



LEASED

AVAILABLE



INDUSTRIAL BUILDING AVAILABLE FOR LEASE

7055 Central Highway, Pennsauken, NJ

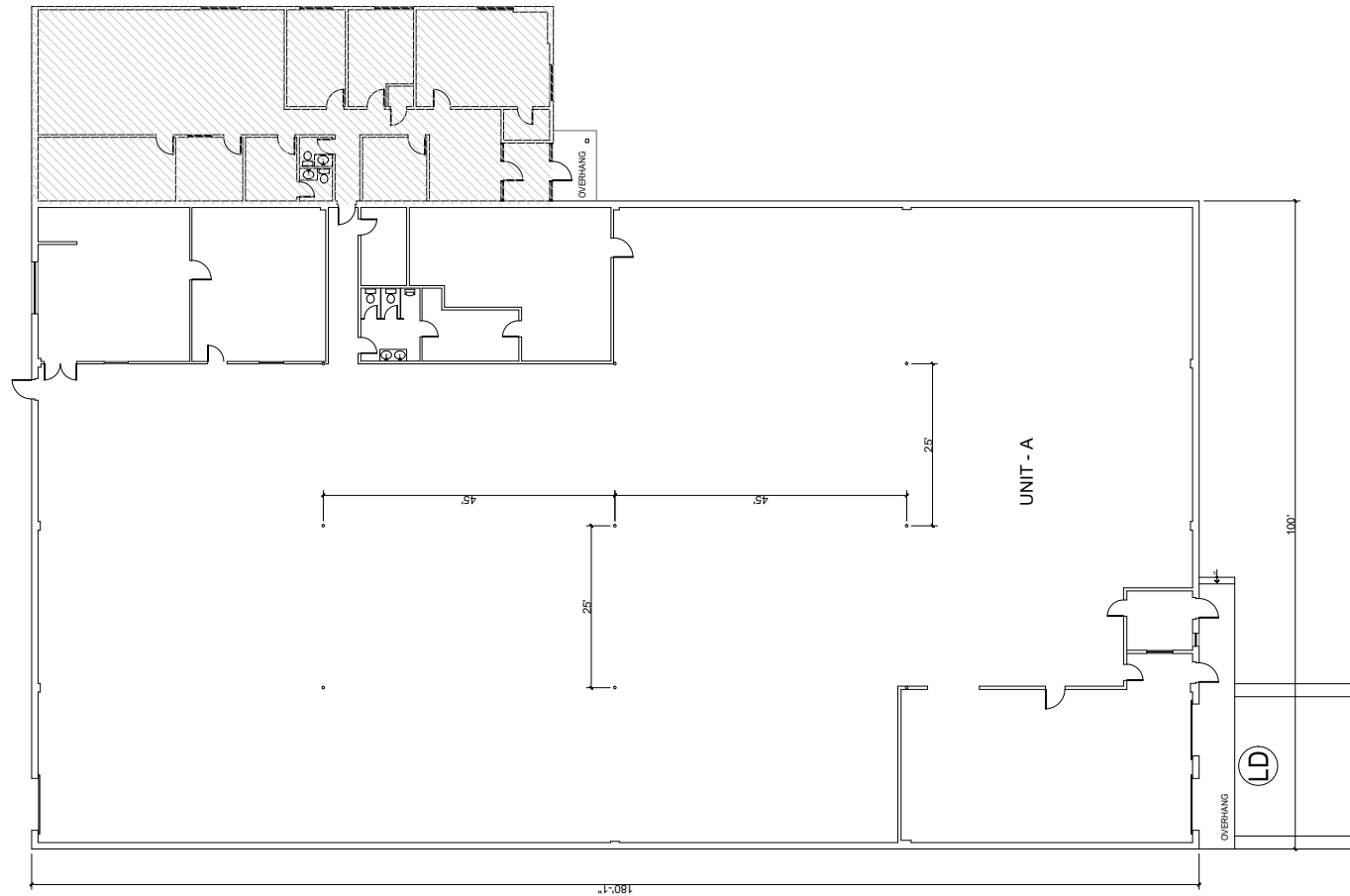
PROPERTY/BUILDING HIGHLIGHTS

Recent renovations include a new white-boxed interior, upgraded LED lighting, roof replacement, new paving and new office build-out.

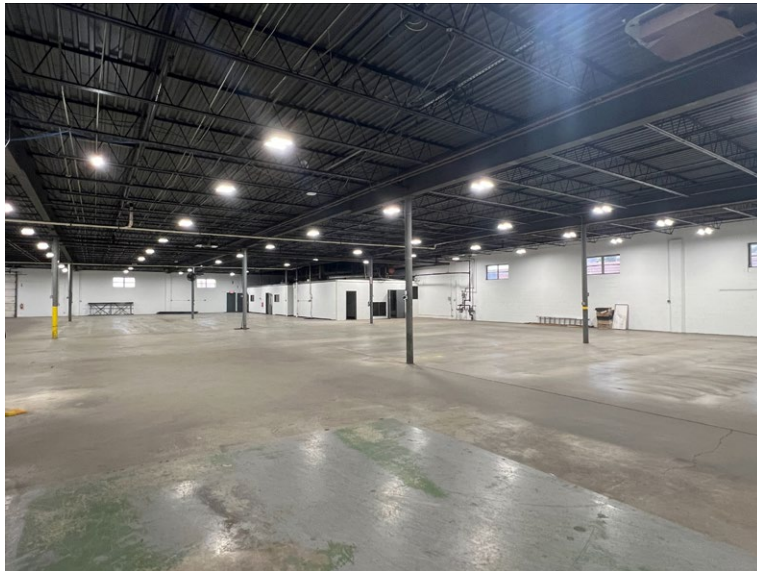
- **LAND SIZE:**
2.17 Acres
- **UTILITIES:**
Electric: PSE&G
Gas: PSE&G
Water/Sewer: Pennsauken Township
- **PARKING:**
Twenty-Nine (29) marked surface spaces
- **YEAR BUILT:**
1965
- **YEAR RENOVATED:**
2022
- **TRANSPORTATION:**
Served by NJ Transit Bus Routes 409 & 414 and the Cherry Hill station of the Atlantic City Rail Line
- **SIZE:**
20,721 SF
- **OFFICE:**
2,453 SF
- **CEILING HEIGHT:**
13' clear
- **COLUMN SPACING:**
24'x44'
- **LOADING:**
Tailgates: Two (2)
Drive-In: One (1) 8'x 8'
- **SPRINKLER SYSTEM:**
100% Wet Sprinkler System
- **HVAC:**
Air Conditioning (Office): 2 Units (Rheem Split System)
Heat: 3 Boilers (245 MBH)
York Air-Handling Unit
- **CONSTRUCTION:**
Warehouse: Built-Up
Office: Single-Ply EPDM
Foundation: Reinforced concrete slab-on-grade
Structure: Concrete block over steel frame



