

60,800 Square Feet
6995 Airport Highway Lane
Pennsauken Township, Camden County, New Jersey

DESCRIPTION:	One (1) story, free-standing warehouse facility on approximately 3.00 acres.
BUILDING SIZE:	Approximately 60,800 square feet.
CONSTRUCTION:	Brick exterior with steel columns and bar joists.
OFFICE AREA:	Approximately 5,000 square feet of office space comprised of one (1) lobby/reception area, three (3) open office areas, six (6) private offices, one (1) conference room and three (3) bathroom facilities.
CEILING HEIGHTS:	Approximately 14-15' clear to underside of main bar joists.
COLUMN SPACING:	40' x 33'.
FLOOR:	5" concrete.
LOADING FACILITIES:	One (1) manually-operated 10' X 13' metal overhead drive-in door at grade. One (1) manually-operated 8' X 10' metal overhead drive-in door at grade. Four (4) manually-operated 10' X 10' metal overhead loading doors situated in a dock well at a height of 4' with dock bumpers.
HVAC:	The warehouse is heated by ceiling-hung gas-fired heating units.
LIGHTING:	<u>Warehouse:</u> Metal halide fixtures throughout. <u>Exterior:</u> Wall mounted flood lights.
RESTROOM FACILITIES:	Office: One (1) facility with two (2) toilets, one (1) sink and one (1) urinal. One (1) facility with two (2) toilets and one (1) sink. One (1) facility with one (1) toilet and one (1) sink. Warehouse: Two (2) facilities with five (5) toilets, five (5) urinals and one (1) sink. One (1) facility with two (2) toilets and two (2) sinks.

ELECTRIC SERVICE:	1600 amp, 480 volt, 3-phase service. Service provided by PSE&G.
WATER SERVICE:	Public water.
SEWER SERVICE:	Public sewer.
GAS SERVICE:	Service is provided by PSE&G.
ZONING:	LI (Light Industrial).
REAL ESTATE TAXES:	\$79,648 or \$1.31 per square foot (2015)
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 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

