

An Investment opportunity that checks all the boxes



Unique opportunity to
obtain a fully leased
NNN asset



Significant upside in a
growing market off the
NJ Turnpike/I-295



Well below
replacement costs



RUNNEMEDE CORPORATE CENTER

PROPERTY OVERVIEW

Runnemeade Corporate Center (“RCC”, “The Park”) presents a unique opportunity to purchase a strategically-located, fully-leased multi-tenant industrial/office flex corporate park below replacement cost.

RCC is home to 27 tenants in seven buildings totaling over 304,000 square feet located at Exit 3 of the New Jersey Turnpike (I-95),

approximately one mile from Interstate 295. RCC is located at the confluence of four vibrant submarkets within the greater Philadelphia/South Jersey area.

In addition, there is a separate opportunity to acquire 14.22 acres of land within the park footprint on which to develop another +/- 125,000 square feet of space (RCC II).



Disclaimer: All pictures and diagrams are for advertising and informational purposes only. They may not be accurate to scale. The information herein has been obtained from sources contained to be reliable, but no guarantee of its accuracy is made by the Company.

For further information and to schedule tours:

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FOR SALE

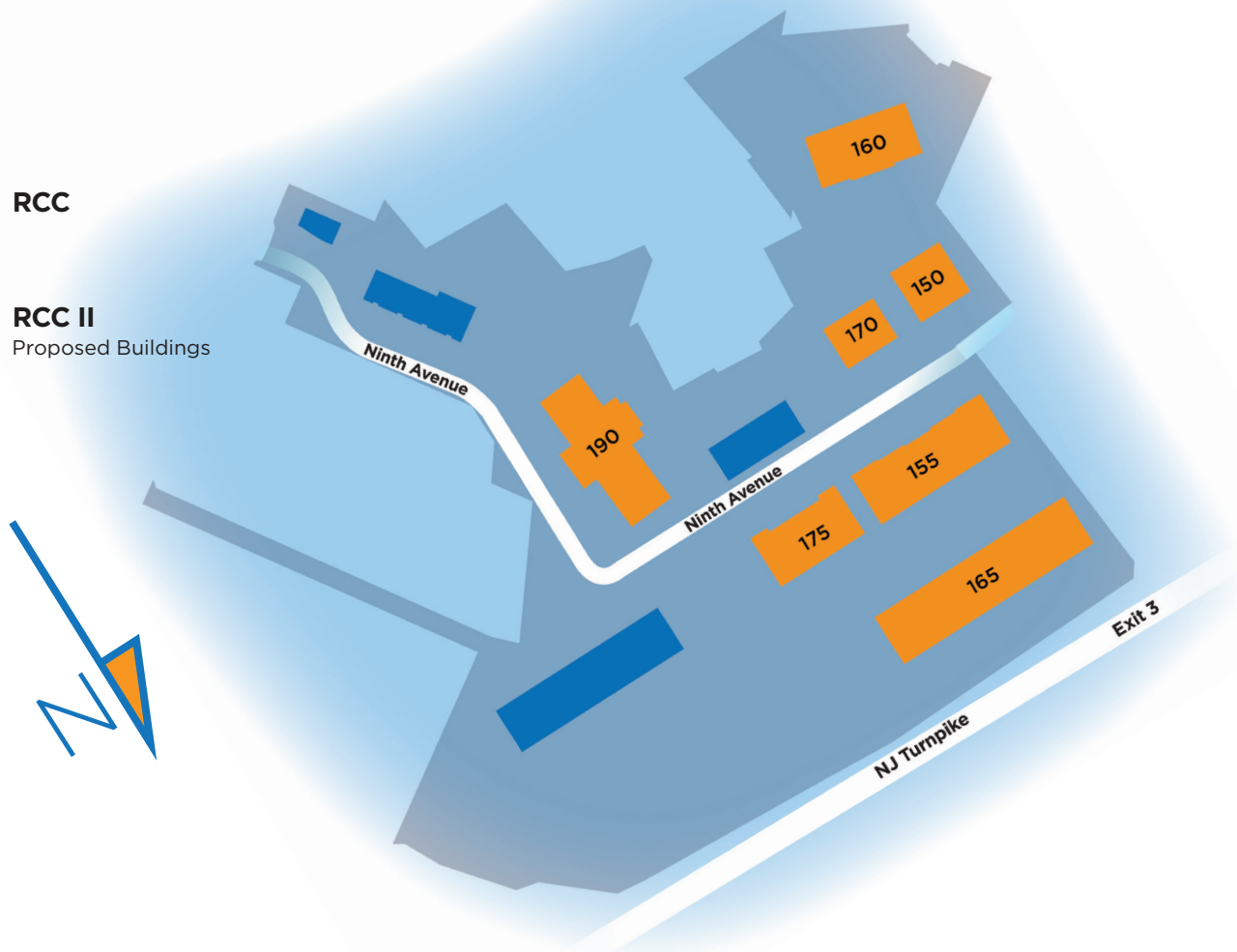
7 BUILDING COMMERCIAL PORTFOLIO IN RUNNEMEDE, NJ
TOTALING OVER 304,000 SF
A REAL ESTATE INVESTMENT OPPORTUNITY



RCC



RCC II
Proposed Buildings



RUNNEMEDE CORPORATE CENTER



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