

ROCKHILL INDUSTRIAL PARK

ROUTE 70 @ ROCKHILL ROAD | CHERRY HILL, NJ

**AVAILABILITIES
FOR LEASE
& FOR SALE**



INDUSTRIAL FOR LEASE: 3,300 - 16,000 SF | OFFICE FOR SALE

PRIME ROUTE 70 LOCATION WITH IMMEDIATE ACCESS TO I-295



FOR MORE INFORMATION

Jonathan Klear

☎ +1 856 433 1801

✉ jonathan.klear@naimertz.com

NAI Mertz

📍 NAI Mertz | 21 Roland Avenue
Mount Laurel, NJ 08054

+1 856 234 9600 | naimertz.com



CURRENT AVAILABILITIES

ROCKHILL INDUSTRIAL PARK

ROUTE 70 @ ROCKHILL RD | CHERRY HILL, NJ

ABOUT

ROCKHILL INDUSTRIAL PARK

Rockhill Industrial Park is an eight building portfolio situated right on Route 70 in the heart of Cherry Hill, NJ. The 97,000 total square feet that comprise the park offer spaces ranging from 2,000 to 20,000 square feet that can accommodate a wide variety of industrial uses. The park offers immediate access to I-295 at Exit 34. Occupancy in the park provides monument signage opportunities along the heavily trafficked Route 70 corridor.



IMMEDIATE ACCESS TO I-295

INDUSTRIAL FOR LEASE

5 ROCKHILL RD

SUITE 5 3,334 SF

AVAILABLE IMMEDIATELY

DESCRIPTION

(1) 12' x 13' drive-in. 15' clear height in warehouse. Two-story office area with restroom.

1732 ROUTE 70 E

FULL BUILDING 11,444 SF

AVAILABLE IMMEDIATELY

DESCRIPTION

Warehouse with 18' clear heights and two loading docks. Office/Showroom is existing but can be reconfigured.

1724 ROUTE 70 E

SUITE B/B1 6,140 - 16,057 SF

AVAILABLE IMMEDIATELY

DESCRIPTION

DIVISIBLE. Warehouse with 19' clear heights, two loading docks and two drive-in doors.

Fully air conditioned

OFFICE FOR SALE

26 ROCKHILL RD

2,300 SF 0.25 AC

DESCRIPTION

Two-story office building.

30 ROCKHILL RD

2,500 SF 0.33 AC

DESCRIPTION

Two-story office building. Divisible for multi-tenancy. Full basement.



