

Commercial Condominium For Sale

Up to 14,504 Square Feet of Contiguous Space

Airport Commerce Center
6550 Delilah Road
Egg Harbor Township, NJ 08234



Walsh Commercial Real Estate, LLC

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* Information contained herein was obtained from the property owner or sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

CONTACT:

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Property Address:	Former Redeemer Home-Hospice Offices Airport Commerce Center 6550 Delilah Road Egg Harbor Township, NJ
Suite Numbers & Sizes	Suite 501: 2,063 SF Suite 502: 2,008 SF Suite 503: 2,008 SF Suite 504: 2,008 SF Suite 505: 1,606 SF Suite 506: 1,606 SF Suite 507: 3,200 SF
Year Built:	1991
Utilities:	Public Water & Public Sewer Atlantic City Electric Natural-gas-fired generator
Real Estate Taxes:	Exempt; Religious Organization
Zoning:	GC-General Commercial
The Offering:	We are offering the sale of seven (7) contiguous commercial condominium units currently configured as one (1) space of 14,499 SF.
Parcel Number: Parcel Number: Parcel Number: Parcel Number: Parcel Number: Parcel Number:	08-00401-00007-C0501 08-00401-00007-C0502 08-00401-00007-C0503 08-00401-00007-C0504 08-00401-00007-C0505 08-00401-00007-C0506 08-00401-00007-C0507
Number of Stories:	One (1) Story
On-Site Parking:	Ample and Convenient
Current Use:	General Office
Permitted Uses:	See Attached

About The Airport Commerce Center

The Airport Commerce Center is first class 104,000 SF first class business center comprised of multiple, single-story commercial condominium units with various ownerships, tenancies, and uses. Two of the largest owners/tenants at the Airport Commerce Center are Atlantic Care and The Arc of Atlantic County.

AtlantiCare is an integrated system of services designed to help serve the community as a provider of health and wellness services. It comprises AtlantiCare Regional Health Services including AtlantiCare Regional Medical Center with three locations, ambulatory services and AtlantiCare Physician Group; the AtlantiCare Foundation; and AtlantiCare Health Solutions, an accountable care organization.

AtlantiCare is the region's largest healthcare organization and largest non-casino employer, AtlantiCare's more than 6,500 staff and providers serve the community in more than 100 locations in five southern New Jersey counties. AtlantiCare and its business units are governed by boards of volunteer community leaders.

The Arc of Atlantic County is a leading provider of services for people with intellectual and developmental disabilities. They help people to live the lives they choose as part of their community. Their agency is person-centered to better support the unique needs of people with I/DD.

Their organization was founded in 1961 by parents and other community members who were concerned about the lack of services available for people with disabilities and their families. Since then, The Arc has continued to grow and provide services for children and adults with I/DD including vocational and employment support, housing, and independent living opportunities, family respite and recreational programs.

