

# FOR LEASE

WAREHOUSE/  
INDUSTRIAL  
OUTDOOR  
STORAGE SPACE



4 LARWIN ROAD • CHERRY HILL, NJ • 08034



# SITE OVERVIEW

13,242 TOTAL SF

5,022 SF  
SHOP

1,620 SF  
OFFICE

6,600 SF  
WAREHOUSE

# PROPERTY OVERVIEW

## Property Summary

### Property Specifications

**ADDRESS** 4 Larwin Road, Cherry Hill, NJ

**AVAILABILITY** Q1 2024

**AVAILABLE SIZE** 1.5-3.2 Acres

**TOTAL LOT SIZE** 3.2 Acres

**BUILDING SIZE**

- 13,242 TOTAL SF
  - Warehouse: 6,600 SF  
Clear Height: 13'-9"
  - Shop: 5,022 SF  
Clear Height: 14'-6"

**LOADING**

- (2) 12' x 12-5' Loading Docks
- (6) Drive-In Doors
  - (3) Drive-In Doors 10' x 14'
  - (2) Drive-In Doors 10' x 12'
  - (1) Drive-In Doors 12' x 14'

**OFFICE SIZE** 1,620 SF

**ZONING** IR-Industrial Restricted Zone

## Property Highlights

**13,242 SF WAREHOUSE**  
**ON 3.2 ACRES OF INDUSTRIAL**  
**OUTDOOR STORAGE SPACE FOR LEASE**

### THE PROPERTY IS:

- **FULLY FENCED**
- **FULLY LIT**
- **FULLY SECURED**

### IDEAL USES INCLUDE:

- **EQUIPMENT MAINTENANCE/  
RENTALS**
- **MANUFACTURING**
- **CONTAINER/TRAILER STORAGE**
- **MANAGED TRUCK/FLEET CENTER**
- **CONTRACTOR/BULK MATERIAL  
YAROAD AND TRANSLOAD**

**LOCATED MINUTES FROM EXIT 34 OF**  
**I-295, INTERCHANGE 4 OF THE NJ**  
**TURNPIKE, AND ROUTE 70, 73, AND 38.**

**ASKING PRICE: CALL FOR DETAILS**

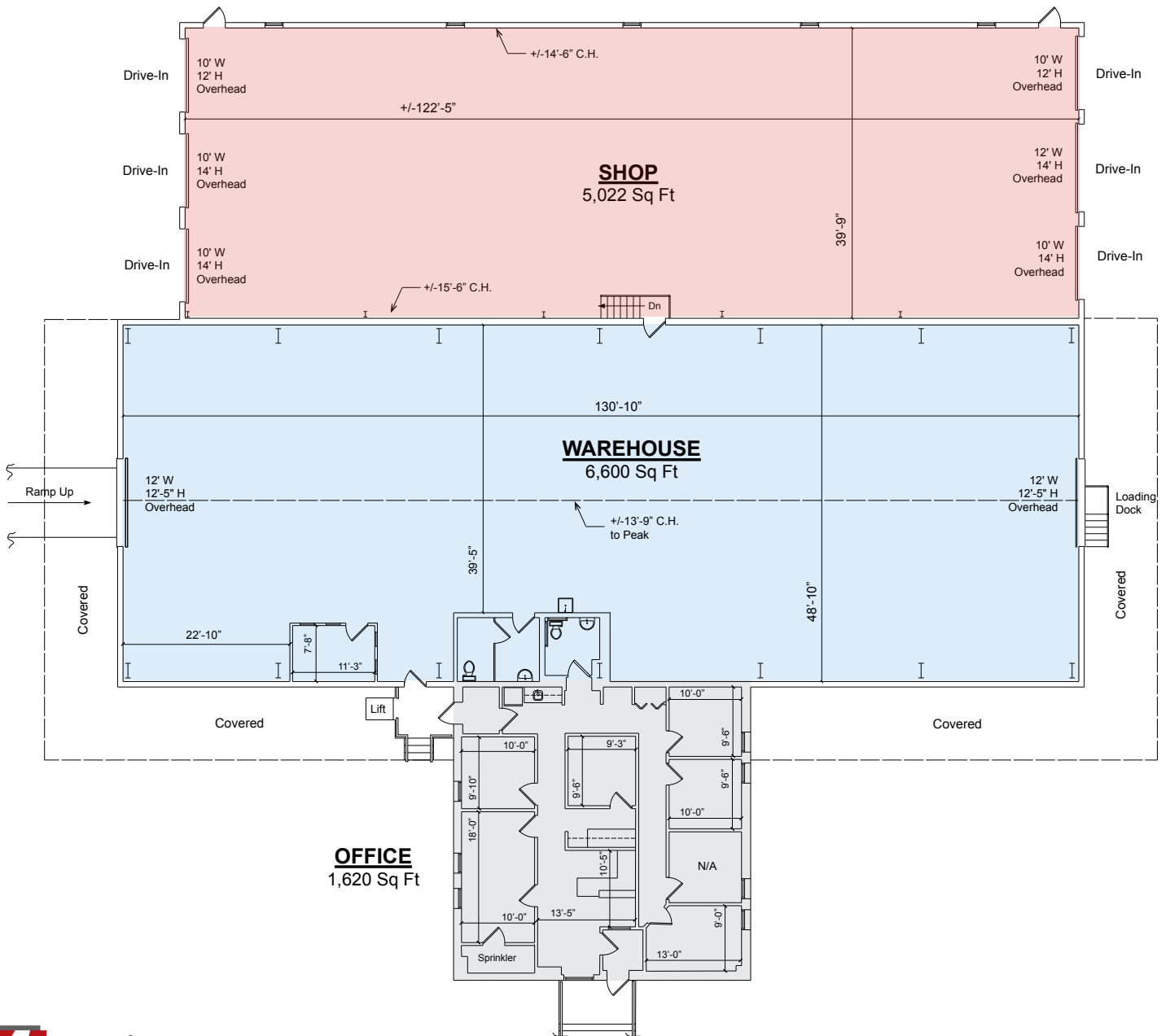
# PROPERTY OVERVIEW

## Floor Plans

SHOP: 5,022 SF

WAREHOUSE: 6,600 SF

OFFICE: 1,620 SF



# LOCATION OVERVIEW



Location Highlights		
TIOGA MARINE TERMINAL	12 MI	20 MIN
PORT OF PHILADELPHIA	12 MI	21 MIN
CENTER CITY PHILADELPHIA	13 MI	25 MIN
PORT OF WILMINGTON	41 MI	50 MIN
PORT OF NEWARK/ELIZABETH	80 MI	1 HR , 20 MIN
NEW YORK CITY	86 MI	1 HR , 40 MIN
<b>CLOSE PROXIMITY TO ALL MAJOR ROADWAYS:</b> I-295, NJ TURNPIKE, RT 70, RT 73, RT 38		
<b>MINUTES TO LIGHT RAIL PASSENGER STATION AND PUBLIC TRANSPORTATION</b>		
<b>MINUTES TO BENJAMIN FRANKLIN AND BETSY ROSS BRIDGE</b>		

# CONTACT INFORMATION

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Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties.



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