

Sale Price: \$695,000

Lot Size: 2.32 Acres

Zoning: Commercial Business Park

Taxes (2020): \$17,185

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

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Commercial Land For Sale Build to Suit Option

440 Berlin Cross Keys Rd, Monroe Twp., NJ



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.



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions.