

712 FELLOWSHIP RD
MOUNT LAUREL, NJ

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

21,337 SF
3.33 Acres

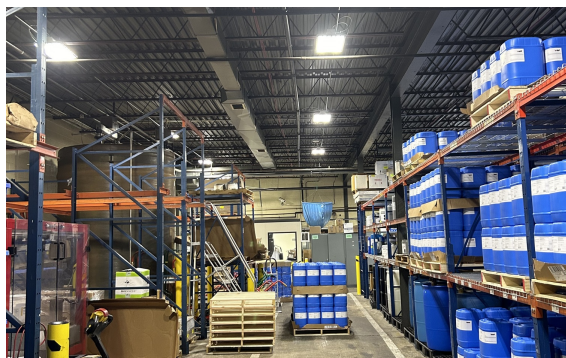
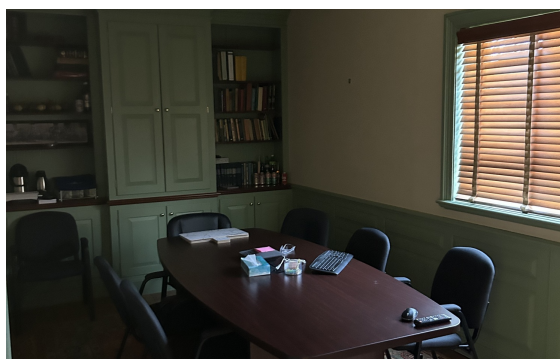
PROPERTY HIGHLIGHTS

- **BUILDING SIZE:**
21,337 SF on 3.33 Acres
- **OFFICE/LAB SPACE:**
3,014 SF
- **YEAR BUILD/RENOVATED:**
Built in 1967
Renovated/Addition in 1981, 1991 & 2015
- **CEILING HEIGHT:**
14' - 32' Clear
- **ZONING:**
I - Industry (Mount Laurel Township)
- **LOADING:**
Three (3) Loading docks, One (1) ramped drive-in door
- **HEAT:**
Gas-Fired Space Heaters
- **PARKING:**
Twenty-Seven (27) Surface Parking Spaces
- **SPRINKLER SYSTEM:**
Wet
- **LIGHTING:**
LED
- **UTILITIES:**
Electric: PSE&G
Gas: PSE&G
Water/Sewer: Mount Laurel MUA
- **TRANSPORTATION:**
Serviced by NJ Bus Route 457
- **TAXES:**
Approx. \$43,058.16 (2023)
- **LOCATION:**
This property is located in Mount Laurel, New Jersey providing immediate access to the NJ Turnpike, I-295 and NJ Route 73.
- **MISCELLANEOUS:**
Hazmat rooms, mezzanine space, cooler space, and racking (can be included)

