

**SUBJECT  
PROPERTY**



**FOR SALE: 15,000 SF Commercial Condo Investment**

**333 Preston Ave | Voorhees, NJ 08043**

**OFFERING MEMORANDUM**



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#### EXCLUSIVELY LISTED BY:

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#### TABLE OF CONTENTS:

|    |                     |
|----|---------------------|
| 3  | EXECUTIVE SUMMARY   |
| 4  | AERIAL OVERVIEW     |
| 5  | PROPERTY SURVEY     |
| 6  | MARKET AERIAL       |
| 7  | REGIONAL MAP        |
| 8  | PROPERTY PHOTOS     |
| 10 | ABOUT GRAVITY VAULT |
| 11 | DISCLAIMER          |

## EXECUTIVE OVERVIEW

A 15,000-square-foot commercial condominium located at **333 Preston Avenue, Voorhees, New Jersey**. Positioned within Camden County, the property benefits from convenient access to major regional transportation routes, including Route 73, Interstate 295, the New Jersey Turnpike, and the greater Philadelphia metropolitan area, providing strong connectivity for businesses, employees, and customers.

As a commercial condominium, the asset presents an opportunity for investors seeking stable income looking to establish a presence in one of South Jersey's established commercial markets.

**The property is being sold with a brand new 10 year NNN lease agreement by Gravity Vault, a three-unit operator.**

### KEY HIGHLIGHTS

- » **Strategic Location**
  - » Located in Voorhees Township, Camden County, with convenient access to Route 73, Interstate 295, the New Jersey Turnpike, and the Philadelphia metropolitan area.
- » **15,000 SF Commercial Condominium**
  - » A well-sized commercial condominium offering approximately 15,000 square feet of space suitable for a variety of commercial and professional uses, subject to applicable zoning.
- » **Regional Accessibility**
  - » The property benefits from strong connectivity to South Jersey and the greater Philadelphia region, providing convenient access for employees, clients, and visitors.
- » **Established Commercial Setting**
  - » Situated within an established commercial area of Voorhees, surrounded by a mix of office, retail, and service-oriented businesses.
- » **Investment Opportunity**
  - » An opportunity to acquire a commercial condominium in a mature suburban market with the potential for long-term ownership and income generation.



## AERIAL OVERVIEW

### PROPERTY FACTS

- » **Address:** 333 Preston Ave, Voorhees, NJ 08043
- » **Asking Price:** \$3,250,000.00
- » **Cap Rate:** 6%
- » **Lease Term:** Ten (10) Years
- » **PSF:** \$4.16 PSF NNN (2025)
- » **Annualized Increases:** Yes
- » **Guarantee:** Corporate, three (3) unit operator
- » **Tenant Responsibilities:** NNN plus utilities
- » **Management:** Fee paid by tenant
- » **Landlord Responsibilities:** Roof & Structure
- » **Property Type:** Commercial Condo
- » **Condominium Size:** 15,000 SF
- » **Stories:** 1 story
- » **Year Built:** 1968
- » **Renovations:** 2008
- » **Tenancy:** Gravity Vault
- » **Zoning: B:** Business Zone
- » **Utilities and HVAC:** Tenant responsibility
- » **Parking Ratio:** 2.96/1,000 SF



