



# Office Condo Unit for Sale/Lease

Myers Professional Building  
5 Myers Dr, Unit C, Mullica Hill, NJ



Sale Price: \$650,000-\$975,000 (Shell)

Lease Rate: \$18 SF, NNN

Available Unit: 4,000 or 6,000 SF

Building Size: 15,500 SF

Lot Size: 3+- Acres

#### Key Facts:

- Built to Suit Configuration Available
- Internet/Wi-Fi/Phone Access
- Tenant Signage
- Entrance off heavily traveled Route 322
- Parking designed for 116 spaces
- Electric, Gas, Public Water & Septic
- Conference Room Rentals & Discounted Storage Rental available at adjacent SpaceWorks Complex
- Just 1/2 mile to NJ Turnpike within close proximity to Rts 295 & 55 for easy commuting throughout Southern New Jersey

**Available Spring 2019** - Join the newest business complex strategically located in Mullica Hill, Harrison Township, Gloucester County. This ultra-modern professional office building offers an individual office Condo suite available in a 4,000 SF or 6,000 SF footprint as part of a 15,500 SF building that is being offered either For Sale or Lease as a grey Shell allowing a Buyer to fitout the unit utilizing their respective contractors. The Developer can also offer the option to provide a design build option to accommodate multiple office configurations, conference rooms, kitchenettes and reception areas. The **Myers Professional Building** is part of the adjacent **SpaceWorks** complex affording tenants access to conference room rentals, mini-warehouse space and individual storage units rentals. This newest venture is located at the intersection of heavily traveled US 322 and Tomlin Station Road offering an ideal location to operate in one of the fastest growing Gloucester County communities. Just ½ mile from the NJ Turnpike with close proximity to Rt. 295 & Rt. 55 for easy commuting within the South Jersey, Philadelphia, Delaware and New York corridor. Ask about how your business can become part of this creative business environment.

## Eagle Commercial Real Estate

26 S. Maple Avenue  
Suite 103  
Marlton, NJ, 08053

Anthony Pustizzi, Broker  
Office: 856-985-8565  
Cell: 609-230-0896  
Fax: 856-985-8563