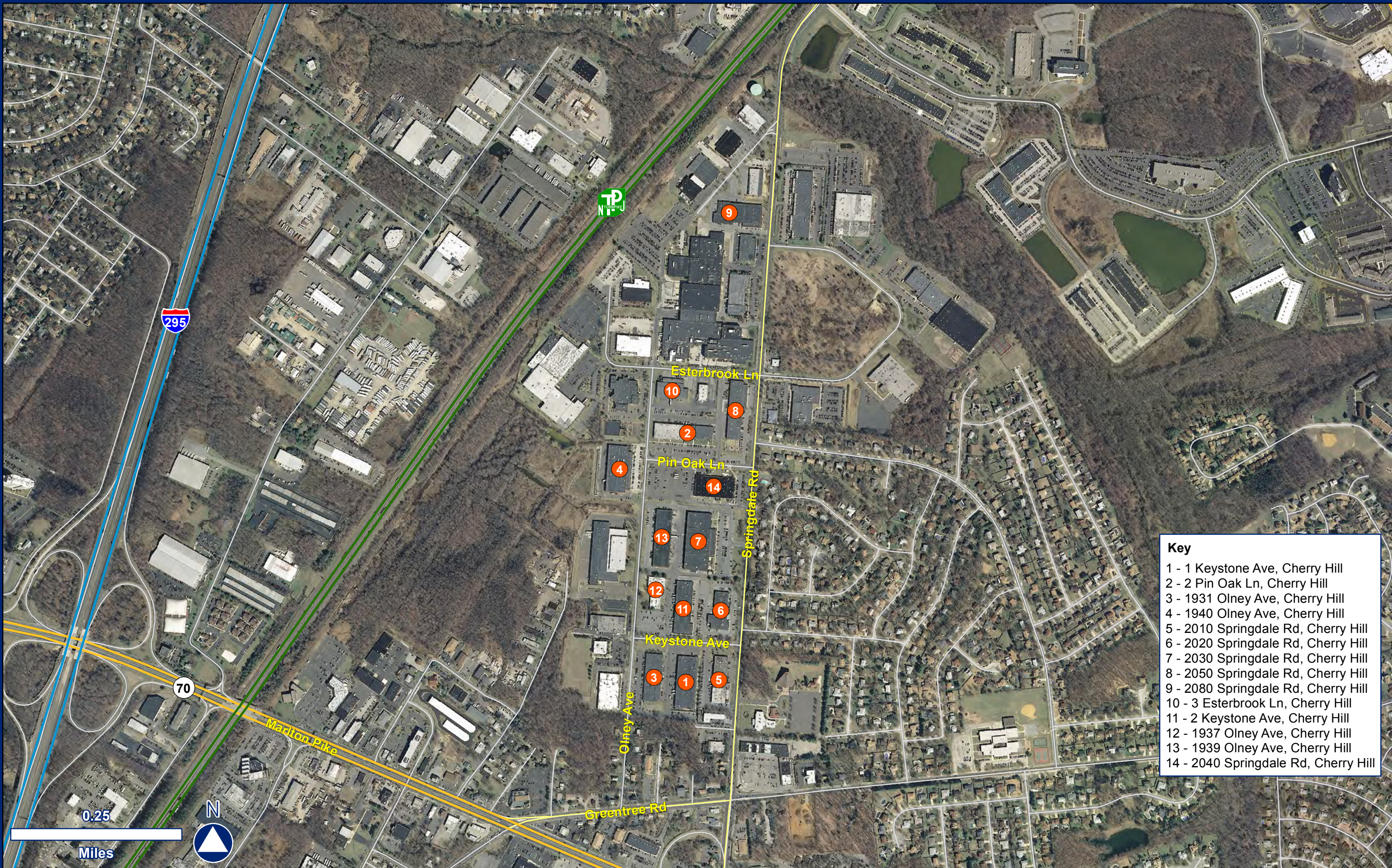
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- 1 - 1 Keystone Ave, Cherry Hill
- 2 - 2 Pin Oak Ln, Cherry Hill
- 3 - 1931 Olney Ave, Cherry Hill
- 4 - 1940 Olney Ave, Cherry Hill
- 5 - 2010 Springdale Rd, Cherry Hill
- 6 - 2020 Springdale Rd, Cherry Hill
- 7 - 2030 Springdale Rd, Cherry Hill
- 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
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