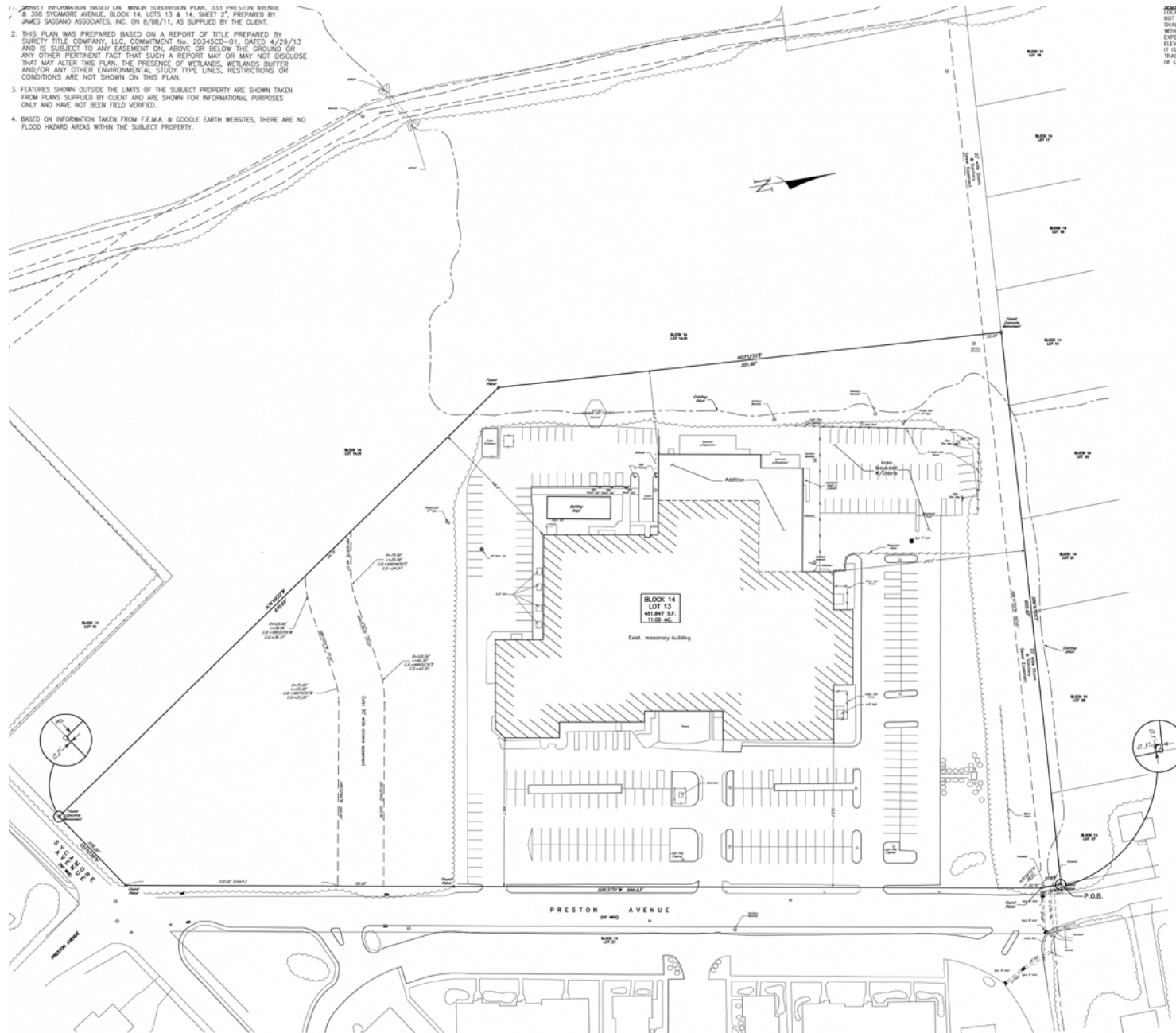
### EXPENSE REPORT 2025

| TYPE                                                                                                                             | EXPENSE            |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Condo Association Fees (these fees include property insurance, landscaping, snow removal, alarm systems and parking lot repairs. | \$13,800.00        |
| 2025 Real Estate Taxes                                                                                                           | \$48,674.34        |
| <b>TOTAL</b>                                                                                                                     | <b>\$62,474.34</b> |

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

# PROPERTY SURVEY

1. SURVEY INFORMATION BASED ON: MINOR SUBDIVISION PLAN, 333 PRESTON AVENUE & 398 SYCAMORE AVENUE, BLOCK 14, LOTS 13 & 14, SHEET 2, PREPARED BY JAMES SASSANO ASSOCIATES, INC. ON 8/08/11, AS SUPPLIED BY THE CLIENT.
2. THIS PLAN WAS PREPARED BASED ON A REPORT OF TITLE PREPARED BY SURETY TITLE COMPANY, LLC, COMMITMENT NO. 2044550-01, DATED 4/29/13 AND IS SUBJECT TO ANY EASEMENT ON, ABOVE OR BELOW THE GROUND OR ANY OTHER PERTINENT FACT THAT SUCH A REPORT MAY OR MAY NOT DISCLOSE THAT MAY ALTER THIS PLAN. THE PRESENCE OF WETLANDS, WETLANDS BUFFER AND/OR ANY OTHER ENVIRONMENTAL STUDY TYPE LINES, RESTRICTIONS OR CONDITIONS ARE NOT SHOWN ON THIS PLAN.
3. FEATURES SHOWN OUTSIDE THE LIMITS OF THE SUBJECT PROPERTY ARE SHOWN TAKEN FROM PLANS SUPPLIED BY CLIENT AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND HAVE NOT BEEN FIELD VERIFIED.
4. BASED ON INFORMATION TAKEN FROM F.E.M.A. & GOOGLE EARTH WEBSITES, THERE ARE NO FLOOD HAZARD AREAS WITHIN THE SUBJECT PROPERTY.