FLOOR PLAN



INTERIOR PHOTOS



LOCATION

This property is located in Pennsauken Township and is situated minutes from Route 90, which offers access to Routes 130 & 73, as well Northeast Philadelphia via the Betsy Ross Bridge.

DISTANCE TO KEY LOCATIONS

US Route 130: .6 miles

Ben Franklin Bridge: 3.9 miles

I-676: 2.8 miles

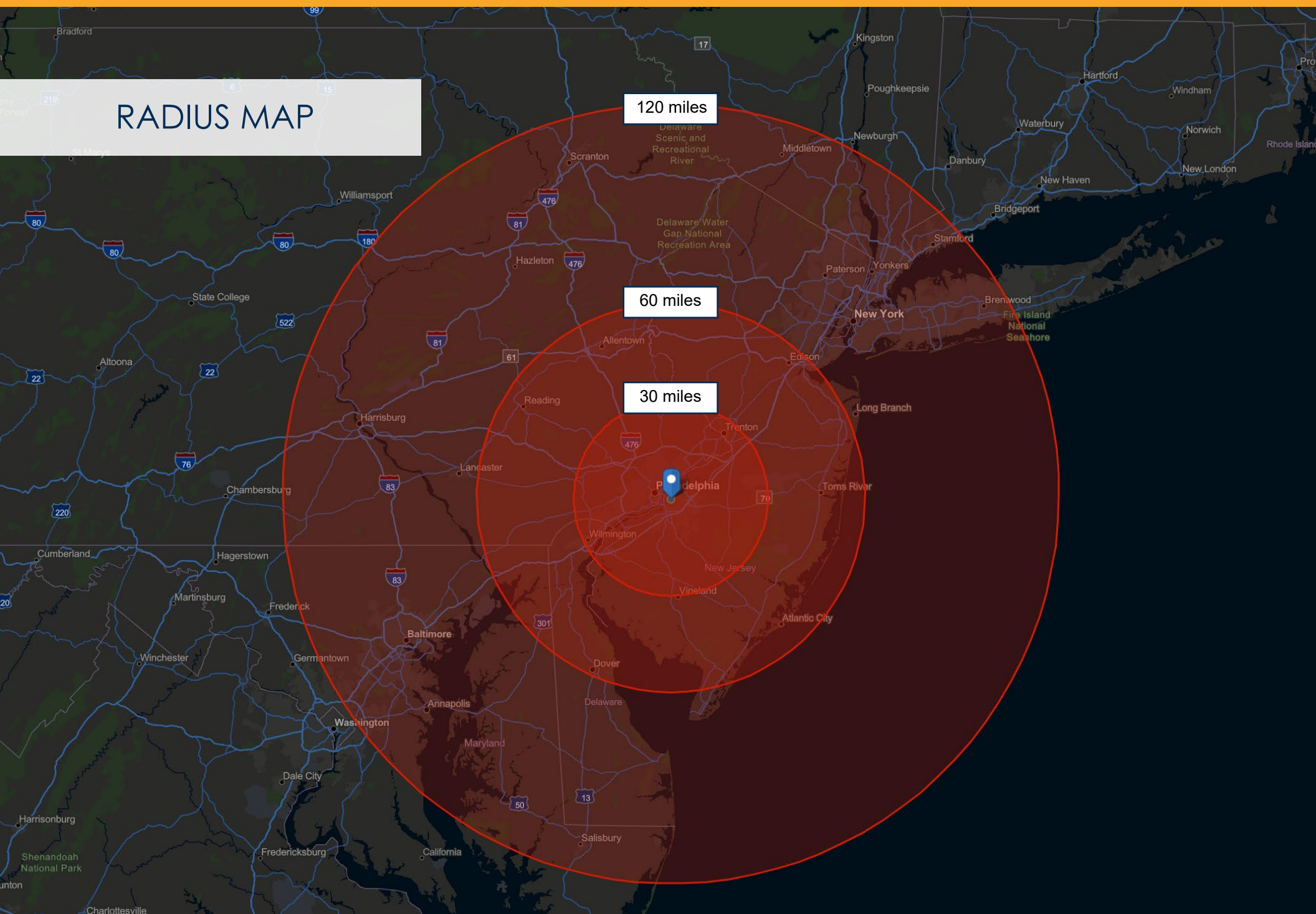
I-295: 4.7 miles

NJ Turnpike: 7.5 miles



7055 CENTRAL HIGHWAY

RADIUS MAP



CONTACT



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