

INDUSTRIAL
FOR LEASE



1152.....

MARLKRESS ROAD | CHERRY HILL, NJ



53,630± SF
WAREHOUSE UNIT

For More Information

SCOTT MERTZ, SIOR
+1 609 413 5647
scott.mertz@naimertz.com



1 MI TO (EXIT 34)



3.7 MI TO (EXIT 4)



NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

BUILDING DETAILS

1152 MARLKRESS ROAD || CHERRY HILL, NJ



WAREHOUSE MODERNIZATION

LED lighting throughout, fresh painted block walls and columns, full interior clean-out and declutter.

OFFICE REFRESH

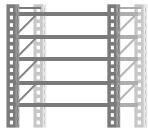
Comprehensive interior renovation including new flooring, restrooms, and finishes.

SITE & EXTERIOR ENHANCEMENTS

Refreshed building facade, new exterior lighting, drainage installation, parking lot restriping and sealcoating, and landscaping upgrades.

AVAILABILITY	53,630± SF
LOADING	(7) 8'x8' tailgates (1) 8'x8' drive-in
CEILING HEIGHT	22' - 25'7"
COLUMN SPACING	49'6" x 49'6"
POWER	1,200a, 480/277v, 3P

SPRINKLER	Wet sprinkler system
LIGHTING	LED
OFFICE	3,692± SF on 1st floor Add'l 8,000± SF office area avail on 2nd FL
RESTROOMS	Mens & womens restrooms in warehouse and office
PARKING	84 spaces