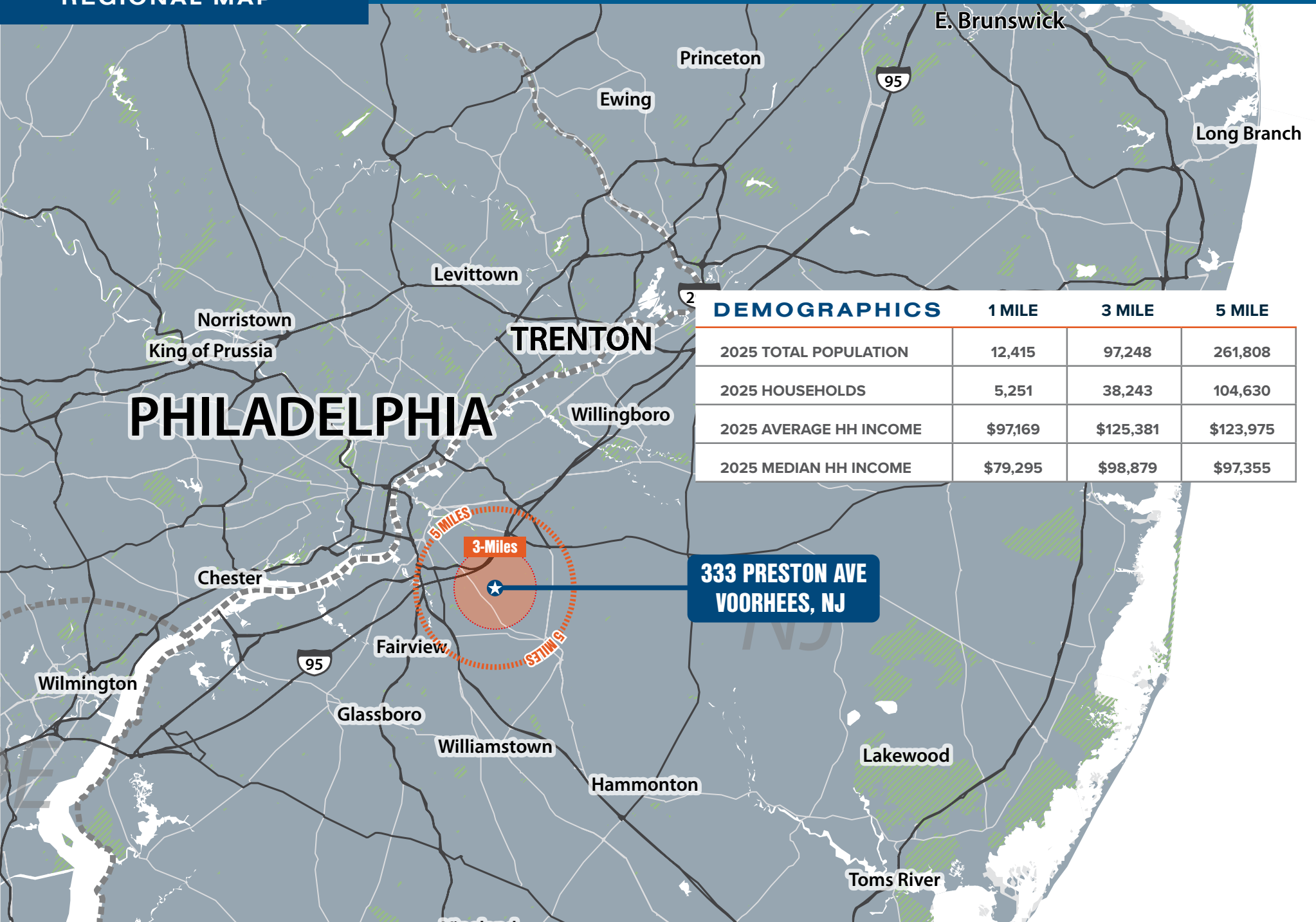


NOTES: LOCATIONS OF UTILITIES SHOWN ON THIS PLAN AREA NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA AND AT HIS OWN EXPENSE VERIFY THE LOCATION, SIZE, TYPE AND ELEVATION OF ANY UTILITIES PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CALL 1-800-275-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

