PRICE REDUCED! 1004 LAUREL OAK ROAD  |  VOORHEES  |  NJ

Wolf Commercial Real Estate
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## Property Description

| Location          | 1004 Laurel Oak Road  
                               Voorhees, NJ |
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Size/SF Available</td>
<td>+/- 13,092 sf</td>
</tr>
<tr>
<td>Asking Lease Price</td>
<td>$20.00/sf Gross plus utilities and janitorial</td>
</tr>
<tr>
<td>Asking Sale Price</td>
<td>$1,799,000 ($148.95/SF)</td>
</tr>
<tr>
<td>Parking</td>
<td>5.73/1,000 sf</td>
</tr>
<tr>
<td>Occupancy</td>
<td>Available for immediate occupancy</td>
</tr>
<tr>
<td>Signage</td>
<td>Building signage and Monument signage available</td>
</tr>
</tbody>
</table>
| Area/Property Description | • Located within the Voorhees Corporate Center  
                                    • Newly constructed modern building  
                                    • Ideal for adult and/or child daycare, educational or medical use  
                                    • Facility offers outdoor play area, large class rooms, parking and covered entrance.  
                                    • Property sits between White Horse Road and Haddonfield Berlin Road (561)  
                                    • Location is surrounded by some of the region's most prestigious health care providers and corporate office users  
                                    • Building and monument signage  
                                    • Well maintained and landscaped property  
                                    • Conveniently located within close proximity to I-295, Route 70 and the NJ Turnpike |

## Contact Us

**Jason M. Wolf, Managing Principal**  
jason.wolf@wolfcre.com  
D 856 857 6301  

**Christopher R. Henderson, Vice President**  
chris.henderson@wolfcre.com  
D 856 857 6337  

**John T. Mozzillo, Senior Associate**  
Director of Investment Sales  
john.mozzillo@wolfcre.com  
D 856 857 6304  

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