



Building 2

1703 Industrial Hwy, Cinnaminson, NJ 08077



Su Chen

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Building 2

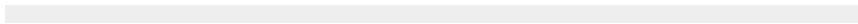
Upon Request

Versatile 5,130 SF Industrial/Flex Space for Lease – Prime Cinnaminson Location Excellent opportunity to lease a well-maintained 5,130± SF industrial/flex building in the heart of Cinnaminson's thriving Route 130 commercial corridor. This versatile property offers an ideal combination of warehouse, office, and showroom space, making it suitable for a wide range of industrial, commercial, and service-oriented businesses. Property Highlights Industrial / Commercial Zoning Approximately 5,130 SF Total Space 3,530 SF Warehouse 1,600 SF Office / Showroom 18'6" Clear Ceiling Height 10' x 14' Grade-Level Drive-In Door Heated and Air-Conditioned Newly Installed Energy-Efficient LED Lighting Throughout Excellent Visibility with Convenient Access Ample On-Site Parking Ideal Uses This flexible space is well suited for: Manufacturing Warehouse & Distribution Research & Development Office / Showroom Automotive Sales Contractor Operations Retail & Service Businesses Financial Services Technology, Engineering & Creative Workspaces And many other permitted industrial and commercial uses. Exceptional Location Strategically positioned along Route 130, the property offers outstanding regional connectivity: Minutes from Route 73 Easy access to I-295 Quick connection to the New Jersey Turnpike Direct access to Philadelphia via the Tacony-Palmyra Bridge Conveniently located between Philadelphia, Bucks County, and Central New Jersey, providing access to a large customer base and workforce. This property offers an outstanding combination of functionality, accessibility, and location for businesses seeking a professional industrial/flex facility in Southern New Jersey. Contact the listing agent today to schedule a private tour or obtain additional leasing information....

Rental Rate:	Upon Request
Property Type:	Flex
Building Class:	B
Rentable Building Area:	19,500 SF
Year Built:	1990
Rental Rate Mo:	Upon Request

- Owner Listed - No Listing Broker
- Prime Route 130 Industrial/Flex Location
- 1,600 SF Office with 3,530 SF Warehouse, Total approx. 5,130 SF
- 18'6" Clear Height with 10' x 14' Drive-In Door
- Heated, Air Conditioned & New LED Lighting
- Available for Immediate Occupancy





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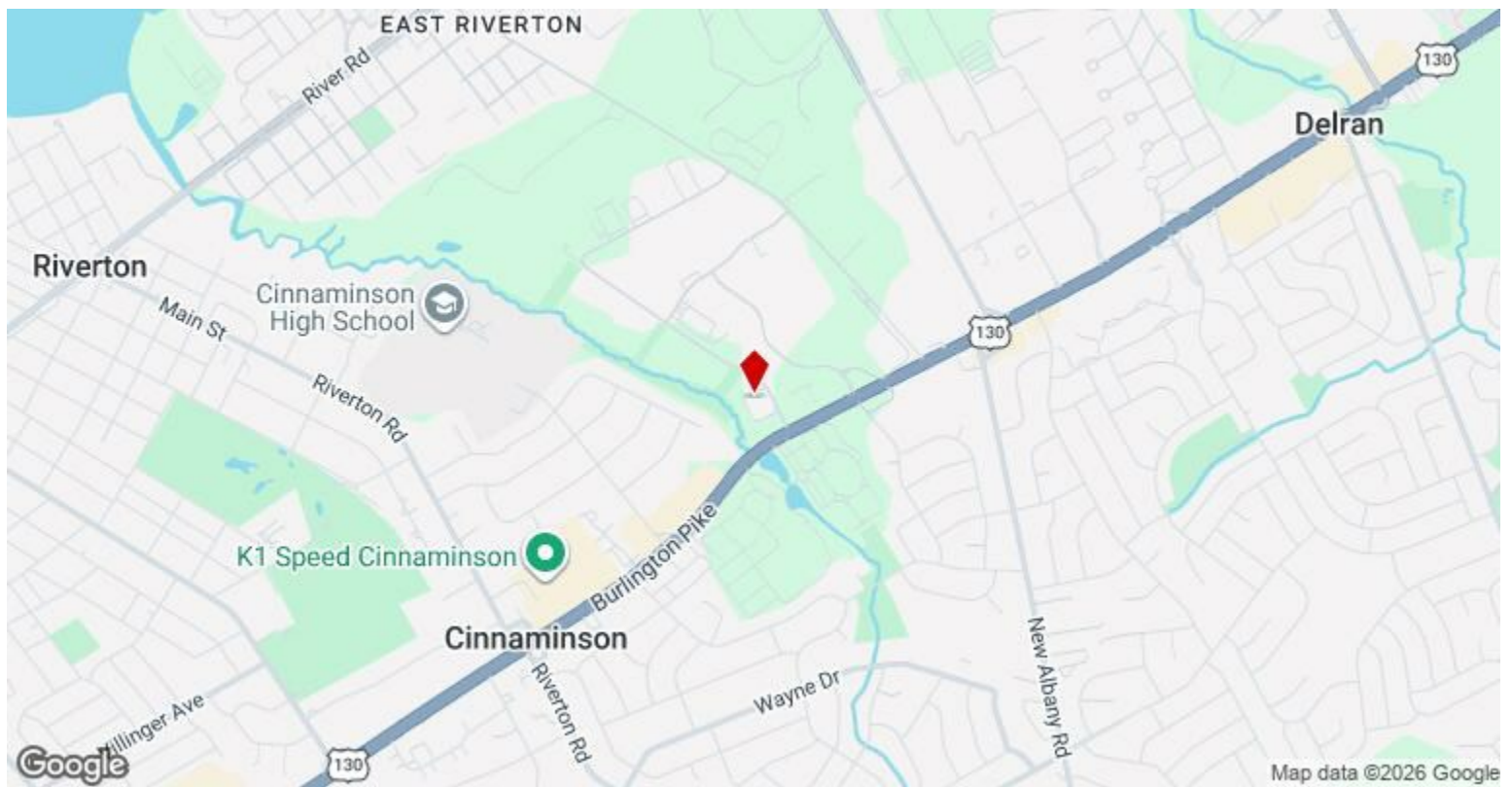
1st Floor Ste 8