1732
ROUTE 70
EAST



1724
ROUTE 70
EAST



26
ROCKHILL
ROAD



30
ROCKHILL
ROAD

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SITE PLAN



ROCKHILL INDUSTRIAL PARK
ROUTE 70 @ ROCKHILL RD | CHERRY HILL, NJ

SEE
INSET
BELOW

5
ROCKHILL
ROAD

SUITE 5
AVAILABLE

SUITE B1 - AVAILABLE SUITE B - AVAILABLE
FULLY AIR CONDITIONED

1724
ROUTE 70
EAST

1732
ROUTE 70
EAST



1/4 MILE
TO I-295



TRAFFIC COUNT: 78,296 VPD

INSET - BUILDINGS FOR SALE

30
ROCKHILL
ROAD

26
ROCKHILL
ROAD

FLOORPLANS

ROCKHILL INDUSTRIAL PARK

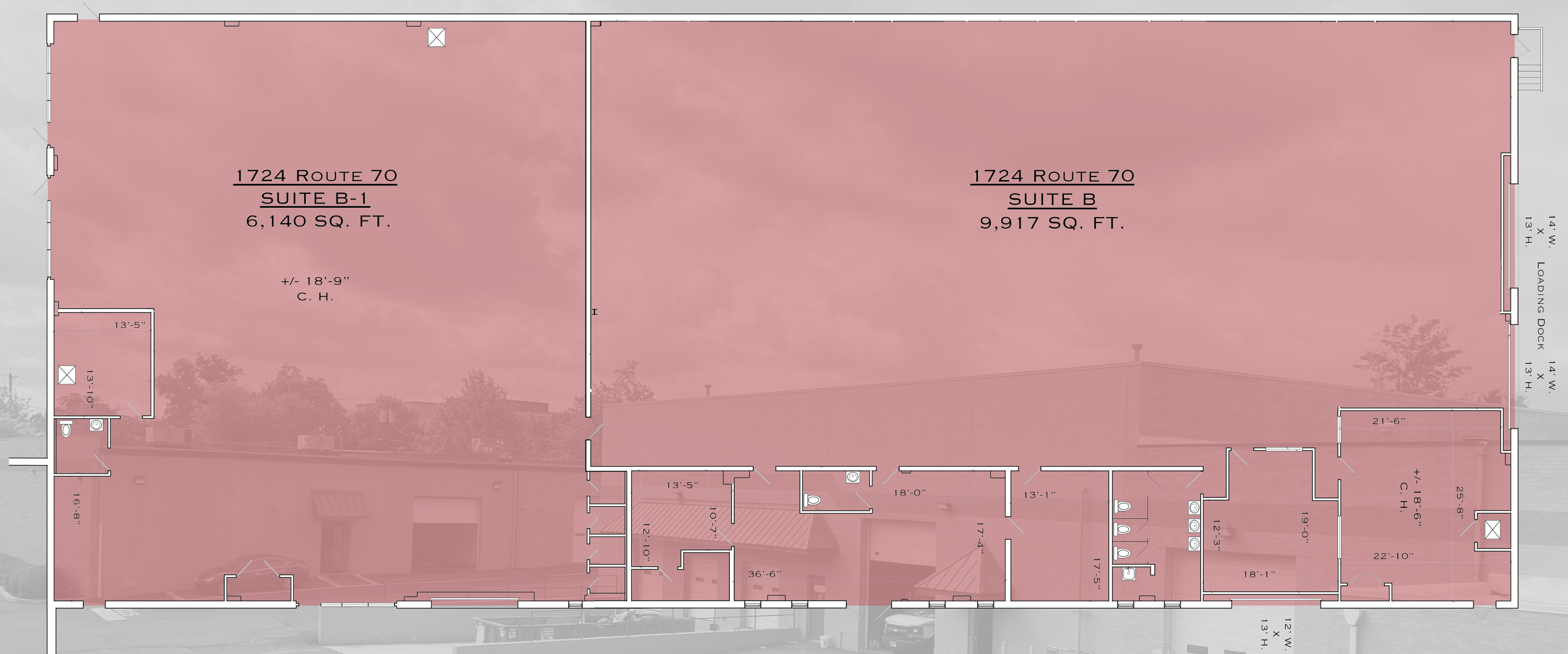
ROUTE 70 @ ROCKHILL RD | CHERRY HILL, NJ

1724 ROUTE 70 E - SUITE B/B1 | 6,140 - 16,057 SF

1724 ROUTE 70
SUITE B-1
6,140 SQ. FT.

+/- 18'-9"
C. H.

