

**AVAILABLE FOR LEASE**

# ROCKHILL INDUSTRIAL PARK

ROCKHILL RD & ROUTE 70, CHERRY HILL, NJ



**SPACES FROM 2,210 TO 15,849 SF**

**PRIME ROUTE 70 LOCATION W/ IMMEDIATE I-295 ACCESS**

**CONTACT**

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### ABOUT ROCKHILL INDUSTRIAL PARK

Rockhill Industrial Park is an eight building portfolio situated right on Route 70 in the heart of Cherry Hill, NJ. The 97,000 total square feet that comprise the park offer spaces ranging from 2,000 to 20,000 square feet that can accommodate a wide variety of industrial uses. The park offers immediate access to I-295 at Exit 34. Occupancy in the park provides monument signage opportunities along the heavily trafficked Route 70 corridor.



**IMMEDIATE  
ACCESS  
TO I-295**

### INDUSTRIAL FOR LEASE

#### 5 ROCKHILL ROAD

SUITE 3 **8,001 SF**

- (1) 12'x12' dock door
- (1) 12'x12' grade-level drive-in door
- 14'3" clear height

SUITE 4 **6,154 SF**

- (1) drive-in door
- 17' clear height
- (2) restrooms

\* SUITES 3 & 4 CAN BE COMBINED FOR 14,155 SF CONTIGUOUS SPACE

#### 5-A ROCKHILL ROAD

BLDG 2, SUITE 2 **15,849 SF**

- (3) loading docks
  - (2) 12'x14' & (1) 8'x10'
- 5,968 SF office, includes 2,250 SF loft area
- Ceiling height: 19' to joists
- LED lighting
- Power: 600A, 120/240, 208v, 3P

#### 16 ROCKHILL ROAD

SUITE A **2,210 SF**

- (1) 12'x12' grade-level drive-in door
- 10'7" - 13'4" clear height
- (2) restrooms



