



INDUSTRIAL BUILDING SALE OR LEASE

2650 HADDONFIELD ROAD PENNSAUKEN, NJ

EXCLUSIVE LISTING



Property Description:	Warehouse, Showroom, and Office for Sale or Lease
Total Building Size:	21,000 +/- SF
Showroom:	5,000 +/- SF w/4 Private Offices
Warehouse Ceiling:	17' Clear Ceiling
Tailgates:	4
Lot Size:	1.00 +/- Acres
Block/Lot:	26.01/9
Zoning:	Light Industrial
Taxes:	\$21,708 (2015)
Lease Rate:	\$6.50/SF NNN
Sale Price:	\$1,092,000.00
Comments:	<ul style="list-style-type: none"> • Air Conditioning • 2014 Roof • Wet Sprinklered • Public Sewer and Water • Minutes from Routes 90, 70, & 73 • Accessible from Cherry Hill Mall

For Further Information, Please Contact:

Jeffrey Lucas (cell) (609) 254-1832
 jeffreylucas@me.com
Monica Walsh (ext.25) (856) 985-9522
 mwalsh@rosecommercial.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

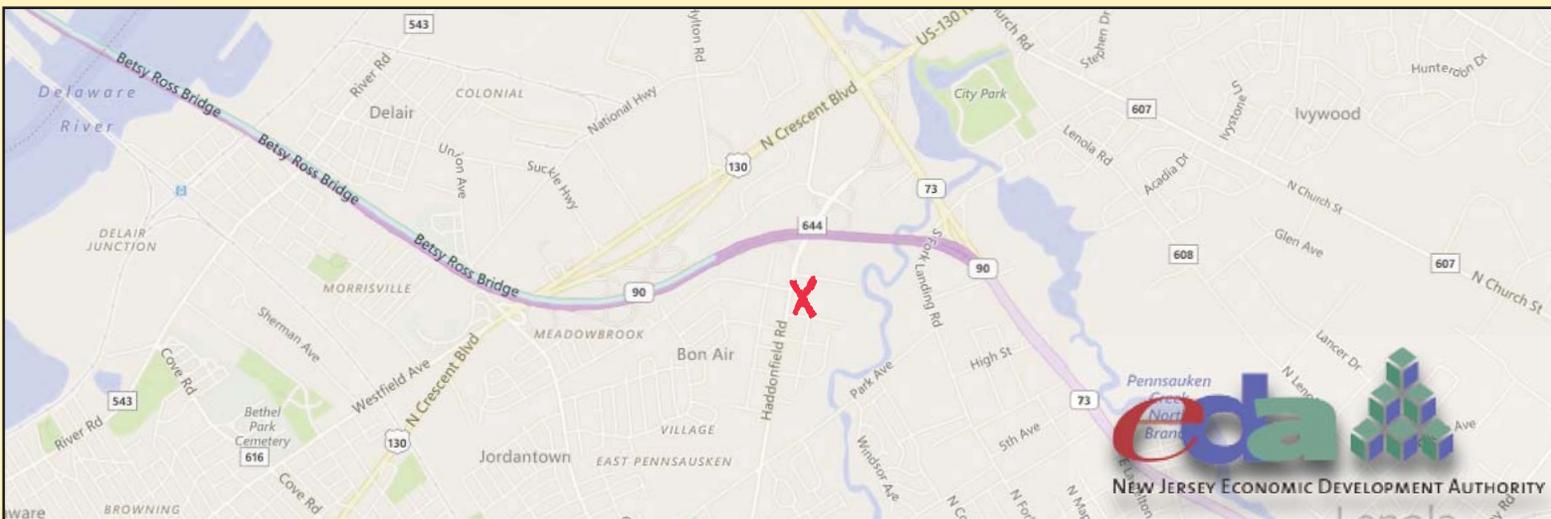
651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488



GROW NEW JERSEY TAX INCENTIVE

2650 HADDONFIELD ROAD
PENNSAUKEN, NJ

EXCLUSIVE LISTING



The Grow NJ tax incentive program awards discretionary tax credits to companies considering an expansion in or relocation to New Jersey. Companies may also qualify for job retention benefits if an out-of-state option is being considered.



*Assumes cap ex equal to \$6.00/SF on improvements and machinery

Job example assumes company relocation from out-of-state.

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50 JOBS:

- Annual Per Job Base \$4,000
- Pennsauken MRI Bonus \$1,000
- Target Identity \$500
- Cap Ex Bonus \$3,000*
- Total/ Employee Annual Award \$8,500
- x10 Years
- \$85,000
- Total Tax Credit: \$4,250,000

150 JOBS:

- Annual Per Job Base \$4,000
- Pennsauken MRI Bonus \$1,000
- Target Identity \$500
- Cap Ex Bonus \$3,000*
- Total/ Employee Annual Award \$8,500
- x10 Years
- \$85,000
- Total Tax Credit: \$12,750,000

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