1724 ROUTE 70
SUITE B
9,917 SQ. FT.



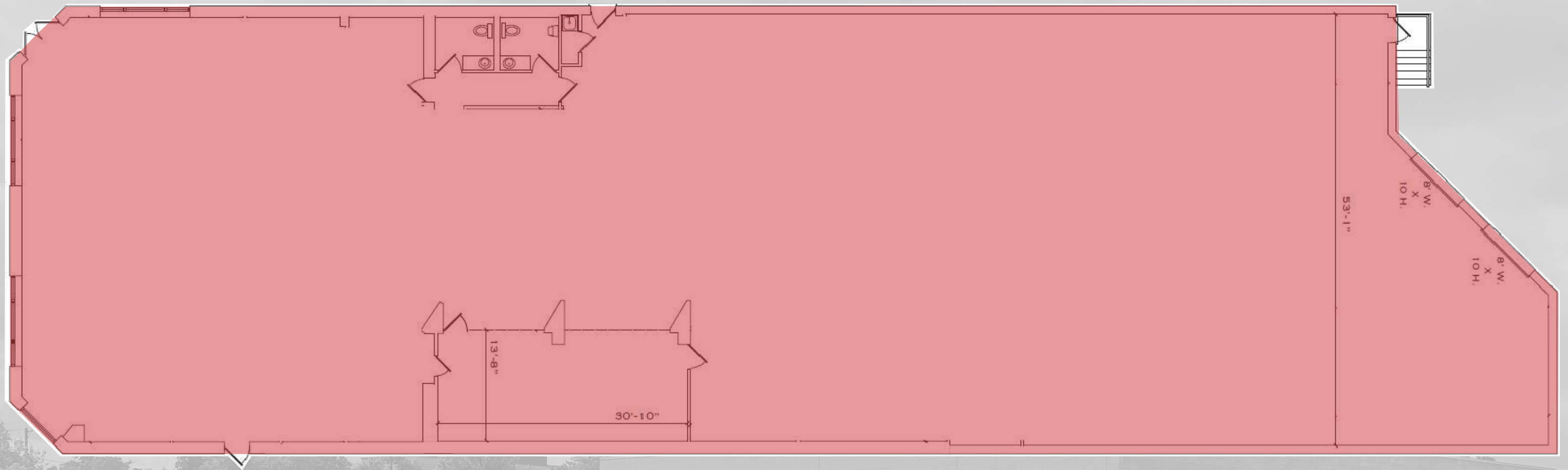
AVAILABLE IMMEDIATELY
DIVISIBLE

Warehouse with 19' clear heights, two loading docks and two drive-in doors.
Fully air conditioned.

