

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



### Contact Us

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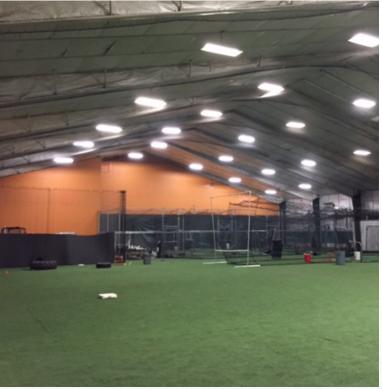
Building Features			
Location	14 Federal Street Mount Laurel, NJ		
Size/SF Available	+/- 25,000 - 40,000 sf (Divisible)		
Asking Sale Price Asking Lease Price	\$2,800,000 \$7.00/sf NNN		
Parking	50 parking spaces - room to add parking on gravel lot		
Occupancy	Available for immediate occupancy		
Signage	Building signage & monument sign available		
Area/ Property Description	<ul> <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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### **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		