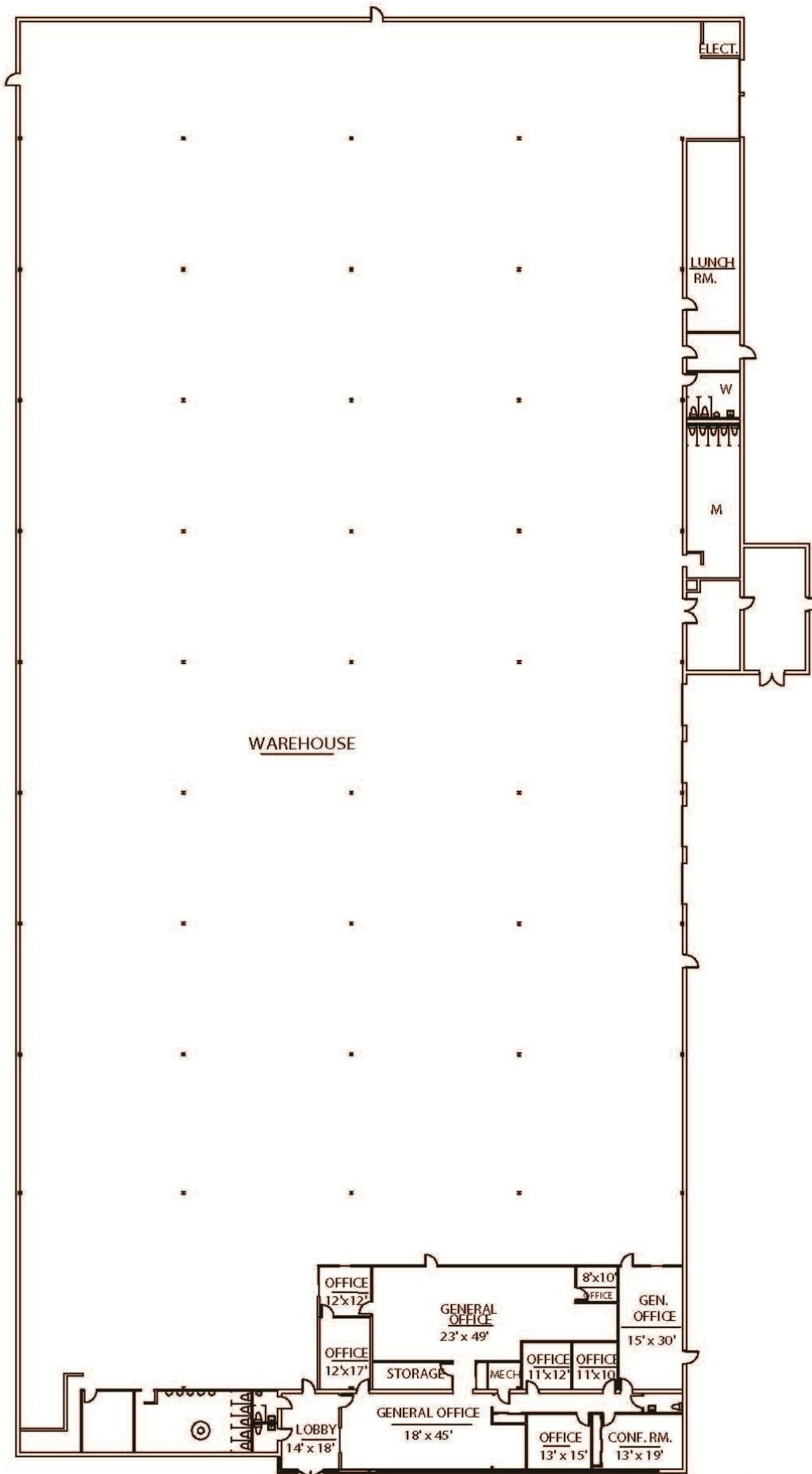


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