

Southern New Jersey Commercial Real Estate Update

BUSINESS SPOTLIGHT



With corporate offices located in Moorestown, NJ, Stevens Real Estate is a fourth-generation, family owned and operated commercial real estate sales and leasing business. For over 50 years, Stevens Real Estate has been specializing in commercial real estate brokerage, property management and new construction, as well as a variety of other real estate oriented investments.

Through the use of multiple limited liability entities, Stevens has current management responsibilities exceeding one million square feet comprised of a combination of office, retail, and flex/industrial space, in more than 40 separate buildings with over 100 different tenants.

The cyclical nature of the real estate development business has required investors, developers, and real estate professionals to be able to react and respond to the ever-changing business environment.

While changes in regulations and procedures have made developing in New Jersey more difficult over the years, Stevens has found a way to excel at expediting and value engineering its projects, often completing them on time and under budget.

Over the years, Stevens Real Estate has been successful at creating a full-service real estate organization, handling the acquisition, planning, design, development and construction of commercial and industrial projects. The entitlement and approval process for non-residential development is an area often fraught with challenges and failures; however, this is an arena where Stevens excels.

Two locations currently available for development include the following:

- In Hainesport Township, Burlington County, NJ, a 38-acre multi-tenant retail site that is already approved for development. This site is fully cleared and is a prime location with frontage on Rt. 38 and is ready for build-to-suit and leasing opportunities.
- In Mt. Laurel, Burlington County, NJ, 40,000 sq. ft. of spec flex/office space in the Parkers Creek Business Park. Located at 2036 Briggs Road, this is a portion of a 28-acre 211,000 sq. ft. Business Park that is a prime location in close proximity to Rt. 38 and Interstate 295.

Stevens Real Estate takes great pride in the long-term relationships it has cultivated over the years, always putting their clients first and ensuring that their needs are addressed in a timely and courteous manner.

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LOCAL COMMUNITY OUTREACH

LIVING OUR VALUES



The Colliers International Philadelphia & South Jersey participated in a Habitat for Humanity build in Camden, New Jersey on Friday, 8/5/2011.

Colliers International's Southern New Jersey and Philadelphia offices raised \$2,500 and served on-site in Camden for a Habitat for Humanity build. The build took place on August 5, 2011 and was the second Habitat build the group has done in Camden. The field of Colliers volunteers grew to 14 men and women who installed windows, caulked openings, pointed block and prepped for drywall installation.

"Giving back to the community is a core value at Colliers," said Marc Isdaner, a principal with the company. "This is an opportunity to help others and to spend a day with colleagues outside the office."

So far, Metro Camden's Habitat for Humanity has housed 49 families in Camden, providing shelter for families in need of a decent place to live. If not for Habitat's interest-free mortgages these families would never be able to afford to own their own home. Colliers International is proud to be partnering with such a great cause in the Camden community!



SERVICE

EXPERTISE

COMMUNITY

FUN

FASTER

FORWARD

RECENT COLLIERS SUCCESSES

Sold:

238,000 SF | \$3.34M

11 Perina Blvd, Cherry Hill

SELLER: Macy's Corporate Services

BUYER: Perina Associates

79,000 SF | \$2M

1601 Schlumberger Dr., Moorestown

BUYER: 1601 Schlumberger, LLC

SELLER: First Industrial Realty Trust

62,000 SF | \$7.7M

13000 Rt. 73, Marlton

BUYER: Veritas RE Investments, LLC

SELLER: Liberty Property Trust

16,400 SF | \$435,000

6800 Westfield Drive, Pennsauken

BUYER: GML Properties, LLC

SELLER: A. Chapman

Leased:

307,000 SF

2700 Burlington Avenue, Delanco

LESSEE: Boise Cascade Building Materials

LESSOR: Endurance Real Estate

26,234 SF

111 Woodcrest Road, Cherry Hill

LESSEE: Udren Law Offices, P.C. &

Vesta Abstract Corp.

LESSOR: Woodcrest Road Associates II, LLC

45,000 SF

Korman's Interstate Business Park

LESSEE: National Delivery Systems

LESSOR: Korman Commercial Properties

31,500 SF

Korman's Interstate Business Park

LESSEE: F & R Pallets, Inc.

LESSOR: Korman Commercial Properties

31,600 SF

Airport Industrial Park

LESSEE: Seminole Wire & Cable

LESSOR: First Industrial Realty Trust

FEATURED PROPERTIES - OFFICE | INDUSTRIAL



1020 Laurel Oak Rd. | Voorhees

- 5,342 SF for lease
- High-end finishes in place
- Excellent location at corner of Laurel Oak Road and Rt. 561



Four Greentree Centre | Marlton

- 1,183 SF, 2,100 SF & 4,735 SF for lease
- Under new ownership
- Class "A" office building with building and monument signage available on highly traveled Rt. 73



1007 Laurel Oak Rd. | Voorhees

- Single-story office building located in the Voorhees Corporate Park
- Tailgate & drive-in loading



215 Executive Drive | Moorestown

- 12,000 SF for sale
- 7,000 SF office area
- 5,000 SF air-conditioned warehouse



Korman's Interstate Business Park | Bellmawr

- 81,000 SF light industrial
- 52,000 SF warehouse
- 40,000 SF warehouse



Barrington Business Center | Barrington

- 150,465 SF warehouse
- 149,857 SF warehouse
- 94,000 SF warehouse
- 40,000 SF office



700 Creek Road | Delanco

- 71,000 SF
- 40,000 SF office-2 floors
- 21' ceiling heights
- Tailgate & drive-in loading



7125-35 Colonial | Pennsauken

- 23,452 SF warehouse
- 14' ceiling height
- Tailgate & drive-in loading



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Steve Resinski has joined Colliers International to handle the overall leadership, strategic focus and profitability of the property management services division in Eastern Pennsylvania, Southern New Jersey and Delaware.

He brings more than 17 years of expert knowledge in management and operations, including expense reduction, innovative resource procurement and forward-thinking property operations and staffing, continuously looking for value enhancement for owners.

Steve comes to Colliers from Grubb & Ellis where he was Vice President and Director Management Services for the Philadelphia District, responsible for overseeing the management of more than 7 million square feet of commercial real estate and implementing practices and procedures that maximized the value of clients' real estate assets. He holds the Real Property Administrator (RPA®) Designation. In addition he is an active member of Buildings Owners and Managers Association (BOMA), Institute of Real Estate Management (IREM), International Facility Management Association (IFMA) and the Delaware Valley Green Building council (DVGBC).

With a robust infrastructure in place, and a strong leader at the helm, the Colliers Management Services Group is well-positioned for continued growth.

"We are very fortunate to have someone of Steve's caliber and character join our team. With our growth in retail, office and industrial management services, his expertise and insight will be invaluable in integrating these efforts with Colliers' global, national and regional strategic initiatives." — Doug Sayer, President & CEO | Colliers International | Philadelphia