Permitted Use by Zoning at The Airport Commerce Center

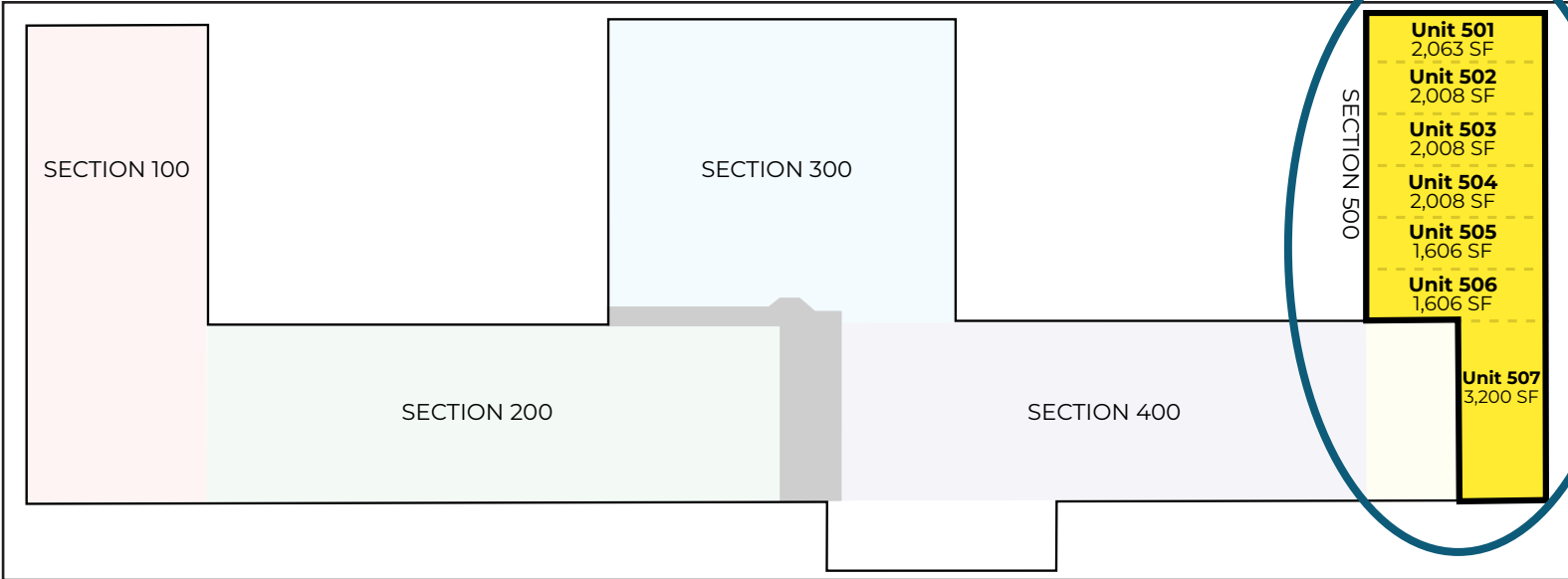
Permitted principal uses shall be:

1. Manufacturing of light machinery, such as small machine parts, typewriters, calculators and other office machines.
2. Fabrication of metal and wood products, such as baby carriages, bicycles, metal foil, metal furniture, musical instruments, sheet metal products and toys, boxes, cabinets and wood working and furniture.
3. Fabrication of paper products, such as bags, book binding, boxes and packaging materials, office supplies and toys.
4. The warehousing and storage of goods, including mini-warehouse and self-storage facilities.
5. Retail services, retail and wholesale sales.
6. Commercial recreation.
7. Hotels, motels and conference centers.
8. Education facilities, including commercial, private and public schools.
9. Branch banks, including drive-in banking facilities.
10. Personal service establishments limited to shoe shops, laundries, barbershops, beauty parlors, hardware shops and drug stores.
11. Medical, professional and business offices.
12. Restaurants, including fast-food restaurants.
13. Convenience food stores, food markets, delicatessens and bakeries.
14. Auction houses.
15. Casino gaming equipment assembly, manufacturing, sales and service.
16. Mail, cargo and freight delivery and distribution facilities.
17. Research laboratories limited to electronics, pharmaceutical, experimental and testing
18. Other permissible manufacturing/fabrication, comprising any of the following: brush and broom manufacturing, electronic products, farm machinery, glass products, pharmaceutical products, photo finishing, pottery and ceramic products and thread and yarn manufacturing. In addition, any manufacturing/fabrication use not inconsistent with the specifically permitted uses are permitted, provided that the use does not produce any hazard from fire or explosion and does not result in any result in the dissemination of dust, smoke, smog, observable gas, fumes or odors or other atmospheric pollution, noise, glare, or vibration beyond the boundaries of the lot on which the creator of the condition is located.
19. Personal wireless telecommunications facility not to exceed 120 feet in height.