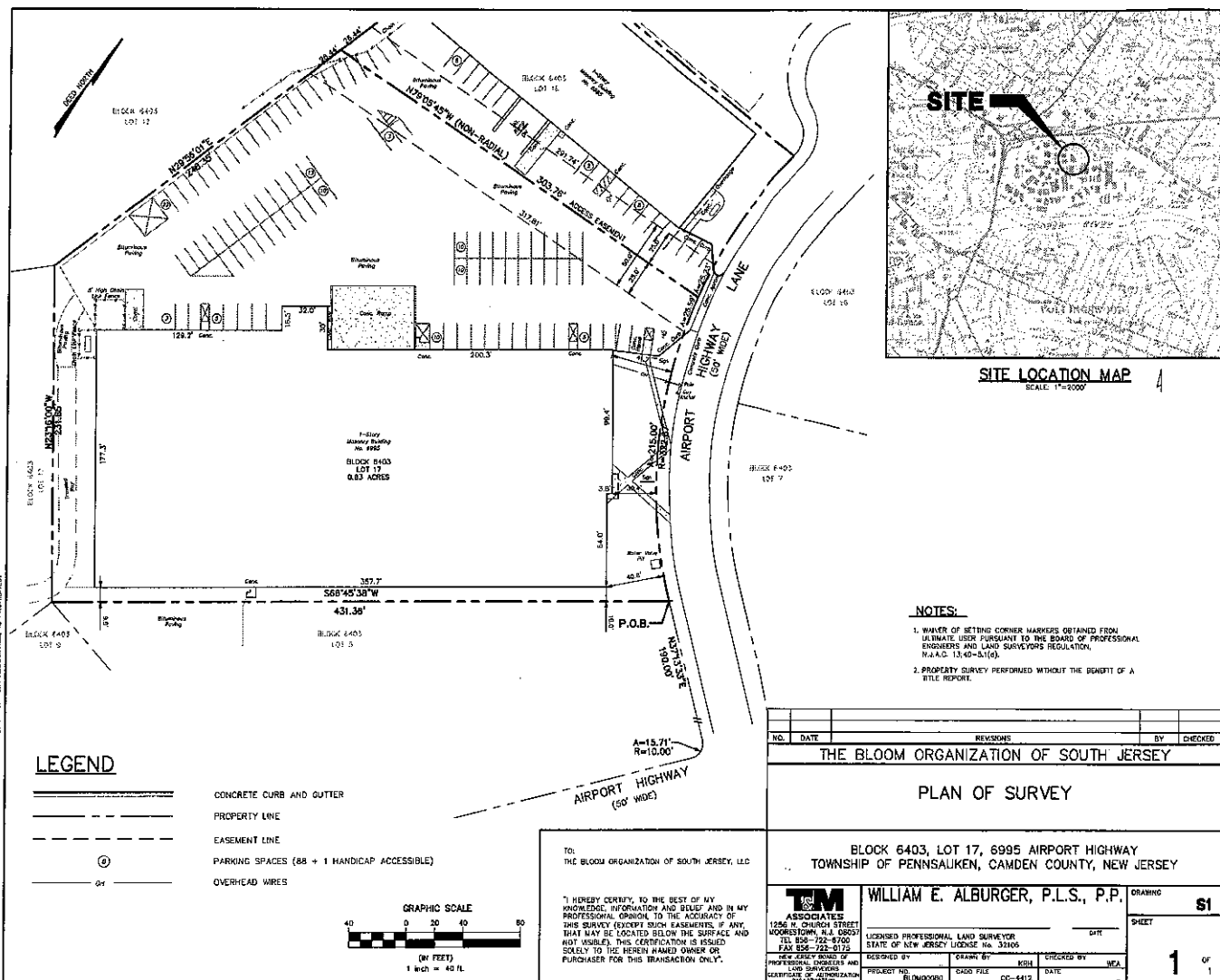
Marc Isdaner
Brokerage – Industrial
Colliers International

