

# PREMIER CHERRY HILL FLEX/INDUSTRIAL SUITE FOR LEASE



**2091 SPRINGDALE ROAD  
CHERRY HILL, NJ**

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**Wolf Commercial Real Estate**  
**www.WolfCRE.com**





## PROPERTY DESCRIPTION

**Location:** 2091 Springdale Road  
Cherry Hill, NJ 08003

**Size/SF Available:** 3,075 SF

**Lease Price:** Negotiable

**Signage:** Building & suite-front

## PROPERTY AREA/HIGHLIGHTS

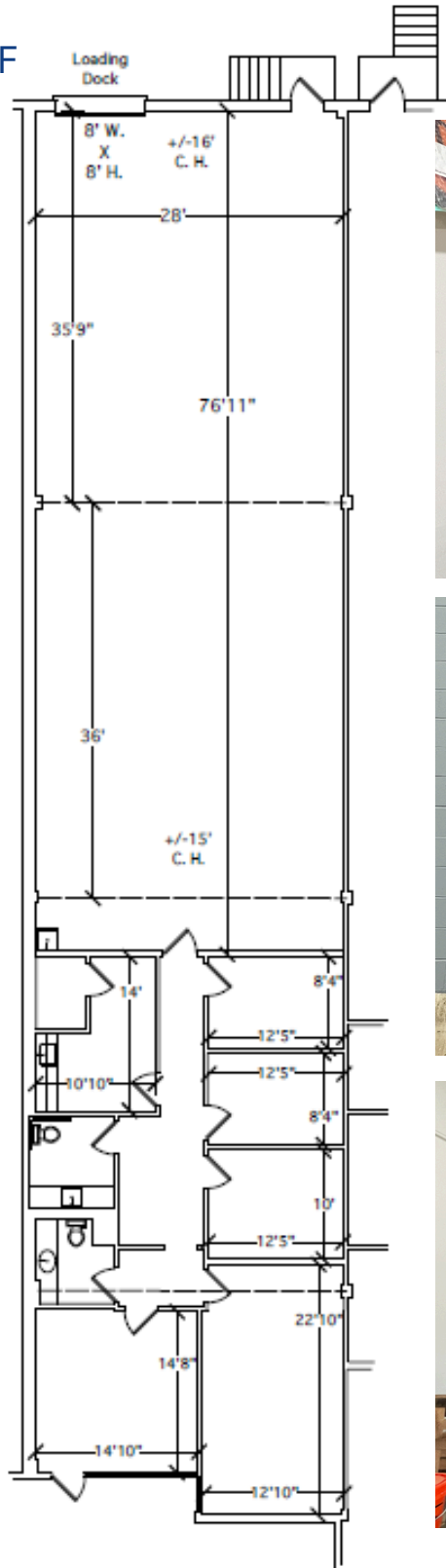
- Available June 1, 2024
- One (1) 8'x8' loading dock
- 16' Ceiling height
- Three (3) individual offices, reception area, conference room, kitchenette and server room
- Zoned Industrial Restricted (IR)
- Dry sprinkler system
- Fully conditioned warehouse
- 208/120 Volt - 3 Phase/4 Wire 100 Amps panel
- Easy access to Routes 70 and 73, NJ Turnpike and I-295
- 15 minutes from Tacony-Palmyra and Ben Franklin bridges
- Close proximity to various hotels, restaurants, and retailers



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## FLOOR PLAN

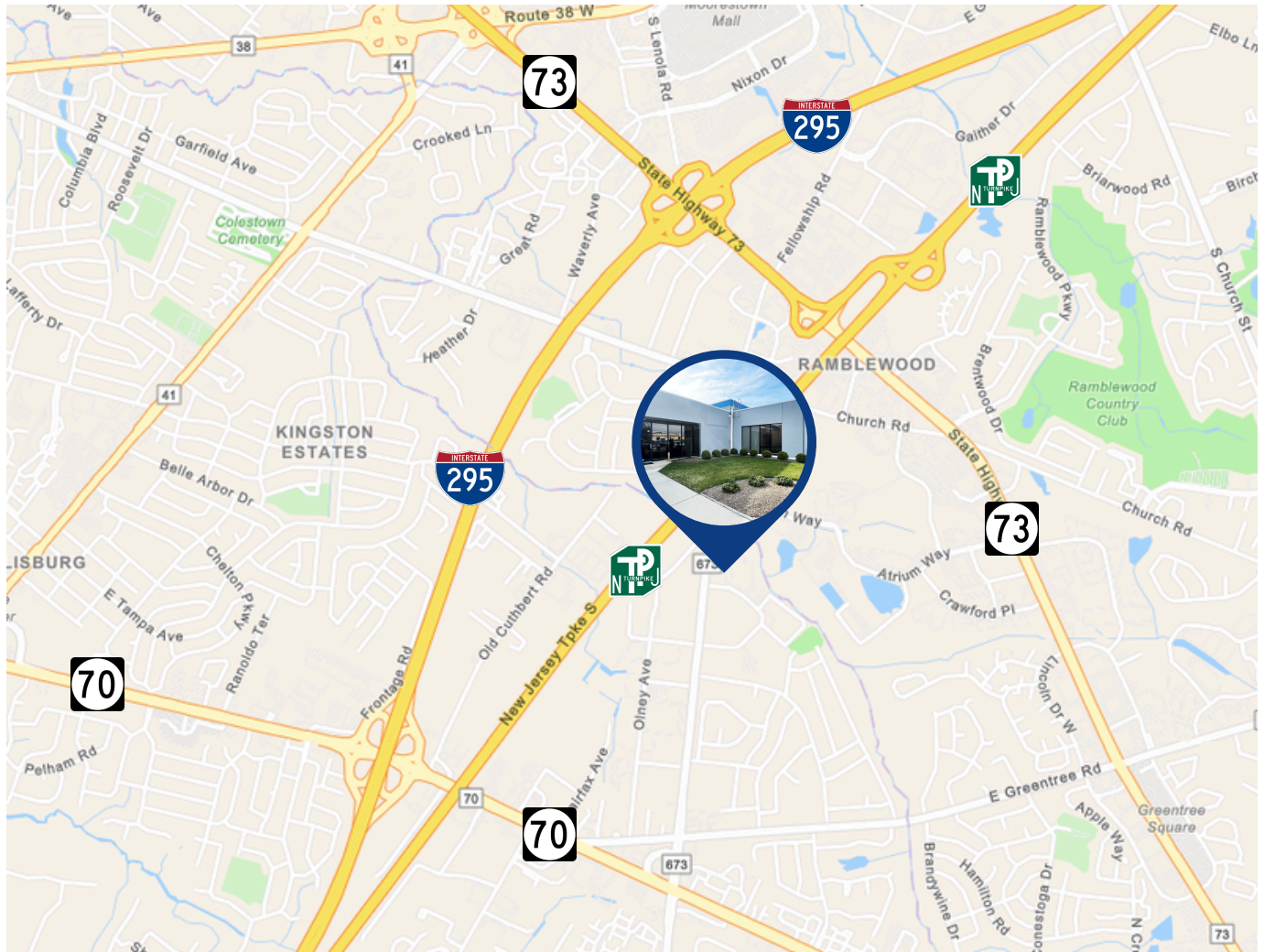
UNIT 2  
3,705 SF



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## AERIAL MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Average HH Income</b>	\$131,192	\$124,781	\$132,226
<b>Total Households</b>	1,246	34,633	86,063
<b>Total Population</b>	3,495	86,508	220,028

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