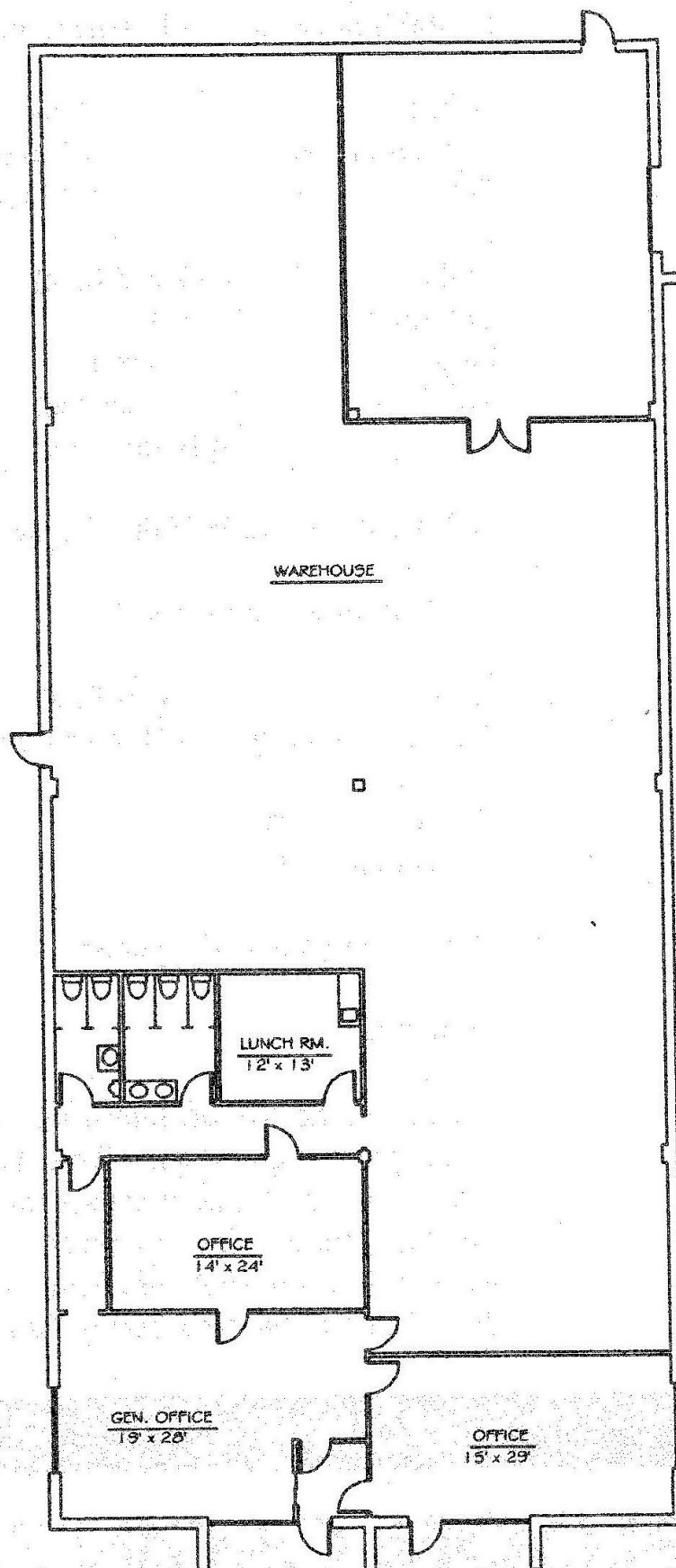
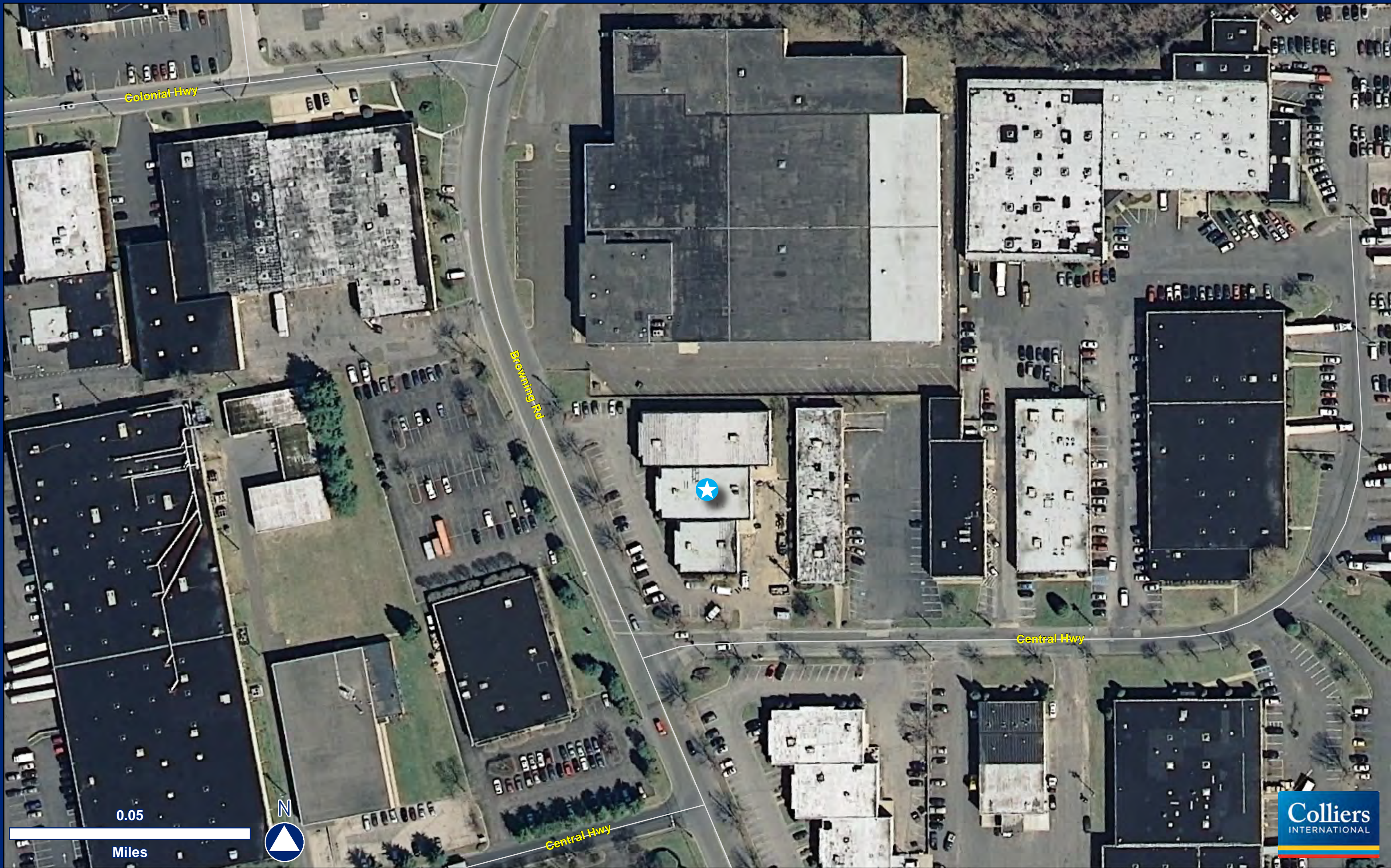