o: (856) 414-4900
c: (609) 332-7566
marc.isdaner@colliers.com





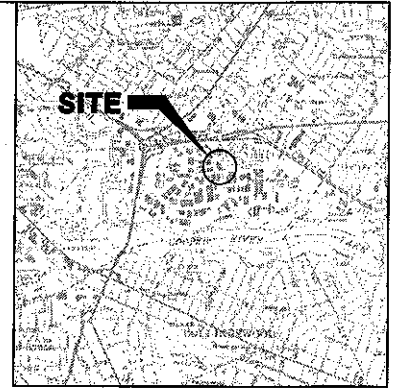
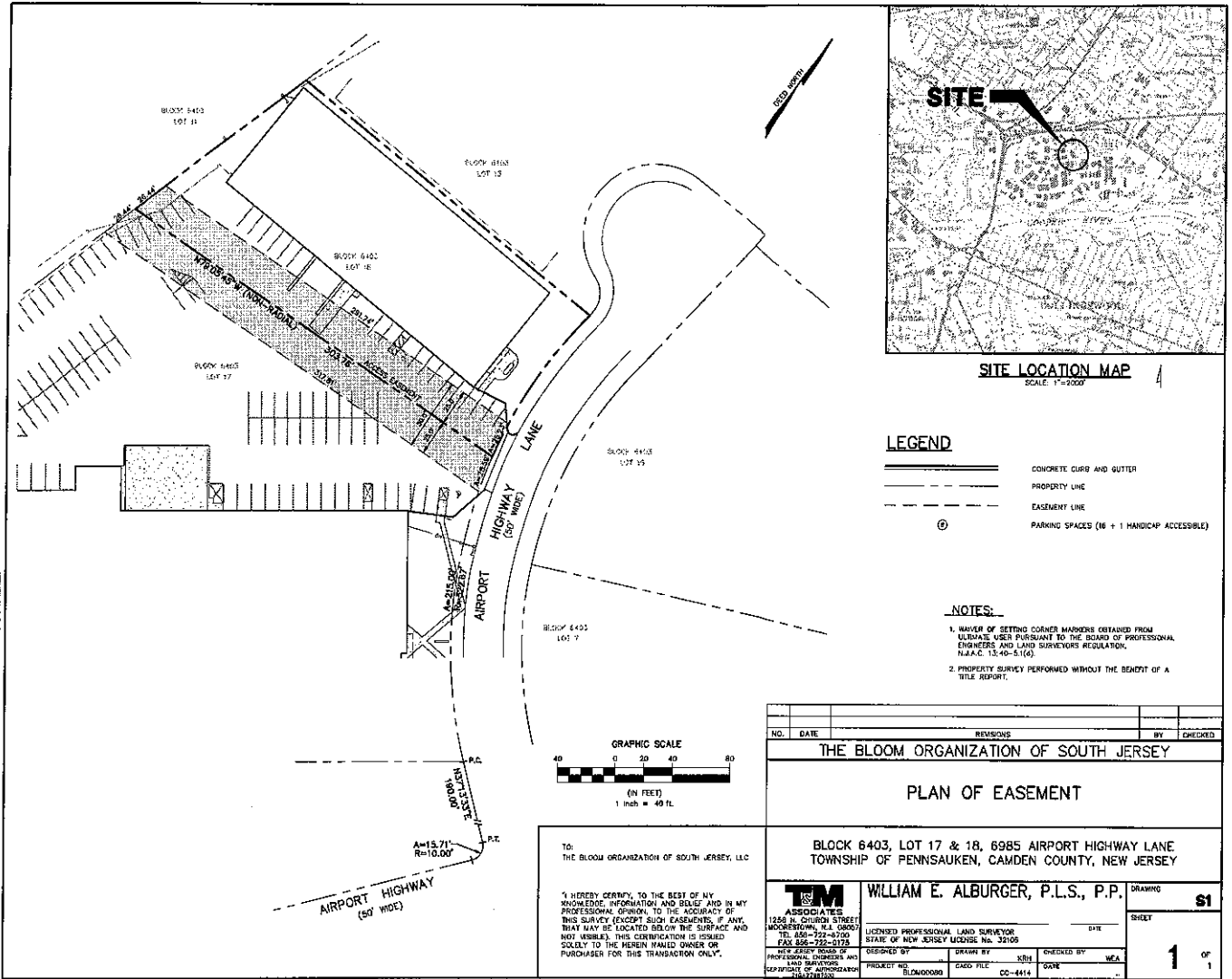
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IN: \\VLM\WORK\Projects\Survey of Block 6403 Lots 17 and 18.dwg

