### 1316 ROUTE 73

### MOUNT LAUREL (BURLINGTON COUNTY), NJ



# AVAILABLE

### FOR SALE OR LEASE

#### **DESCRIPTION**

15,400 SF +/- Highly Visible Building for Lease on Heavily Traveled Route 73. Easy access to Route 70 and Approximately 1.25 Miles to the New Jersey Turnpike and 1.8 miles to I-295.

Building Size: 15,400 SF (Two Levels)

Lot Size: 0.5 Acres

Real Estate Taxes: \$29,279.75

#### PROPERTY HIGHLIGHTS

- Excellent Development Opportunity
- Zoning: Retail/Industrial
- Heavy Power, Wet Sprinklers, Central HVAC
- One Loading Dock, One Drive-In Door
- Floor Load Capacity 300 LBS PSF
- Traffic Count of 52,656 VPD





#### **PLEASE CONTACT:**

**Gregory R. Bianchi** 

Vice President T. 215-783-1113

gbianchi@eusrealty.com

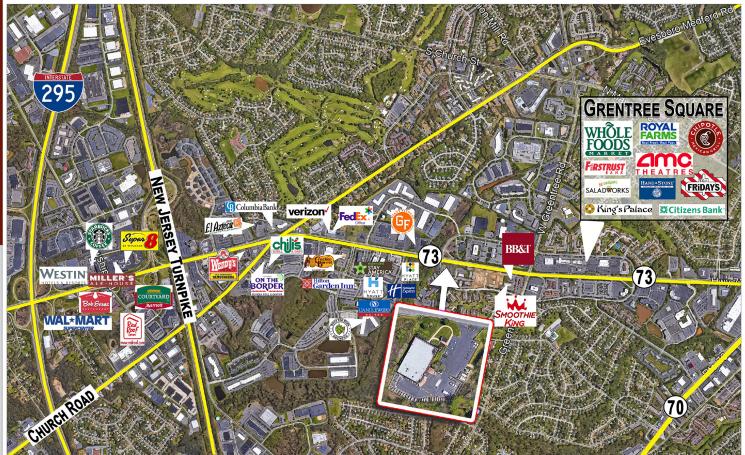


A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003 T.215-701-3840 F.215-701-3839 www.eusrealty.com

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