

# SOUTHERN NJ SPOTLIGHT

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151,600+ s/f facility on I-295 Corridor to undergo improvements

## Isdaner of Colliers International facilitates recent sale of 1 Warner Court, Logan Twp.

**L**OGAN TWP., NJ — Colliers International is pleased to announce the recent sale of 1 Warner Court, Logan Twp., Gloucester County. The property, a 151,600 s/f industrial building on 14.09 acres, is located in the Pureland Industrial Complex. Colliers will remain the exclusive leasing agent for the new owner, Warner Court LLC, which is operated by Boston based GFI Partners.



Marc Isdaner



1 Warner Court

1 Warner Court sits along the I-295 corridor directly off Exit 10, and less than a few

miles from the New Jersey Tpke. at exit 2 and minutes from I-95 and Philadelphia via the Commodore Barry Bridge. Strategically located within the Pureland Industrial

Park, the property offers immediate access to Philadelphia International Airport and the Ports of Camden/Philadelphia. It is a who's who of corporate neighbors

within Pureland Industrial Park, which includes household names such as Lockheed Martin, Home Depot, Sam's Club, CTDI, Kimberly Clark, Amazon, Cardinal Health, La

Brea Bakery, Kenco Logistics, UPS and many others. GFI Partners plans to immediately implement a capital improvement program, which includes white-boxing the warehouse interior, new LED lighting and adding six more loading dock doors to the current twelve dock doors, and one drive-in door. The building has a 1200-amp electric service and can be fully air-conditioned if needed by any tenant. In addition, a new roof will be installed Spring of 2020.

Marc Isdaner of Colliers International facilitated the transaction in cooperation with **Randall Book** of the Colliers Detroit office. Isdaner will be representing GFI Partners in marketing the property for lease. ■

## NAI Mertz brokerage team concludes sale of 116,000 s/f East Gate Business Center in Mount Laurel, NJ

**MT. LAUREL, NJ** — NAI Mertz, a full-service commercial real estate firm conducting business throughout the United States, and globally, from its regional offices in New Jersey, greater Philadelphia and northeastern Pennsylvania, announced it recently completed the sale of East Gate Business Center, a 116,000 s/f office and flex complex in Mount Laurel. The team of **Scott Mertz, SIOR**, president; **John Adderly**, executive vice president-managing director; **Rebecca Ting, SIOR**, senior vice president; and **Julie Kronfeld, SIOR**, vice president; represented the previous owner, Eastgate Business Center, LLC, in this transaction. The buyer, **Strategic Funding Alternatives LLC**, adds this eight-building business complex to its existing South Jersey portfolio of properties.

"Our team has served as exclusive leasing agents at East Gate since 1998, and we are pleased to have represented our client in trading this first-class property to SFA, as they continue to expand and diversify their portfolio of assets,"



East Gate Business Center

stated Mertz. "As experts in the Mount Laurel office and flex real estate landscape, we look forward to remaining the exclusive agents of this corporate center and bringing new and exciting companies to the mix of tenants that call East Gate home," he added.

East Gate Business Center spans eight buildings situated on nine acres on Gaither Drive in the heart of Mount Laurel. The complex is currently 94 percent leased to tenants that include NJ Default Group, LLC, Terminix International Co., The McSweeney Agency, and

Starlight Homecare Agency. With convenient access to I-295 and the New Jersey Tpke., East Gate Business Center is located less than fifteen minutes to Philadelphia via the Walt Whitman, Ben Franklin, Betsy Ross, and Tacony-Palmyra bridges. An extensive variety of hotels, restaurants, shopping options, and other amenities are nearby making this a highly sought-after destination for businesses and employees alike.

In a separate transaction, NAI Mertz announced that **Jonathan Klear**, senior vice president, brokered the \$1.45

million sale of 6805 Delilah Rd. in Egg Harbor Twp. Klear represented the seller, FDI Trading, in this transaction. **Roy Kardon** of NAI Mertz represented the buyer. The new owner plans to remodel, overhaul and improve the space for their use.

"Egg Harbor Twp. has seen a number of new users within the last 18 months due to its convenient access to many of the state's most popular highways and the availability of property within the region" said Klear. "This transaction represents a tremendous

value-add opportunity for the new owner, and I am pleased to have brought this opportunity to my client," he added.

Located in the heart of Atlantic County, in close proximity to the Atlantic City Expressway, Garden State Pkwy., and Rte. 9, 6805 Delilah Rd. is a 33,400 s/f industrial building comprising 30,000 s/f of warehouse space and 3,400 s/f of office space. Situated on a 4.5-acre lot, the building features 26 to 33-foot clear ceiling heights, an insulated corrugated steel roof, 25 x 50-foot column spacing, six tailgate loading docks, one drive-in door, and 48 parking spots.

Klear has significant experience in the commercial real estate landscape in Egg Harbor Twp. He previously brokered the sale of the 6805 Delilah Rd. industrial facility to FDI Trading in May of 2017. He has also completed nearby transactions, including the sale of a 138,700 s/f industrial portfolio at 6575-6579 Delilah Rd. and several other recent leases. Currently, Klear is marketing a 35,000 s/f industrial unit for lease in Mays Landing. ■