SPACE CAN BE LEASED WITH PARTIAL RACKING IN PLACE



For More Information

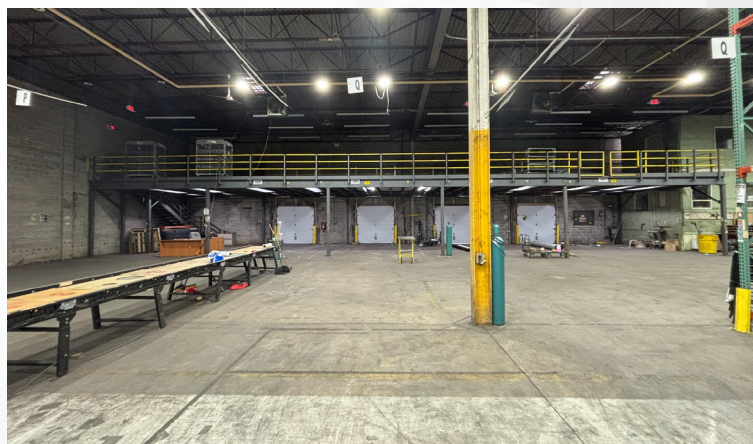
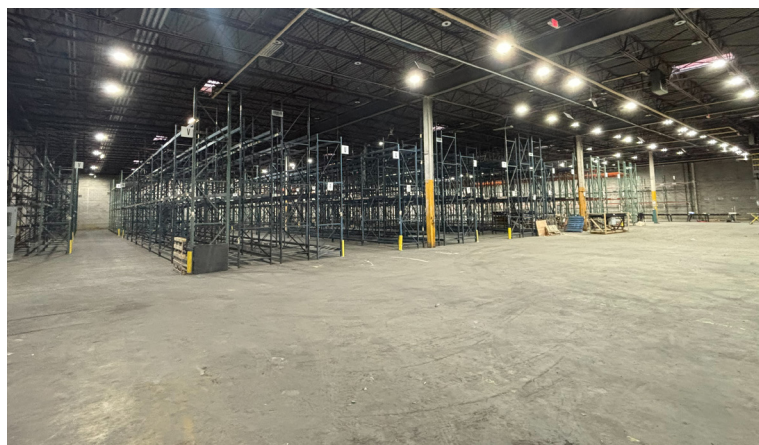
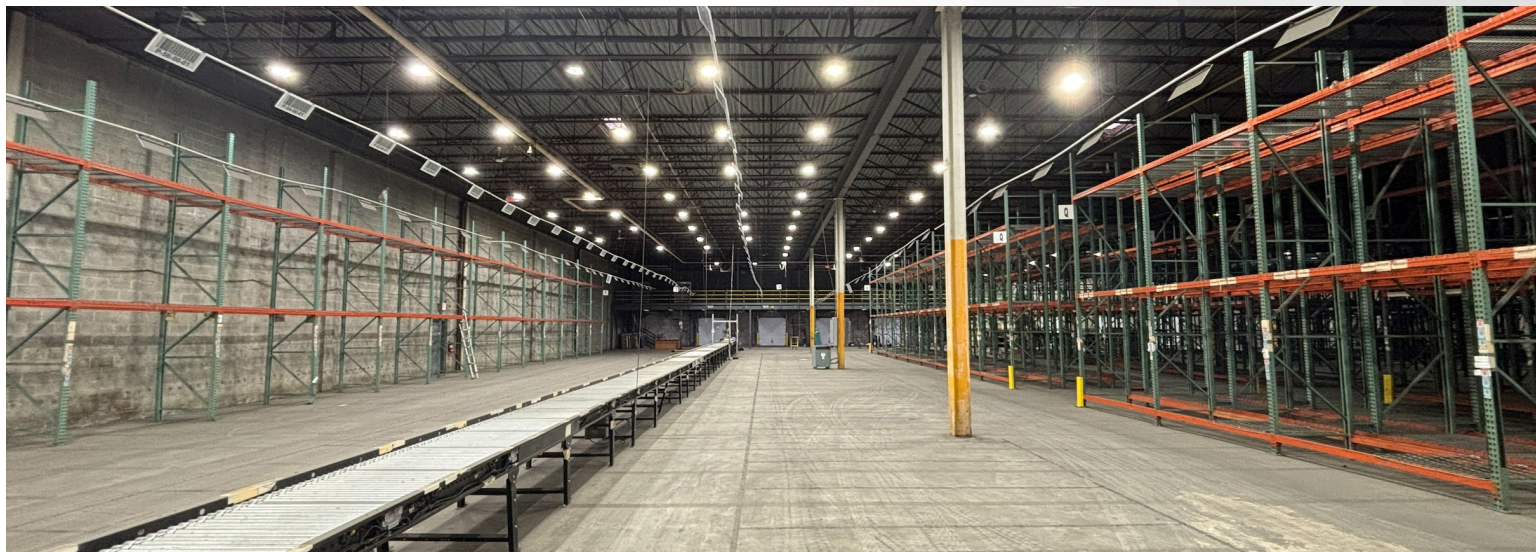
SCOTT MERTZ, SIOR
+1 609 413 5647
scott.mertz@naimertz.com



NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

PROPERTY PHOTOS

1152 MARLKRESS ROAD || CHERRY HILL, NJ



For More Information

SCOTT MERTZ, SIOR

+1 609 413 5647

scott.mertz@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

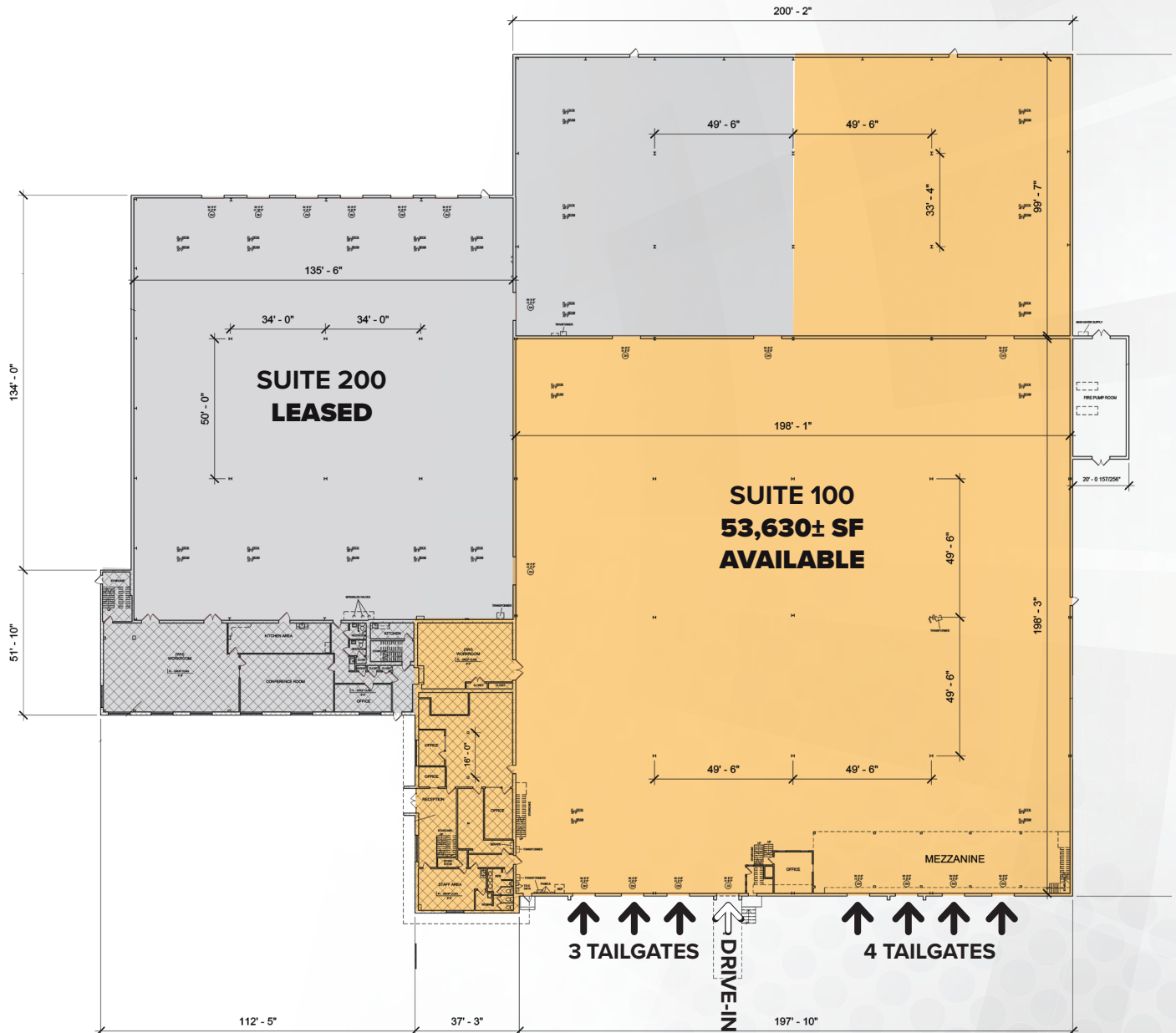


FLOORPLAN

1152 MARLKRESS ROAD || CHERRY HILL, NJ



Faropoint



For More Information

SCOTT MERTZ, SIOR
+1 609 413 5647
scott.mertz@naimertz.com



NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

LOCATION INFORMATION

1152 MARKRESS ROAD || CHERRY HILL, NJ



Faropoint



Distance to:

Route 70	0.3 mi
I-295 (Exit 34)	1.0 mi
NJ Turnpike (Exit 4)	3.7 mi
Ben Franklin Bridge	8.8 mi
Walt Whitman Bridge	11.1 mi



12 MI TO
CENTER CITY PHILA



21 MI TO
PHILA INTL AIRPORT



13 MI TO PHILAPORT
TIOGA TERMINAL

16 MI TO PHILAPORT
PACKER AVE TERMINAL

For More Information

SCOTT MERTZ, SIOR

+1 609 413 5647

scott.mertz@naimertz.com

NAIMertz

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.