



INVESTMENT OPPORTUNITY IN PROMINENT BUSINESS PARK



211 BENIGNO BOULEVARD | BELLMAWR, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



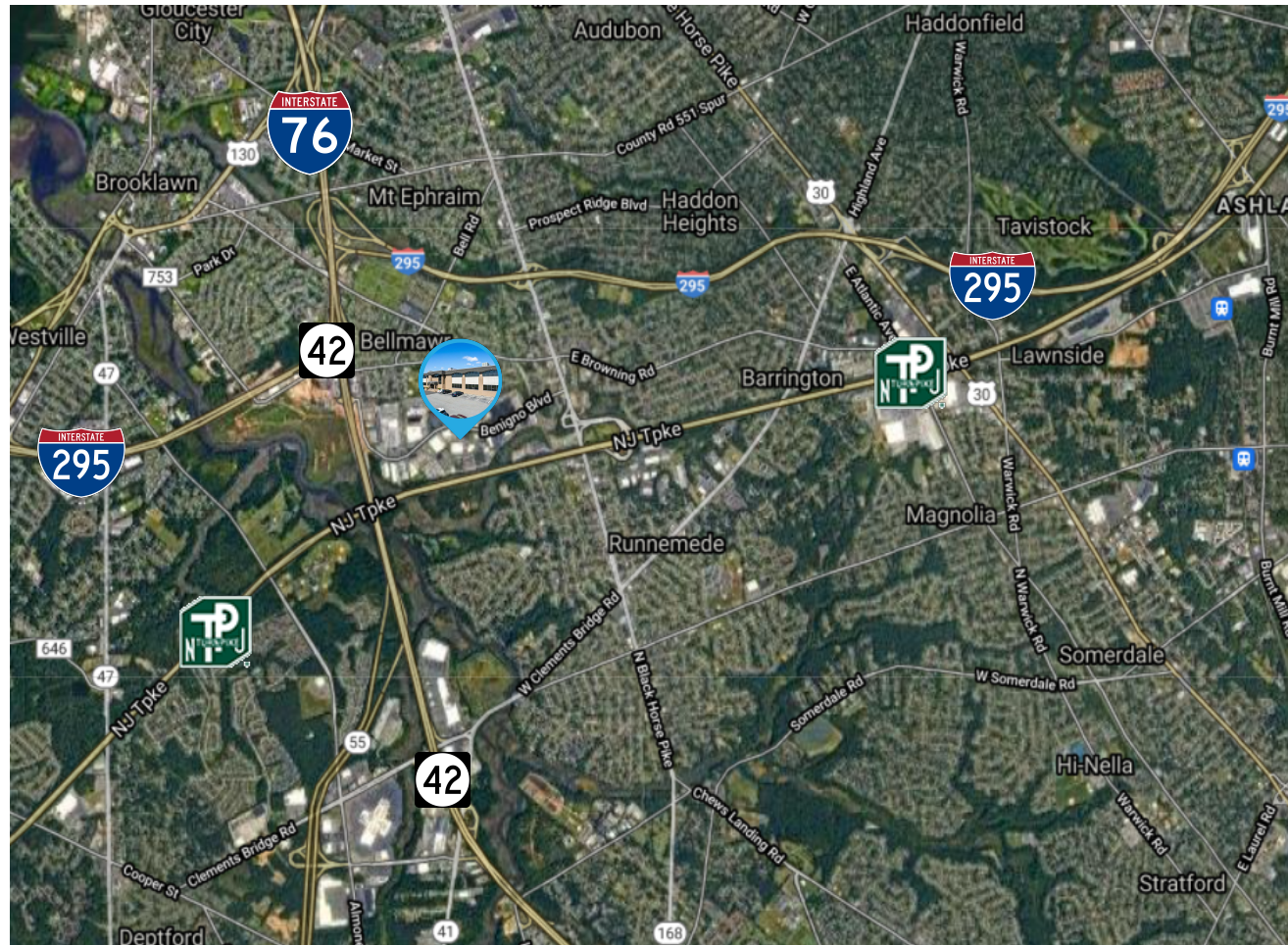
PROPERTY DESCRIPTION

Location	211 Benigno Boulevard Bellmawr, NJ 08031
Size / SF Available	40,503 SF
Sale Price	\$3,850,000.00
Property / Area Description	<ul style="list-style-type: none"> • Two story office building • 70% leased to strong tenant roster • Ideal for all professional users • Interior atrium provides additional natural light and usable tenant-only outdoor space • Prominent double-glass door entry in building lobby • Large usable basement available • New base building HVAC • Parking lot upgrades pending • Excellent access for freight / deliveries • Exterior signage available • Located within the Interstate Business Park • Situated adjacent to NJ Turnpike (Exit 3), I-295 (Exit 28), Route 42 and I-76

