



Needleman Management Co.
1060 North Kings Highway, Suite 250
Cherry Hill, New Jersey 08034
Phone: 856-482-5959 Fax: 856-482-6215

SALE
\$1,800,000



LEASE
\$14.00 NNN

Preliminary Data Sheet
375 North Kings Highway
Cherry Hill, New Jersey

DESCRIPTION: Office building currently being utilized by a single tenant.

SIZE: 14,300 ± SF

ACREAGE: 1.225 ± acres with 219.00 feet of frontage along the south side of Kings Highway.

For Additional Information Contact:

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CONSTRUCTION:

Foundation: Poured, reinforced concrete footings, slab on grade construction.
Structural Frame: Wood structure and frame
Exterior: Vinyl siding with aluminum casement insulated glass windows.
Roof: Shingle gable roof

PARKING: 63 spaces

HVAC: 16 forced air heat and air conditioning condensers are present and provide adequate heat and air conditioning for the structure.

PLUMBING: Adequate plumbing facilities to serve the needs of staff and clientele. There are two fixture restrooms that are handicap accessible.

UTILITIES: Public water and sewer; gas heat

ZONING: O-1, Limited Office As improved, the property appears to, in all respects, comply with the legal zoning requirements. Permitted uses within the zone includes: real estate offices; insurance offices; banking and financial offices; offices for manufacturer's representatives; offices of medical and dental practitioners; and similar business or professional offices; club or lodge for fraternal or social purposes; and non-profit educational institutions.