Space Available	5,130 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Office Size	1,600 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

3,530 SF Warehouse / 1,600 SF office. 18’ 6” clear height. (1) 10’ x 14’ grade level drive-in. (3) restrooms. (4) private offices and break room with kitchenette. 300 Amp 3 Phase electric. Fully conditioned.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
CrossFit	-	
Gab Electronic Service LLC	-	
MCM Worldwide	-	
The Furniture Place	-	June 2019



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Property Highlights

- Industrial / Commercial Zoning
- Approximately 5,130 SF Total Space
- 3,530 SF Warehouse
- 1,600 SF Office / Showroom
- 18'6" Clear Ceiling Height
- 10' x 14' Grade-Level Drive-In Door
- Heated and Air-Conditioned
- Newly Installed Energy-Efficient LED Lighting Throughout
- Excellent Visibility with Convenient Access
- Ample On-Site Parking
- Ideal Uses

This flexible space is well suited for:

- Manufacturing
- Warehouse & Distribution
- Research & Development
- Office / Showroom
- Automotive Sales
- Contractor Operations
- Retail & Service Businesses
- Financial Services
- Technology, Engineering & Creative Workspaces

Property Photos

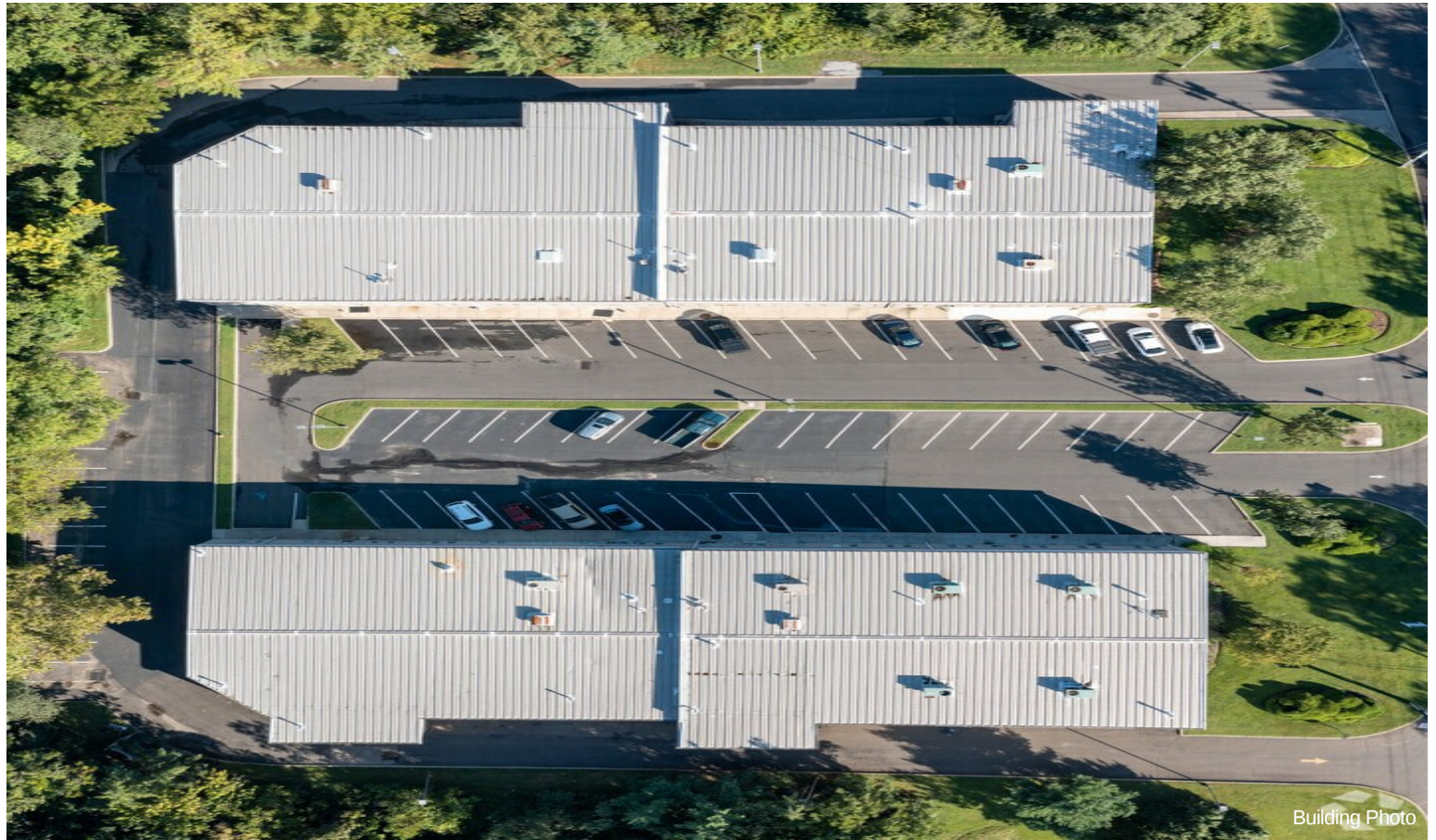


FrontLobby



Building Photo

Property Photos



Property Photos



warehouse1



warehouse2

Property Photos

