



# OFFICE/FLEX FOR SALE

# SPACE

📍 215 Executive Dr  
Moorestown NJ

AVAILABLE  
**12,000 SF**

## BUILDING SPECS

Total Building Size	12,000 SF
Warehouse	1,610 +/- SF
Ground Floor Office Space	10,390 +/- SF
Building Height	13'6"
Car Parking	42 Spaces
Dock Doors	2
Drive-In	-
Taxes Net	\$27,694 \$2.31 psf
Sales Price	\$ 2,000,000 \$167 psf

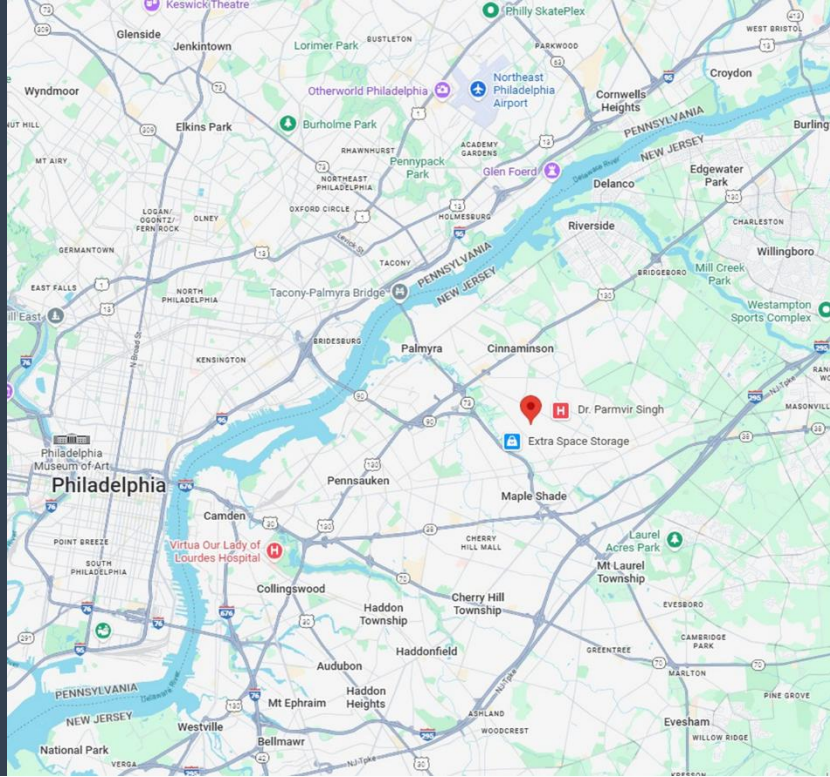
## LOCATION

<b>I-295</b>	Just off Exit 36 of I-295
<b>NJ Turnpike</b>	15 Minutes from Exit 4 of the NJ Turnpike
<b>Philadelphia Airport</b>	Less than 15 minutes from Philadelphia International Airport

📍 **WELL SITUATED IN THE  
Heart of Burlington County  
Close to All Major Routes**

# MARKET SUMMARY

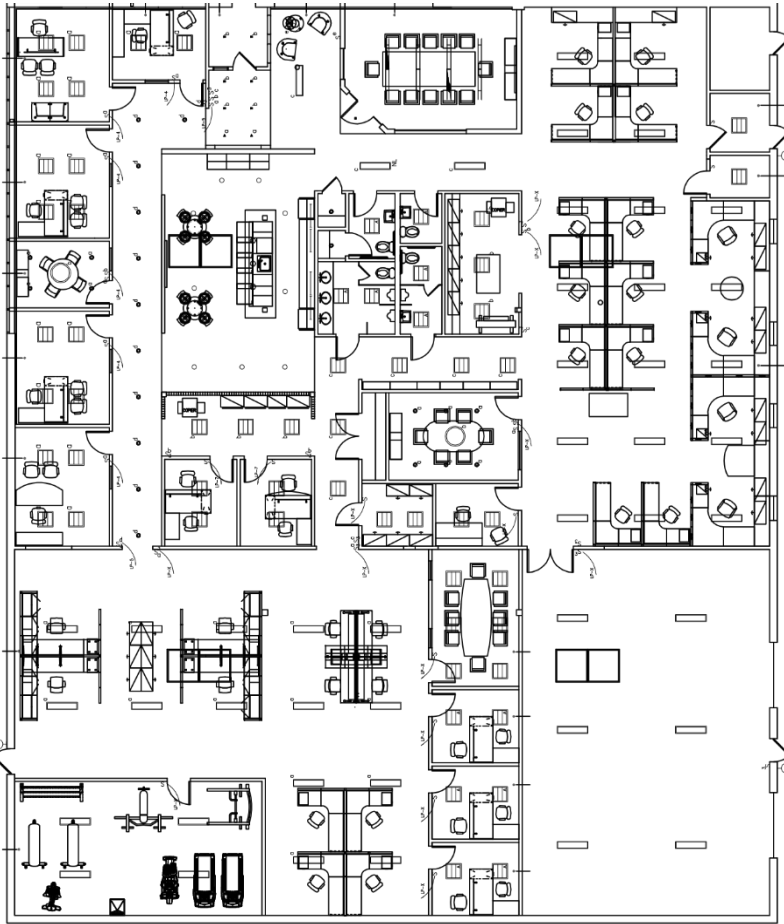
215 Executive Dr offers a unique opportunity to acquire a stand alone office/flex building in the Burlington County submarket. The property is well-located near I-295, the NJ Turnpike and Philadelphia. The property lies in the middle of the three largest population centers in the northeastern United States. Philadelphia's urban core is within a 30-minute drive, while New York City is within a two-hour drive, as is the Baltimore/Washington area.



 **215 Executive Dr**  
**Moorestown NJ**

**Patterson**  
Realty Advisors Inc.

# FLOOR PLAN



# BUILDING DETAILS

Power	400 amp 120/240 volt 3 Phase Service
HVAC	Roof Top Package Units. Forced air heat in the warehouse & office. AC in Office
Column Spacing	40' +/- x 30' +/-
Sprinklered	Yes
Utilities	Public Water & Sewer
Lighting	LED
Zoning	BP-1 Business Park
Roof/Solar	28 KW Array on the Roof

All information including but not limited to statements, sketches, pictures, maps, floorplans, exhibits, demographics, measurements, etc., furnished regarding the property offered for lease is provided to assist the reader in preliminary visualization of the property. The broker(s) offering this property are not experts in the myriad of laws, regulations, technical restrictions and the physical condition of the premises. Prospective tenants are urged, prior to entering into an agreement, to consult with knowledgeable professionals such as their lawyer, engineer, surveyor, architect, etc., regarding the condition and suitability, etc. of the property for their use. This information was gained from sources deemed reliable, but no representation or warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, changes in rental pricing or other conditions and or prior leases or withdrawal without notice.

## CONTACT US:

**Patterson Realty Advisors Inc.**  
774 Eayrestown Road,  
Lumberton, NJ 08048  
[www.pattersonra.com](http://www.pattersonra.com)

**Patrick Harber**  
Managing Member  
+609-265-9995  
[admin@pattersonra.com](mailto:admin@pattersonra.com)

 **215 Executive Dr**  
**Moorestown NJ**

**Patterson**  
  
Realty Advisors Inc.