# SITE PLAN

ROCKHILL INDUSTRIAL PARK CHERRY HILL, NJ

↑  
INTERSTATE  
**295**  
1/4 MILE  
TO I-295

**70**

TRAFFIC COUNT: 78,296 VPD

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**5-A**  
ROCKHILL  
ROAD

SUITE 2 - 15,849 SF

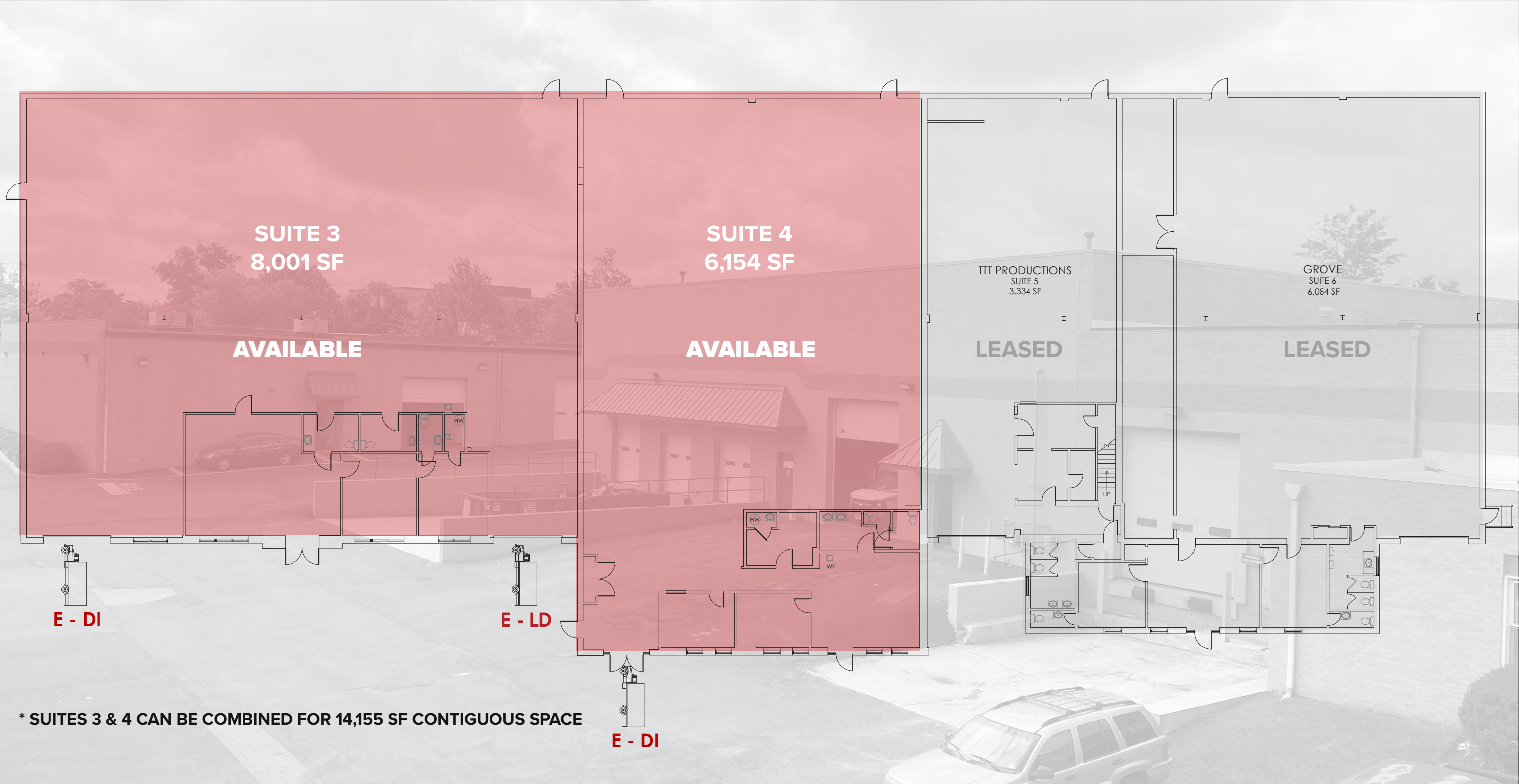
SUITE 3 - 8,001 SF

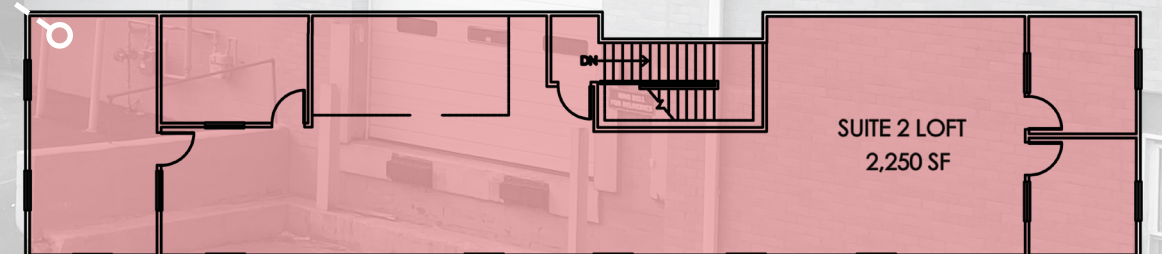
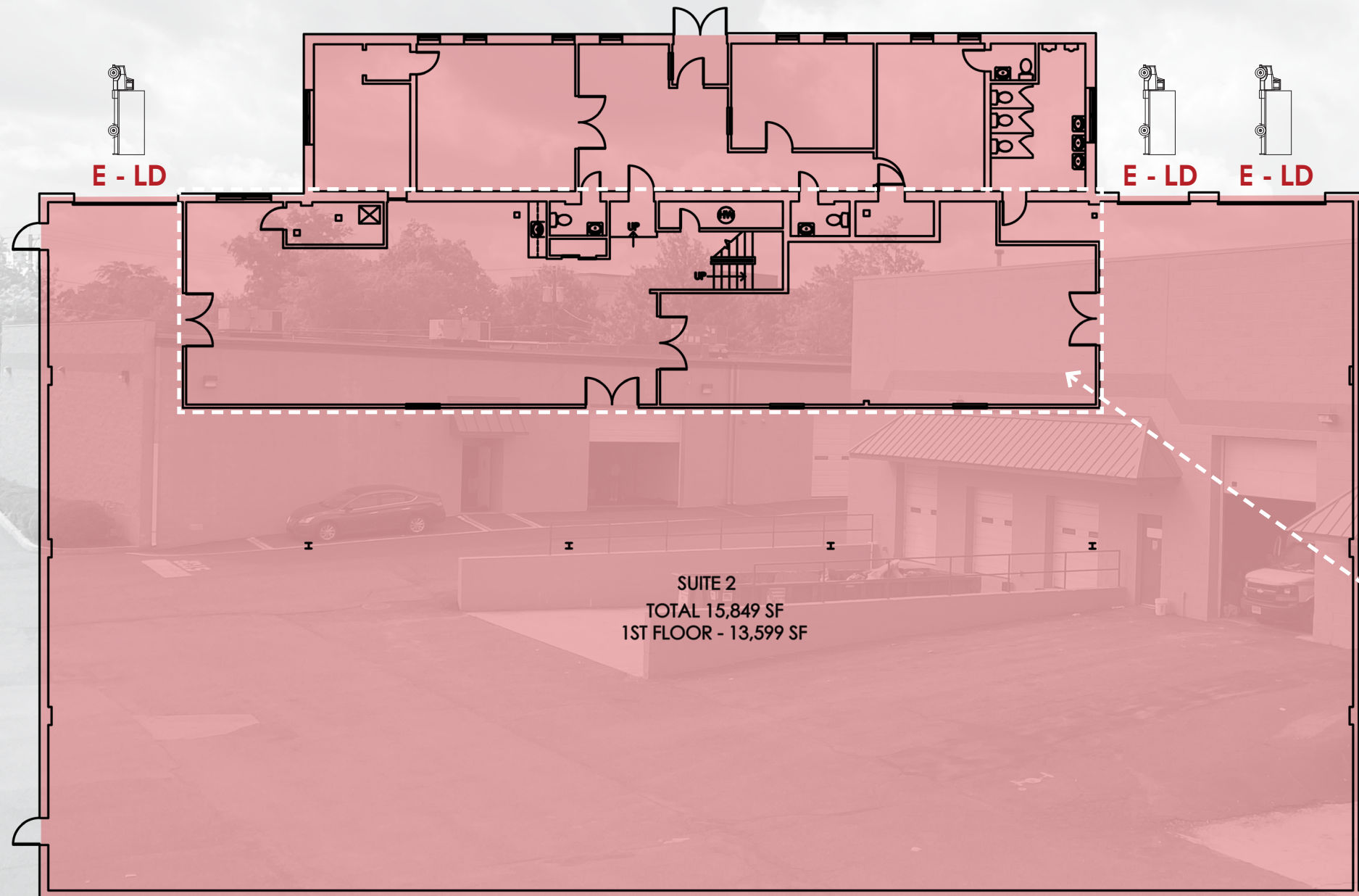
SUITE 4 - 6,154 SF