8,400 Square Feet
7850 Browning Road
Airport Industrial Park
Pennsauken Township, Camden County, New Jersey

BUILDING DESCRIPTION:	18,300 square foot multi-tenant industrial/flex building.
UNIT SIZE:	Office: 3,000 square feet <u>Warehouse: 5,400 square feet</u> Total: 8,400 square feet
CONSTRUCTION:	Brick and block exterior with steel columns and bar joists.
CEILING HEIGHTS:	Approximately 16' clear to underside of main bar joists.
COLUMN SPACING:	30' x 30'.
LOADING FACILITIES:	One (1) loading dock.
HVAC:	Fully air-conditioned.
TOILET FACILITIES:	Office: Two (2) bathroom facilities
ELECTRIC SERVICE:	400 amp, 120/208 volt, 3-phase service. Service provided by PSE&G.
WATER SERVICE:	Public water provided by NJ American Water.
SEWER SERVICE:	Public sewer provided by Camden County Municipal Utility Authority.
GAS SERVICE:	Service is provided by PSE&G.
ZONING:	LI (Light Industrial).
LOCATION:	Located in the Airport Industrial Park off of Routes 38, 70 and 130. Direct access to Route 676 and Ben Franklin Bridge. Minutes from Walt Whitman Bridge, Betsy Ross Bridge, Tacony-Palmyra Bridge, Route 73, Route 90, Interstate-295 and Exit 4 of the NJ Turnpike.

For Additional Information Please Contact:
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Colonial Hwy

Browning Rd

Central Hwy

Central Hwy

0.05

Miles