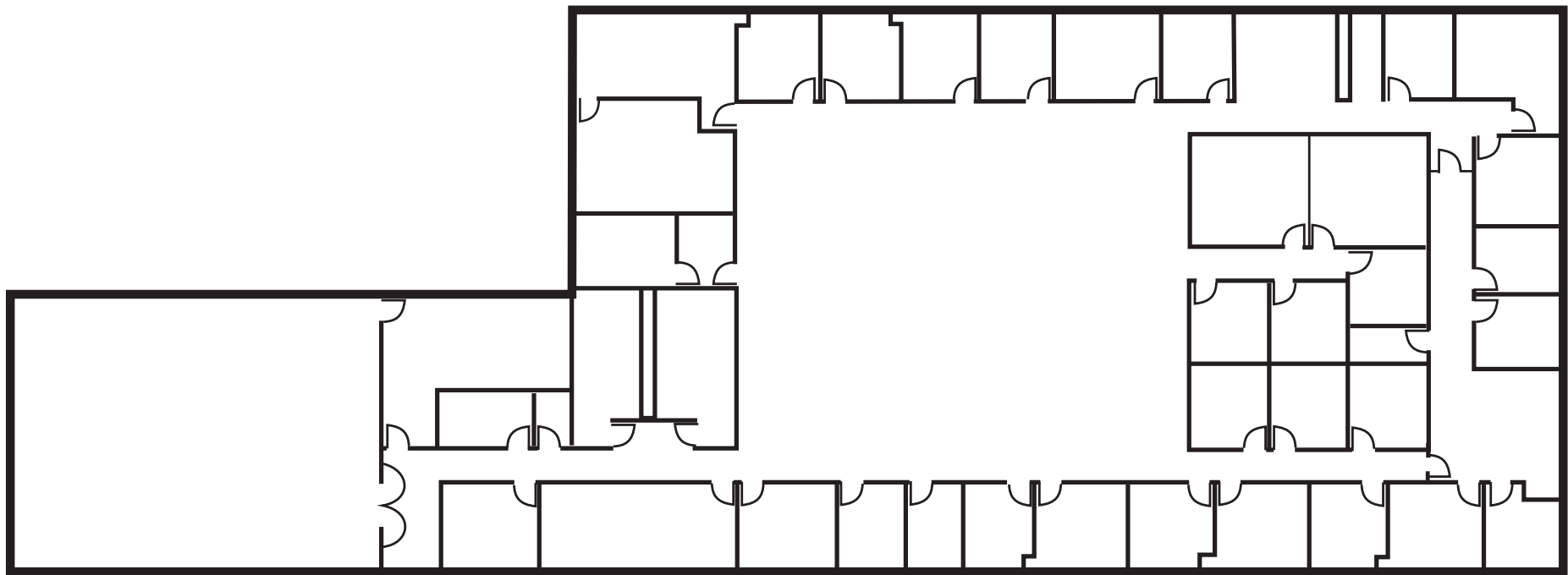
Permitted accessory uses shall be:

Uses and buildings customary and incidental to the primary use or building, (2) Day care when established as an integral component of a principal use permitted in the district, (3) Cafeterias, (4) Private garages, (5) Personal wireless telecommunications equipment facility not to exceed 15 feet in height.

