



1941 Old Cuthbert Road

Cherry Hill, New Jersey

Property Description

- 85,797± SF food processing facility on 10 acres
- Section 1 was built in 1969
 - Ceiling height: 20' clear under beam
 - Column spacing: 29' x 40'
 - Brick & block construction
- Section 2 was built in 2000
 - Ceiling height: 22-27' clear under beam with small section of 50' clear
 - Column spacing: 23' x 80'
 - Pre-engineered block & metal
- (9) loading docks with levelers and dock shelters
- Punch-outs available for additional tailgates
- (1) 14' x 14' drive-in door
- 2,355 SF cooler area
- 300 SF freezer area
- 11,754 SF of single story office - recently renovated
- 4,752 SF baking / office area with floor drains
- 3,324 SF mezzanine office

FDA APPROVED! PERFECT FOR CORPORATE HEADQUARTERS

- Office is elevator served
- All walls besides expansion wall are non load bearing
- T-5 lighting with motion sensor
- Multiple restrooms throughout office & warehouse
- Two (2) cafeteria areas
- Multiple electrical panels throughout facility
 - (2) 2000 amp, 480 volt, 3-phase, 4 wire
 - (1) 1600 amp, 480 volt, 3-phase, 4 wire
- Slip resistant floors
- Wet sprinkler
- Parking: 95 striped spots (expandable)
- Zoned 4B Industrial
- Block 466, Lot 10
- Taxes (2016): \$137,421

For more information:

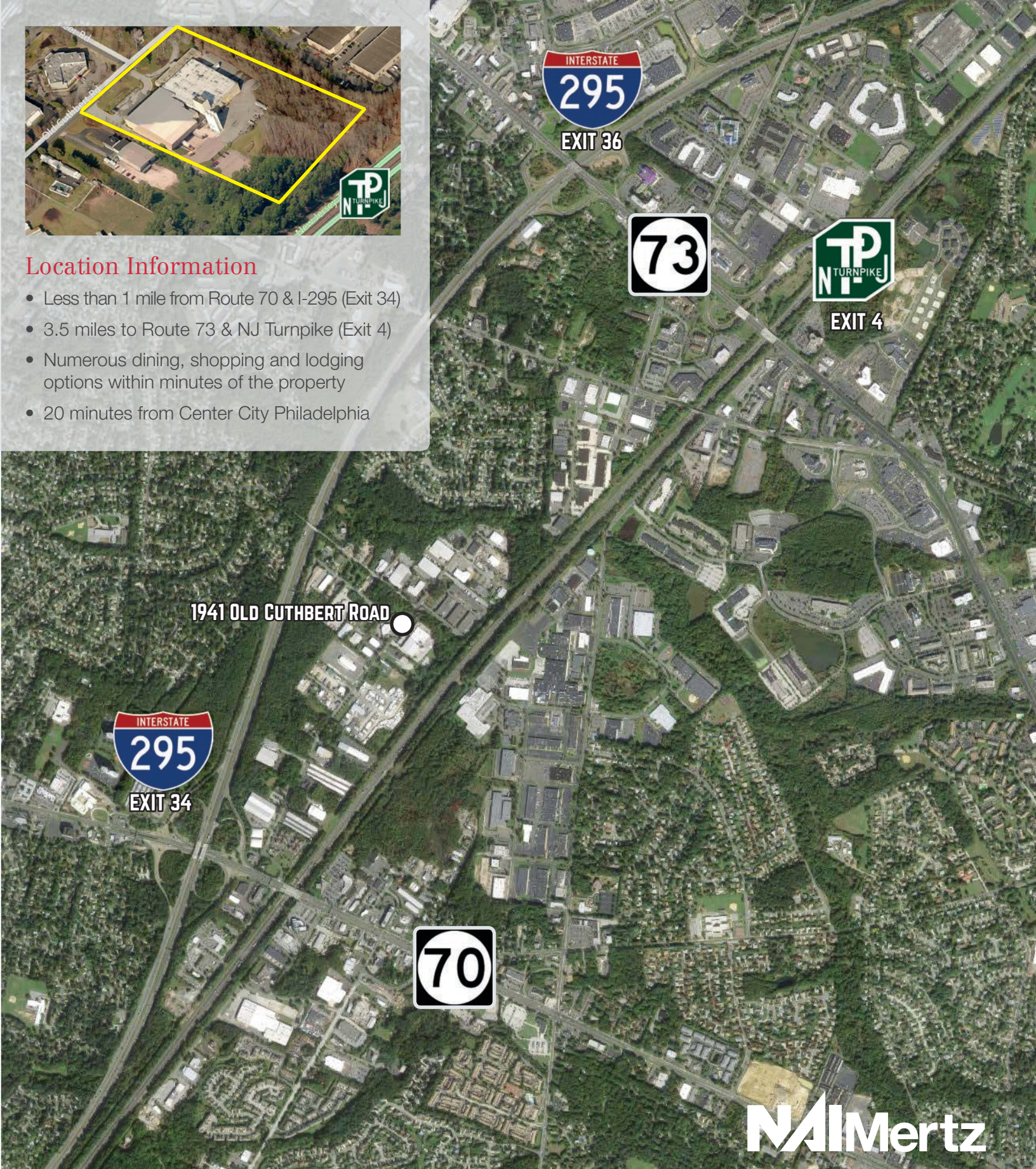
Scott Mertz, SIOR

+1 856 802 6529 • scott.mertz@naimertz.com



Location Information

- Less than 1 mile from Route 70 & I-295 (Exit 34)
- 3.5 miles to Route 73 & NJ Turnpike (Exit 4)
- Numerous dining, shopping and lodging options within minutes of the property
- 20 minutes from Center City Philadelphia



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+1 856 802 6529 • scott.mertz@naimertz.com

21 Roland Avenue
Mount Laurel NJ 08054
+1 856 234 9600

naimertz.com

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