Contact Us

Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@wolfcre.com

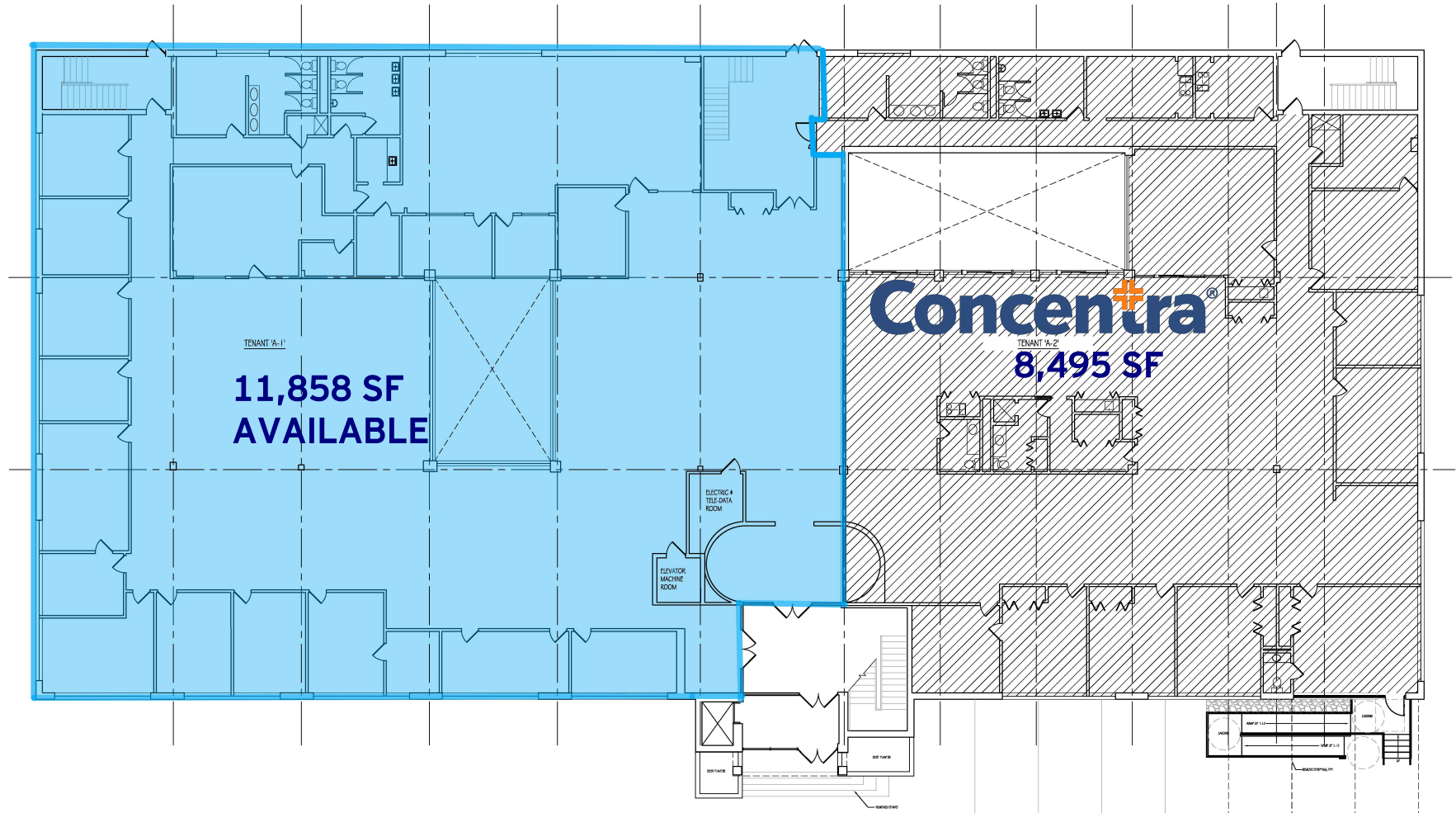
John Mozzillo
Executive Vice President
856.816.6973
john.mozzillo@wolfcre.com



follow us:    