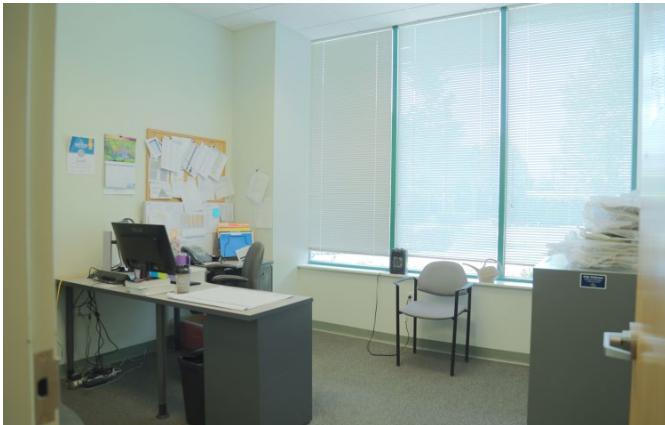


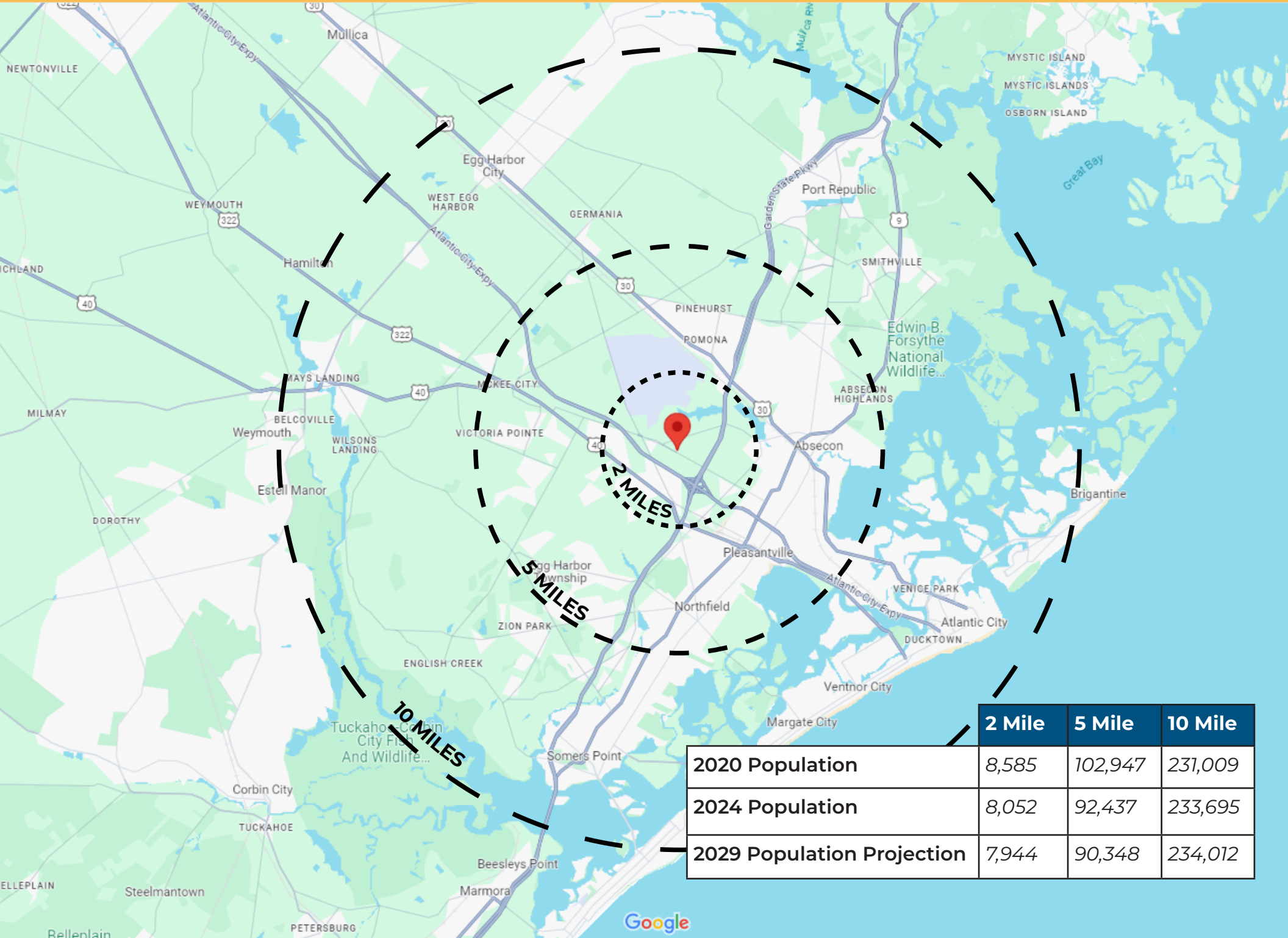


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	2 Mile	5 Mile	10 Mile
2020 Population	8,585	102,947	231,009
2024 Population	8,052	92,437	233,695
2029 Population Projection	7,944	90,348	234,012



"From Concept to Closing, with Integrity"

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