

AVAILABLE FOR LEASE

15,110 Square Feet
7860 Airport Highway
Pennsauken Township, Camden County, New Jersey

DESCRIPTION: Multi-tenant warehouse facility.

UNIT SIZE:

Office:	4,500 square feet
<u>Warehouse:</u>	<u>10,610 square feet</u>
Total:	15,110 square feet

CONSTRUCTION: Brick and block exterior with steel columns and bar joists.

PARKING: Up to 40 parking spaces available.

CEILING HEIGHTS: Approximately 16' clear to underside of main bar joists.

LOADING: Two (2) drive-in loading doors at grade.
Two (2) tailgate loading doors.

HVAC: The warehouse area is partially air-conditioned.

LIGHTING: Warehouse: Fluorescent throughout.
Office: Fluorescent throughout.
Exterior: Wall mounted flood lights.

RESTROOMS: Warehouse: Two (2) facilities.
Office Area: Two (2) facilities.

ELECTRIC: 400 amp, 480 volt, 3-phase (to be confirmed). Service provided by PSE&G.

WATER SERVICE: Public water provided by Pennsauken-Merchantville Water Commission.

SEWER SERVICE: Public sewer provided by Camden County Municipal Utility Authority.

GAS SERVICE: Service provided by PSE&G.

ZONING: LI (Light Industrial).

LOCATION: Located in the Airport Industrial park off of Routes 130, 38 and 70. Direct access to Interstate 676 and Ben Franklin Bridge. Minutes from Walt Whitman, Betsy Ross and Tacony-Palmyra Bridges, Route 73, Interstates 90 and 295 and Exit 4 of the NJ Turnpike.

For more information, or to schedule an inspection, please contact:

Ian Richman
Brokerage – Industrial
Colliers International

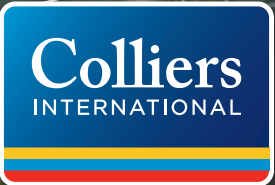
o: (856) 414-1257
c: (609) 519-0710
ian.richman@colliers.com





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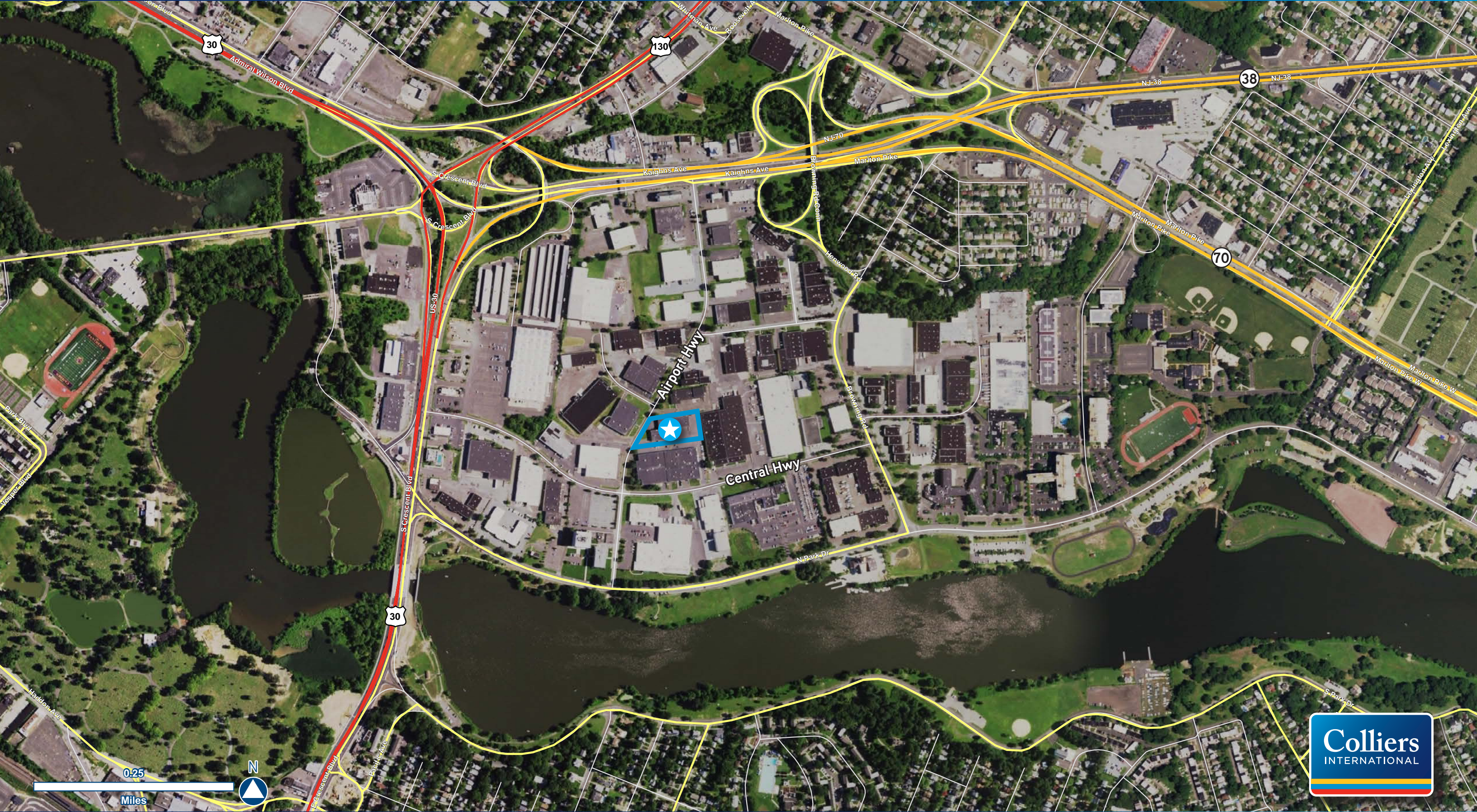
Pennsauken, New Jersey



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