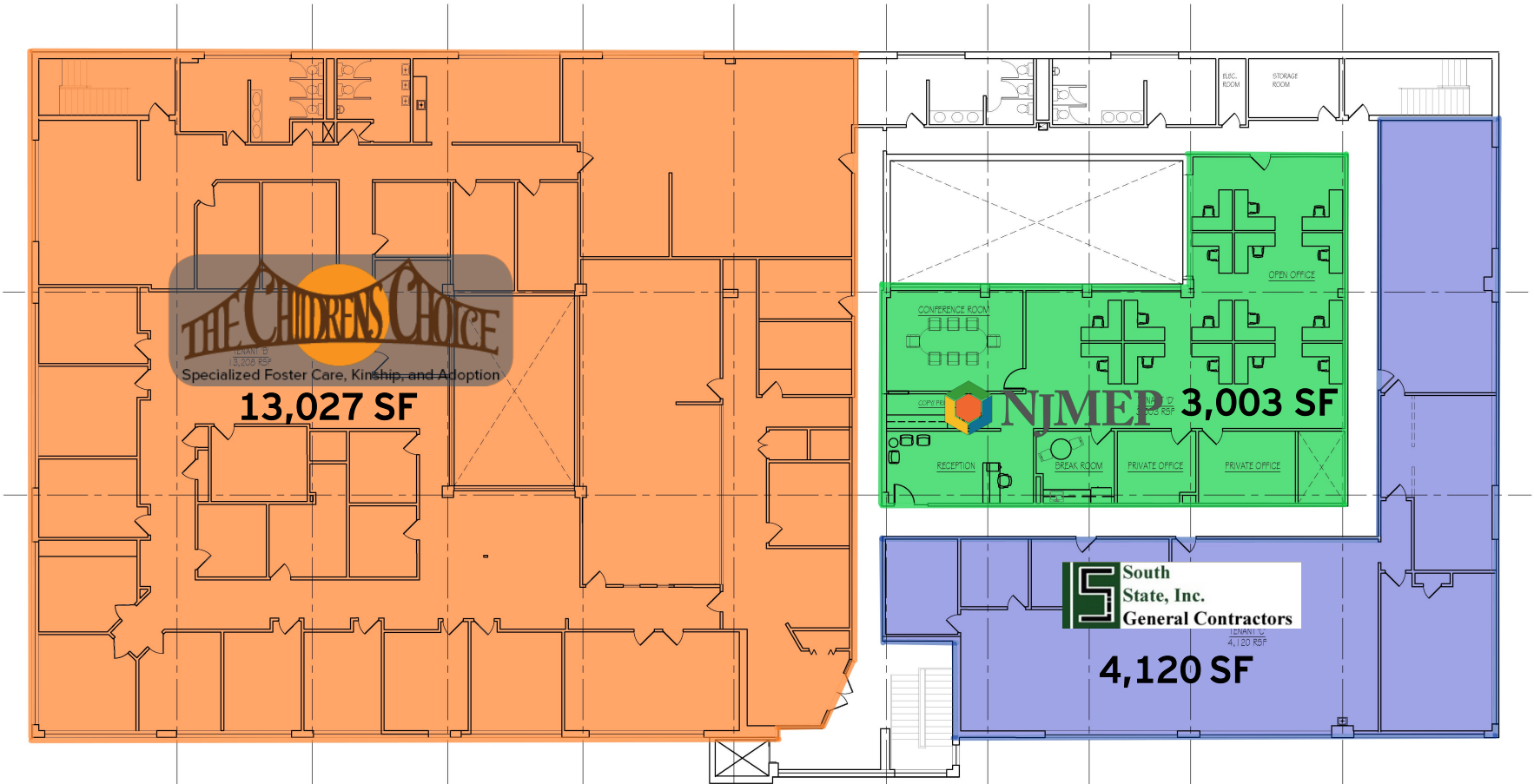
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

FIRST FLOOR PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

SECOND FLOOR PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

TENANT SUMMARY

Concentra, a division of Select Medical, is a leading health care company focused on improving the health of America's workforce, one patient at a time. More than 11,000 Concentra colleagues provide occupational medicine, urgent care, physical therapy, and wellness services from more than 500 medical centers and 130 onsite clinics nationwide. <https://www.concentra.com/>



NJMEP is a private, not-for-profit organization that improves the profitability and competitiveness of New Jersey's manufacturers. Backed by the National Institute of Standards and Technology (NIST), NJMEP enables organizations to enhance their productivity and efficiencies, reduce costs, and improve employee performance. For more than 20 years, NJMEP has used its extensive network of connections and proven track record of success to help manufacturers adapt to the latest innovative technologies and best practices to realize more than \$5.8 billion in value. <http://www.njmep.org/>



Children's Choice has expanded from its original Foster Care service to other services that include: Medical Foster Care, Treatment Level Foster Care, Respite Foster Care, and types of Adoption Services, as well as Kinship Care. www.childrenschoice.org



South State, Inc. is a full-service Heavy Highway, Paving, and Utility contractor based out of Bridgeton, New Jersey. For over 40 years, South State, Inc. has safely and successfully completed numerous complex construction projects for both private and public clients throughout New Jersey. <https://www.southstateinc.com/>

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.