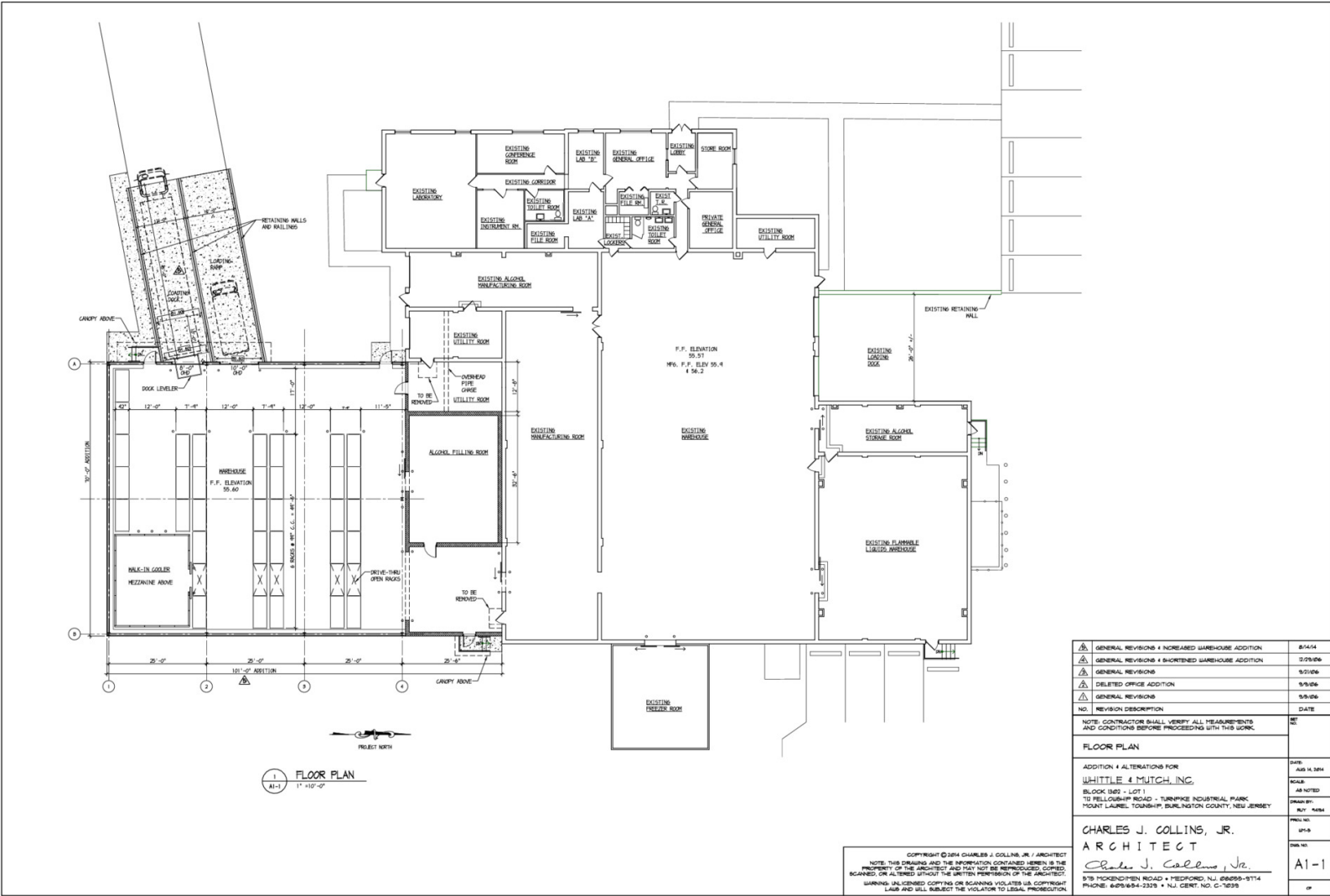
AERIAL



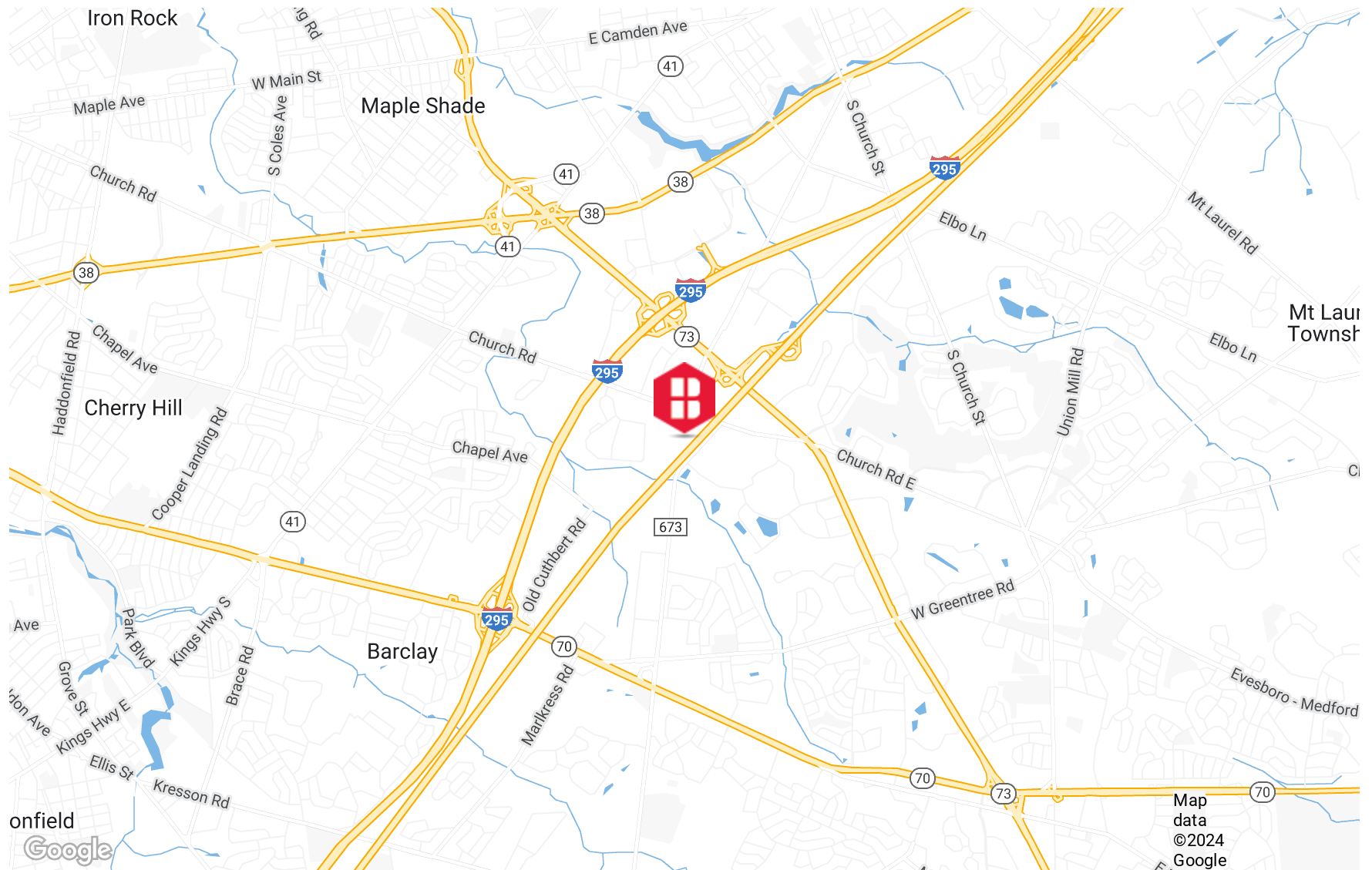
ADDITIONAL PHOTOS



FLOOR PLANS



AREA MAP



CONTACT



Michael Torsiello, SIOR

Senior Vice President

215.448.6210

mtorsiello@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.