FLOORPLANS

ROCKHILL INDUSTRIAL PARK

ROUTE 70 @ ROCKHILL RD | CHERRY HILL, NJ



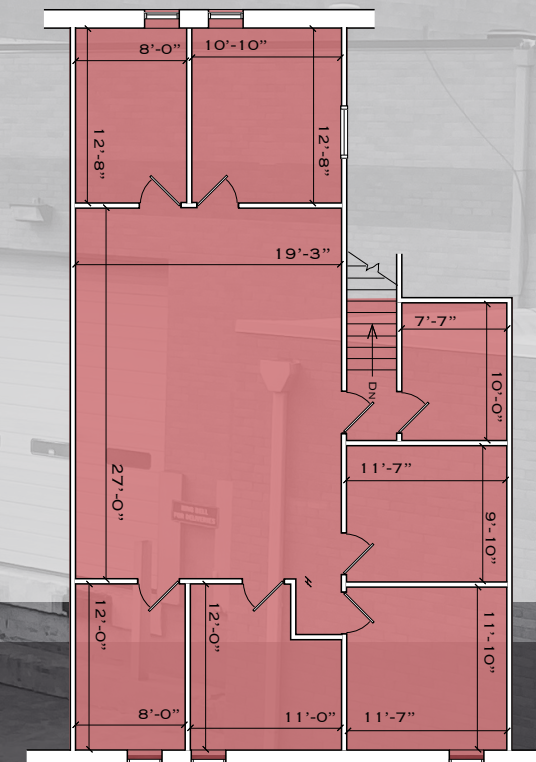
1ST FLOOR
9,975 SF

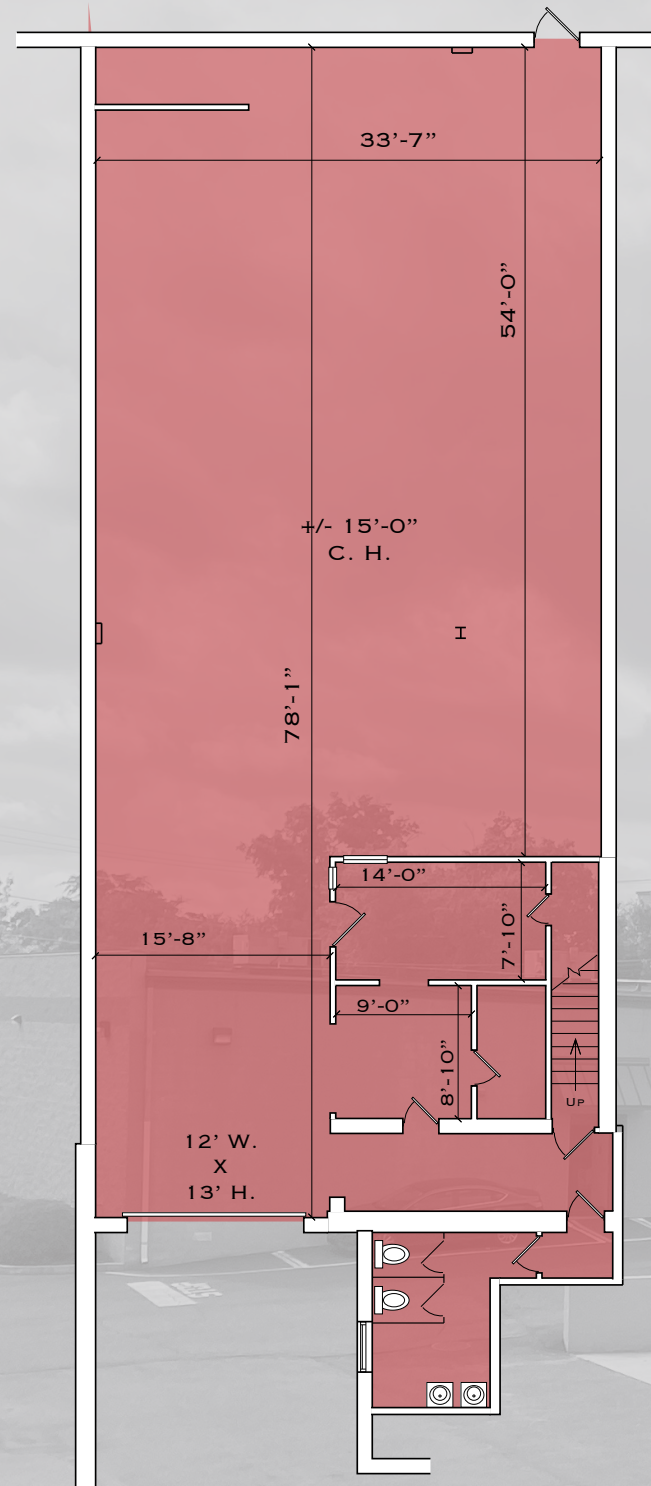
1732 ROUTE 70 E | 11,444 SF

AVAILABLE IMMEDIATELY

Warehouse with 18' clear heights and two loading docks.
Office/Showroom is existing but can be reconfigured.

