



Commercial Land For Sale

Build to Suit Option

440 Berlin Cross Keys Rd, Monroe Twp., NJ

Sale Price: \$695,000

Lot Size: 2.32 Acres

Zoning: Commercial Business Park

Taxes (2019): \$17,081

Key Facts:

- Build to Suit Option
- Retail or Professional Office
- Conceptual plans for a 14,000 SF Facility will be available for review
- Prime location on Berlin Cross Keys Rd
- Adjacent to the Cross Keys Pavilion
- Zoned for Multiple Commercial Uses
- Fast Growing area in Gloucester County
- High Traffic Counts & Visibility
- Close accessibility to Major Highways Rt. 42, AC Expressway, Rt.55 & Rt 295



Prime site for Retail or Professional Office development on heavily traveled Berlin Cross Keys Road with the owner providing the opportunity to offer a **Build to Suit** option. Conceptual plans for a 14,000 SF facility will be available for review . This high traffic location sits on a 2.32 acre parcel adjacent to the new Cross Keys Pavilion and is situated along this suburban corridor that has experienced tremendous residential and commercial growth over the last several years. Be a part of this rapidly growing area located within the Business Park zone which allows for many uses including community commercial, planned business, planned commercial, municipal structures, storage and assisted-living facilities. Situated between the AC Expressway and Route 42 in Monroe Township, Gloucester County is an ideal location in one of the fastest growing Gloucester County communities as well as close proximity to major highways Rt. 42, AC Expressway, Rt. 55 & Rt. 295 for easy commuting within South Jersey, Philadelphia, Delaware.

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