

Colwick Business Center

53,55 & 57 Haddonfield Road, Cherry Hill, NJ



Data Sheet



53 Haddonfield Road



55 Haddonfield Road



57 Haddonfield Road

Owned & Managed By:



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PROPERTY HIGHLIGHTS

- ▶ The Property benefits from its prime location less than 10 minutes from the New Jersey Turnpike, Interstate 295, Interstate 676, and the Betsy Ross Bridge, less than 15 minutes from the Ben Franklin Bridge and Center City Philadelphia and just 20 minutes from the Philadelphia International Airport.
- ▶ The Cherry Hill NJ Transit train station is located less than five minutes from the Property and provides direct access to and from Philadelphia and Atlantic City
- ▶ Direct NJ Transit (ROUTE 404) bus service within the business park
- ▶ Located in an office park setting in Colwick Business Park, a four building office park with professionally landscaped common areas, sidewalks and walking paths
- ▶ Located less than one mile from the Cherry Hill Mall, a 1.25 million square foot regional mall with national retailers such as Nordstrom's, Macy's, JC Penney, Gap, and Banana Republic and restaurants such as The Capital Grille, Maggiano's, California Pizza Kitchen and Bahama Breeze
- ▶ Less than one mile from Route 38 and just over two miles from Route 70, the area's two main commercial roadways providing access to several large shopping centers and retail amenities
- ▶ Just town miles from The Marketplace at Garden State Park, a new power center, lifestyle center and residential community currently under construction that will have over 800,000 sf of retail space, including the already completed Home Depot, Dicks, Best Buy and Bed Bath & Beyond, a 285,000 sf lifestyle center, 1,700 residential units as well as office space, a hotel and conference center
- ▶ Exceptional local demographics with a total population of 1,788,299 within ten miles of the Property

BUILDING SIZE/SQUARE FEET:

53 Haddonfield Road: 75,500 SF

55 Haddonfield Road: 61,694 SF

57 Haddonfield Road: 37,464 SF

STORIES:

1

YEAR BUILT:

1987

ACRES:

53 Haddonfield Road: 7.14 acres

55 Haddonfield Road: 5.73 acres

57 Haddonfield Road: 3.92 acres

Total Acres: 16.79 acres

FRAMING:

Structural steel frame

FLOORS:

Reinforced concrete slab

EXTERIOR WALLS:

Brick along front and side elevations; concrete masonry units along rear of building.

WINDOWS:

Tinted insulated glass in anodized frame system.

HEATING AND COOLING:

Heating and cooling is provided by rooftop package units and heat pumps that are either gas or electric powered. The HVAC units are installed in each tenant suite, allowing for individual tenant control and direct billing of utilities to tenants. Units are manufactured by Carrier & York.

PLUMBING:

Tenants have individual restrooms in their spaces.

ELECTRICAL SERVICE:

277/480-volt. 3-phase, 4-wire service with 400-amp disconnect switches. Each tenant's suite is separately metered, and tenants are billed directly by the utility company.

UTILITIES:

Electric & Gas - PSE&G

Water & Sewer - Township of Cherry Hill

FIRE PROTECTION:

Wet sprinkler system throughout.

INTERIOR DETAIL:

Each tenant has a private outside entrance to its own lobby area. Walls are painted gypsumboard covered with paint or wallpaper. Ceilings are suspended acoustical tiles. Floors are carpeted in office areas.

INTERIOR FINISHES:

Typical office finishes include carpeted floors, painted or vinyl-covered sheetrock walls and suspended acoustical tile ceilings with fluorescent lighting.

PARKING:

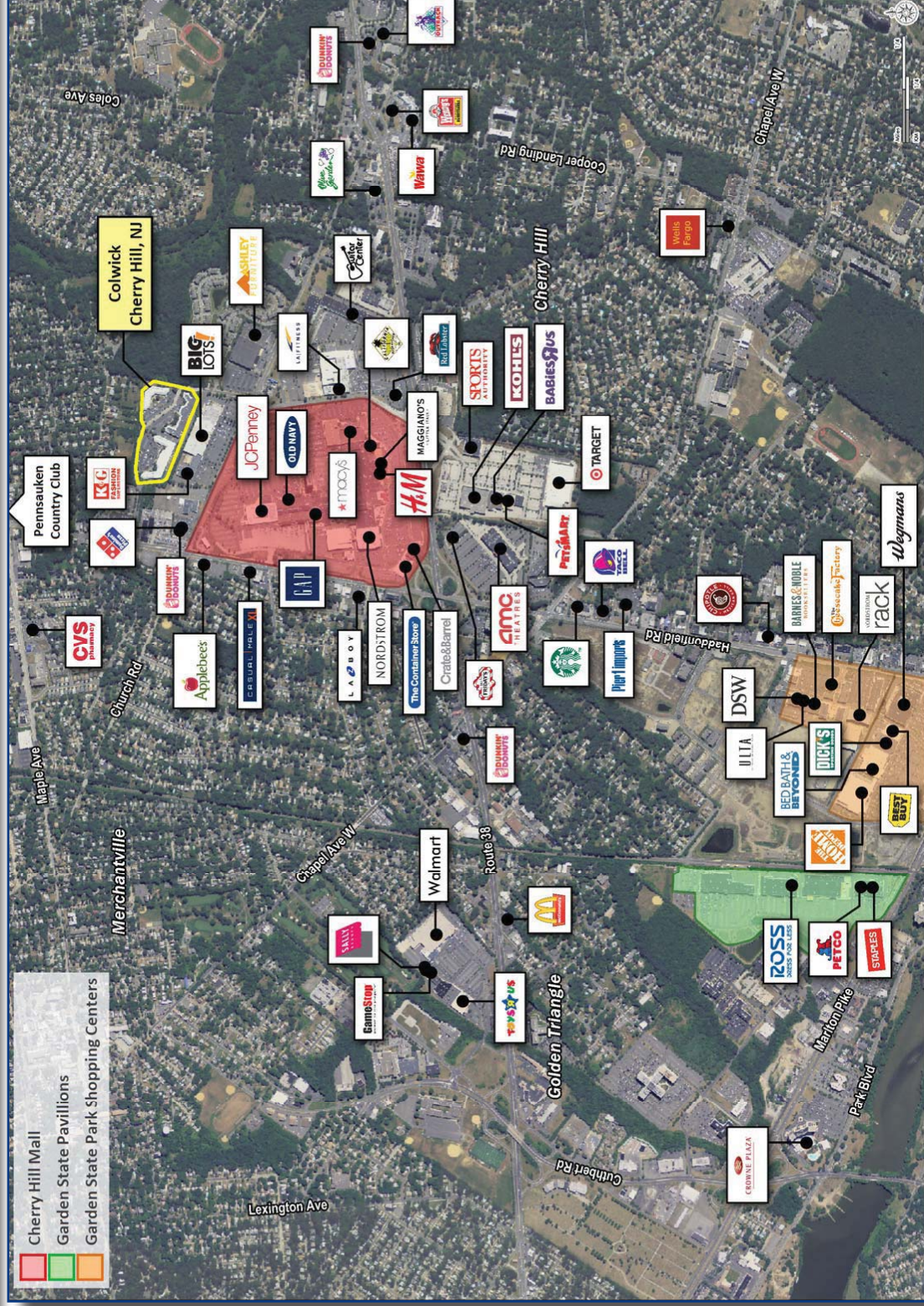
808 parking spaces, including nine spaces designated for handicap usage; 4.77 per 1,000 square feet of building area.

ZONING:

The Property is zoned O-1, Limited Office



Area Amenities



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COLWICK BUSINESS CENTER

53-55-57 HADDONFIELD ROAD | CHERRY HILL | NJ



**New (Route 404) Bus Stop within
the Colwick Business Center**



Contact Us

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Owned & Managed By:



Building Features

Location	53-55-57 Haddonfield Road, Cherry Hill, NJ		
Size/SF Available	53 Haddonfield Rd 5,025 sf 11,226 sf	55 Haddonfield Rd 9,841 - 61,694 sf (Divisible)	57 Haddonfield Rd 2,850 sf
Asking Lease Price	\$9.50 - \$12.00/sf NNN		
Parking	53 Haddonfield Rd 4.23/1,000 sf	55 Haddonfield Rd 4.8/1,000 sf	57 Haddonfield Rd 4.78/1,000 sf
Occupancy	Available for immediate occupancy		
Signage	Monument tenant directory and suite signage available		

Property/Area Description

- ▶ Under new local ownership and management
- ▶ Base building improvements underway
- ▶ Single-story buildings with no loss factor and direct, private 24/7 access to each tenant suite
- ▶ Very efficient layout with open bullpen areas and individual offices
- ▶ Daycare center located within the park
- ▶ Located in the business district of Cherry Hill, NJ at the intersection of Haddonfield and Church Road providing for easy access to Route 38, Route 70, 73, I-295 with convenient access to Philadelphia via the Benjamin Franklin Bridge and Betsy Ross Bridge
- ▶ Direct NJ Transit (ROUTE 404) bus service within the business park
- ▶ Close proximity to local amenities (Cherry Hill Mall, Garden State Towne Center, banks, restaurants, etc.)

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