**5**  
ROCKHILL  
ROAD

SUITE A  
2,210SF

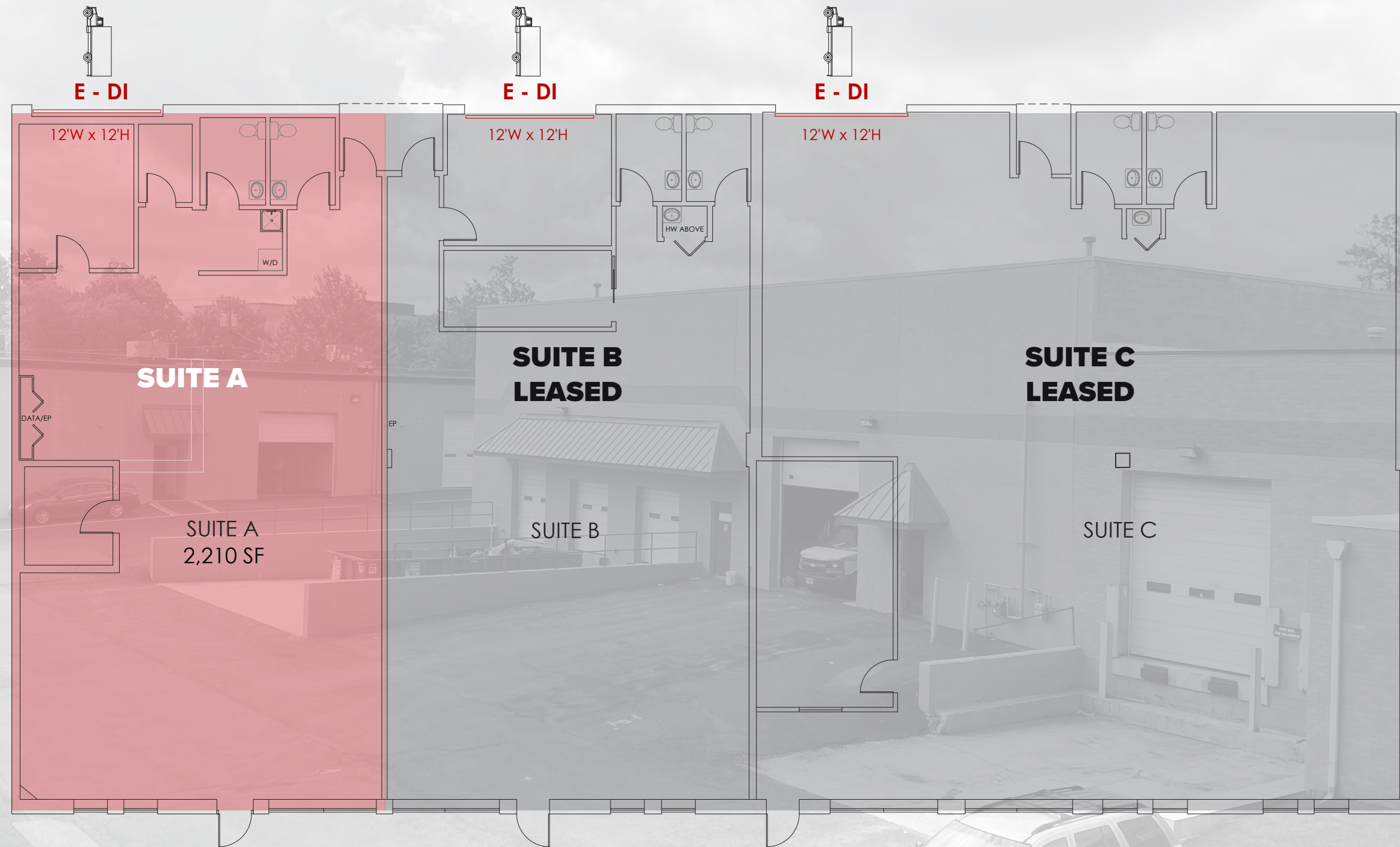
**16**  
ROCKHILL  
ROAD





1 EXISTING FIRST FLOOR PLAN  
EC SCALE: 1/8" = 1'-0"

2 EXISTING SECOND FLOOR PLAN  
EC SCALE: 1/8" = 1'-0"



# LOCATION INFORMATION

# ROCKHILL INDUSTRIAL PARK CHERRY HILL, NJ



DISTANCE TO:	
Route 70	IMMEDIATE ACCESS
I-295 (Exit 34)	0.25 mi
Route 73	2.4 mi
NJ Turnpike (Exit 7)	3.0 mi
Route 38	3.6 mi
Center City Philadelphia via Ben Franklin Bridge	15.0 mi

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