2ND FLOOR
1,469 SF OFFICE

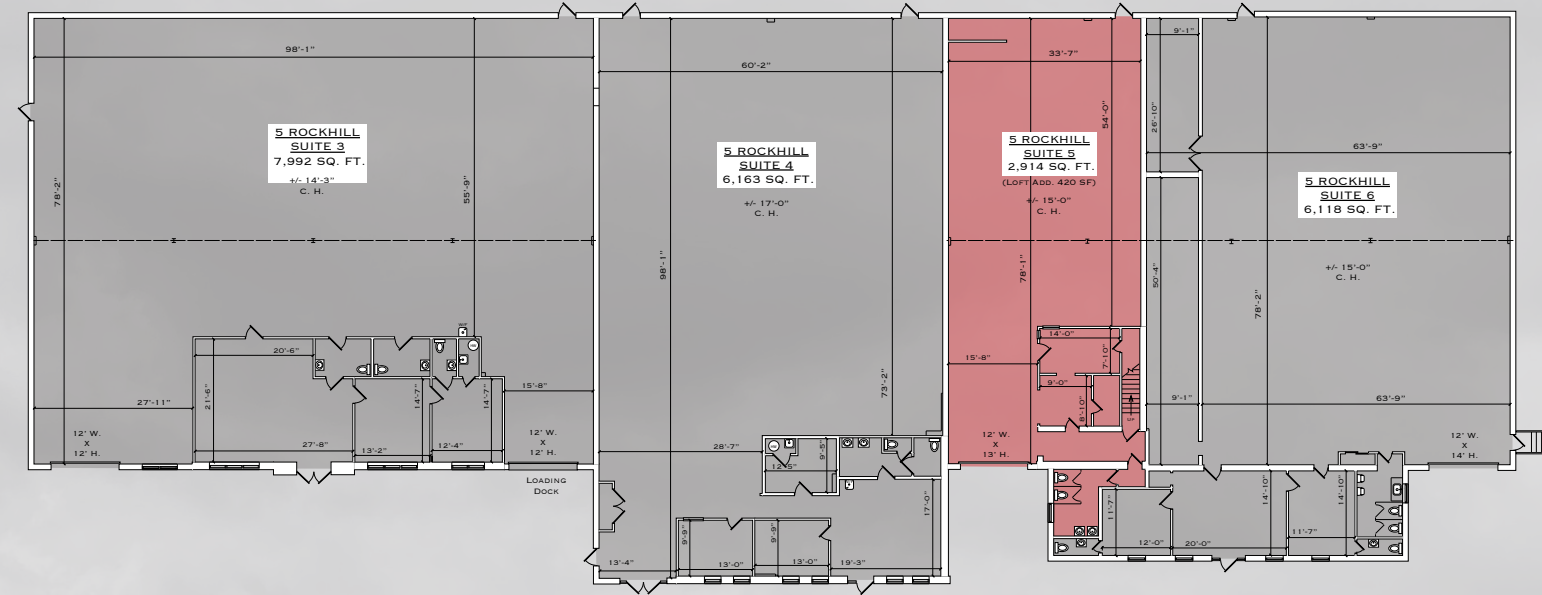




5 ROCKHILL ROAD | 3,334 SF

AVAILABLE IMMEDIATELY

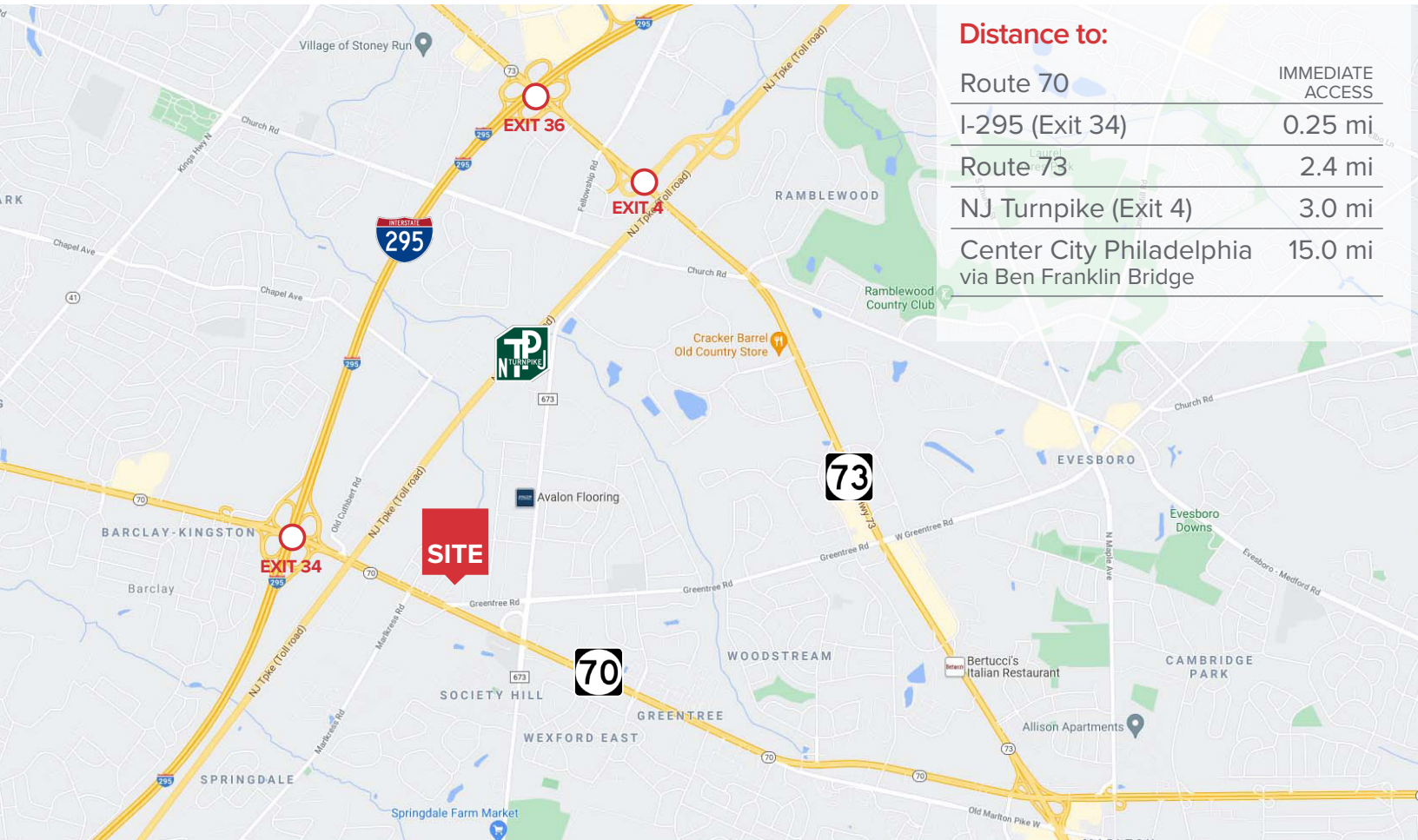
Warehouse with 15' clear heights and one (1) drive-in door.



LOCATION INFORMATION

ROCKHILL INDUSTRIAL PARK

ROUTE 70 @ ROCKHILL RD | CHERRY HILL, NJ



Distance to:

Route 70	IMMEDIATE ACCESS
I-295 (Exit 34)	0.25 mi
Route 73	2.4 mi
NJ Turnpike (Exit 4)	3.0 mi
Center City Philadelphia via Ben Franklin Bridge	15.0 mi

NEW OWNERSHIP

ABOUT VELOCITY VENTURES

Velocity Venture Partners is a leading developer of industrial real estate throughout New Jersey and Pennsylvania. The firm devotes its time exclusively to distribution, fulfillment and manufacturing style assets that are located close to densely populated suburban corridors and major transportation arteries. The team currently owns and operates over 8.5 million square feet of industrial space throughout the region - a portfolio comprising 200 tenants and 70 properties. Velocity was founded by Gloucester County-native Tony Grelli and Montgomery County-native Zach Moore. Learn more at www.velocityinv.com



VELOCITY VENTURES

LEASING

ABOUT NAI MERTZ



NAI Mertz, a leading full-service commercial real estate firm, was named an NAI Global Office of the Year. NAI Global has more than 375 offices globally with over 6,000 local market professionals, managing in excess of over 1.15B square feet of property. NAI Mertz is based out of four local offices in Mount Laurel, NJ; Philadelphia, Bucks County and Wilkes-Barre, PA.

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