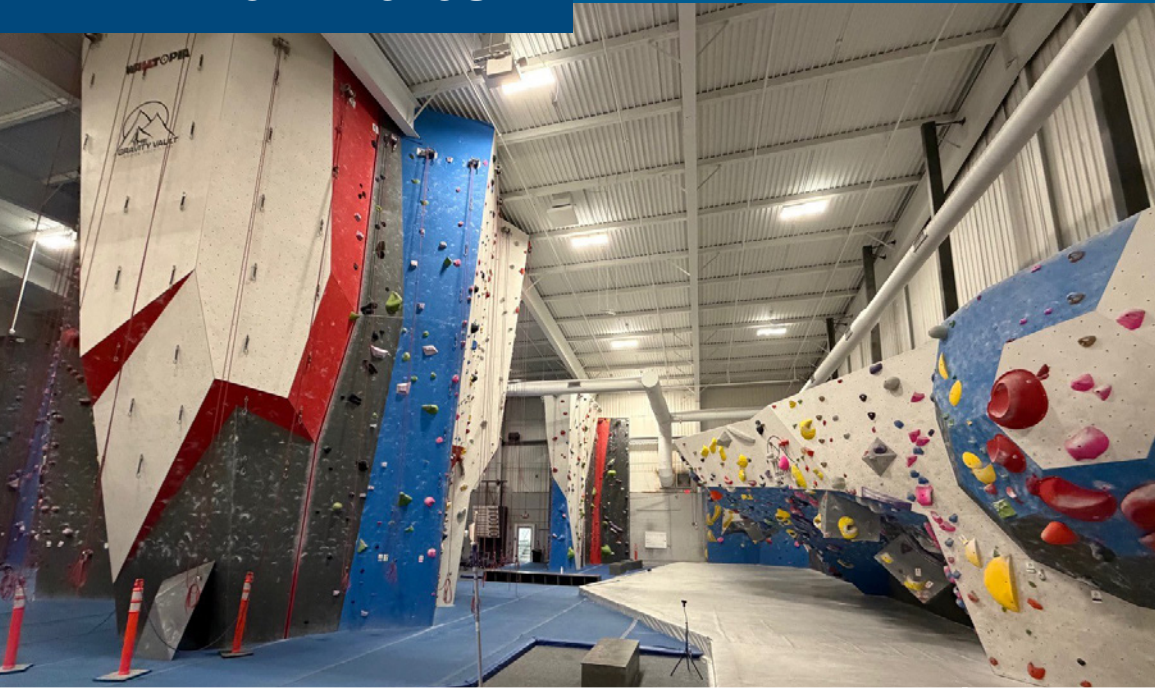
# MARKET AERIAL



## REGIONAL MAP



## INTERIOR PHOTOS



## EXTERIOR PHOTOS



## ABOUT GRAVITY VAULT

### ABOUT

The Gravity Vault Indoor Rock Gyms are facilities where anyone can join us to experience the exciting sport of rock climbing. Our goal is to provide a fun, welcoming environment where beginners and experienced climbers alike can learn, train and enjoy climbing together. We offer options for using our facility that cater to every age and all experience levels. From memberships and day passes, to private climbing sessions and group classes, we have an option that is suitable for you.

With wall features including: Arêtes, Arches, Key Holes, Chimneys, Cracks, Overhangs, and more. Our facilities offerings include:

- » **14,000+ Square Feet of Climbing**
- » **40+ Foot Climbing Walls**
- » **45-60 Top Rope Stations**
- » **Extensive Bouldering - Dynamic Lead Climbing**
- » **Cardiovascular and Strength Training Areas**
- » **Lounges - Pro Shops**
- » **Private Party Rooms**

Each of our facilities is custom designed and has its own unique layout, the only way to see all that The Gravity Vault has to offer is to climb in each of our gyms!

**THE**  
**GRAVITY VAULT®**  
INDOOR ROCK GYMS



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LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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