



+/- 25,000 - 40,000 SF MULTI-PURPOSE FLEX BUILDING FOR SALE/LEASE

# MULTI-PURPOSE FLEX BUILDING FOR SALE/LEASE 14 FEDERAL STREET | MOUNT LAUREL | NJ



## Contact Us

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### Building Features

Location	14 Federal Street Mount Laurel, NJ
Size/SF Available	+/- 25,000 - 40,000 sf (Divisible)
Asking Sale Price Asking Lease Price	\$2,800,000 \$7.00/sf NNN
Parking	50 parking spaces - room to add parking on gravel lot
Occupancy	Available for immediate occupancy
Signage	Building signage & monument sign available
Area/ Property Description	<ul style="list-style-type: none"> <li>▶ +/- 40,000 sf clearspan building with 32' clear height</li> <li>▶ Building signage facing I-295.</li> <li>▶ Situated on 2.74 +/- acres</li> <li>▶ Baseball/soccer/lacrosse facility including two indoor basketball courts.</li> <li>▶ 3,000 sf of office space</li> <li>▶ Newly renovated locker rooms and day spa on-site</li> <li>▶ Recently completed interior and exterior renovations</li> <li>▶ Visible from I-295 and Route 73</li> <li>▶ Minutes from Route 73, I-295, and NJ Turnpike</li> </ul>

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# Building Successful Relationships



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## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	5,538	85,057	211,671
Households	2,468	34,343	81,600
Median HH Income	\$63,153	\$78,279	\$84,910
Avg HH Income	\$82,695	\$97,434	\$105,851
Traffic Count	98,614 (ADV) I-295 & Church Road		



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