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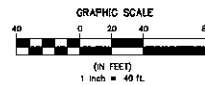
SITE LOCATION MAP
SCALE: 1"=200'

LEGEND

- CONCRETE CURB AND GUTTER
- PROPERTY LINE
- EASEMENT LINE
- PARKING SPACES (16 + 1 HANDICAP ACCESSIBLE)

NOTES:

1. NUMBER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:46-5.1(a).
2. PROPERTY SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.



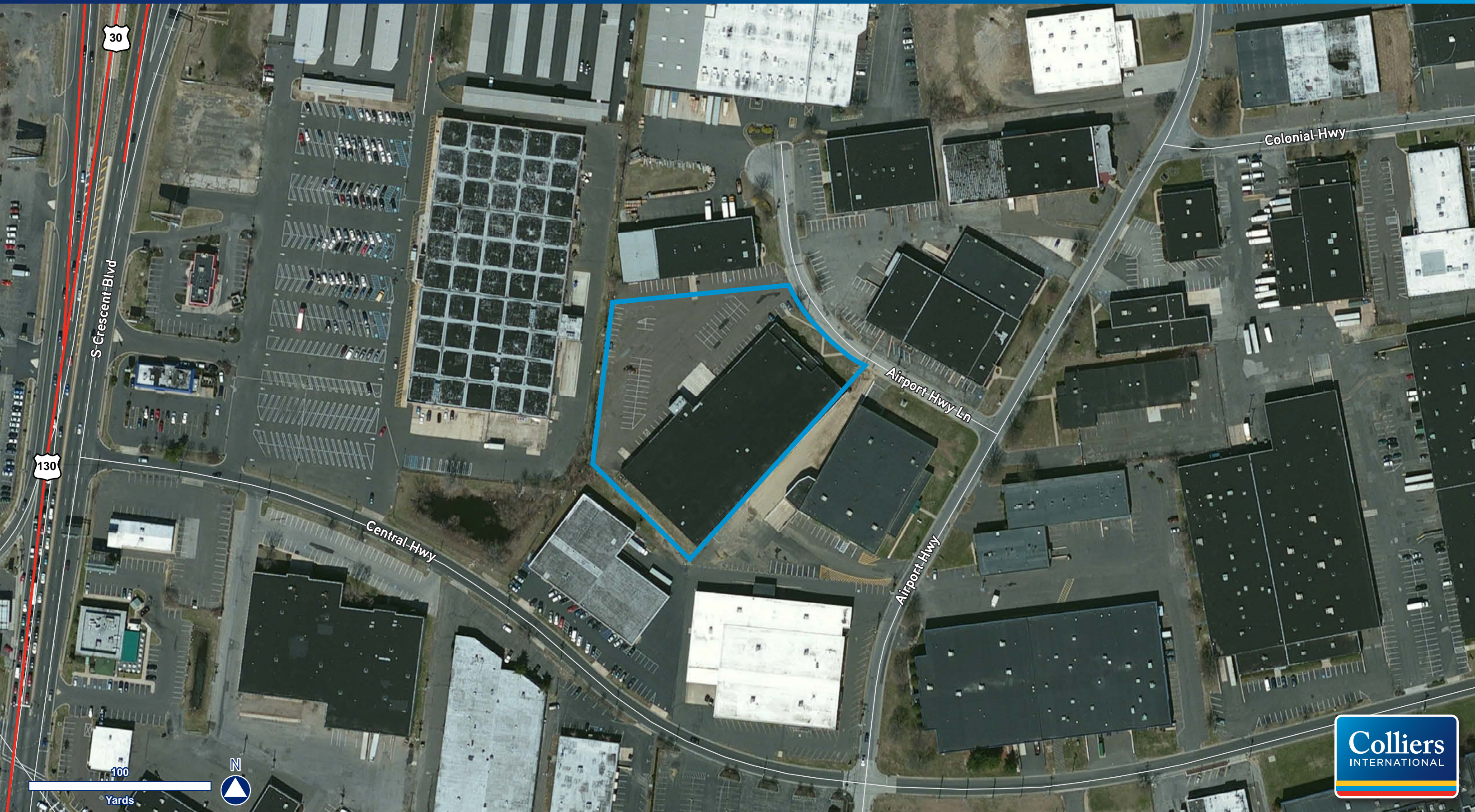
TO:
THE BLOOM ORGANIZATION OF SOUTH JERSEY, LLC

"I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, TO THE ACCURACY OF THIS SURVEY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE AND NOT VISIBLE). THIS CERTIFICATION IS ISSUED SOLELY TO THE HEREIN INTENDED OWNER OR PURCHASER FOR THIS TRANSACTION ONLY."

NO.	DATE	REVISIONS	BY	CHECKED
THE BLOOM ORGANIZATION OF SOUTH JERSEY				
PLAN OF EASEMENT				
BLOCK 6403, LOT 17 & 18, 6985 AIRPORT HIGHWAY LANE TOWNSHIP OF PENNSAUKEN, CAMDEN COUNTY, NEW JERSEY				
T&M ASSOCIATES 1258 N. GURDON STREET WOODBRIDGE, N.J. 07095 TEL: 856-752-8700 FAX: 856-752-5178		WILLIAM E. ALBURGER, P.L.S., P.P. DRAWING		
LICENSED PROFESSIONAL LAND SURVEYOR STATE OF NEW JERSEY LICENSE NO. 32105		SHEET		
DESIGNED BY	DRAWN BY	CHECKED BY	DATE	
PROJECT NO.	CADD FILE	DATE	...	
PROJECT NO. BLD000000		CADD FILE CC-4414	DATE	
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS DEPARTMENT OF TREASURY		1 OF 1		

6995 AIRPORT HIGHWAY LANE

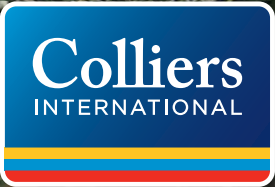
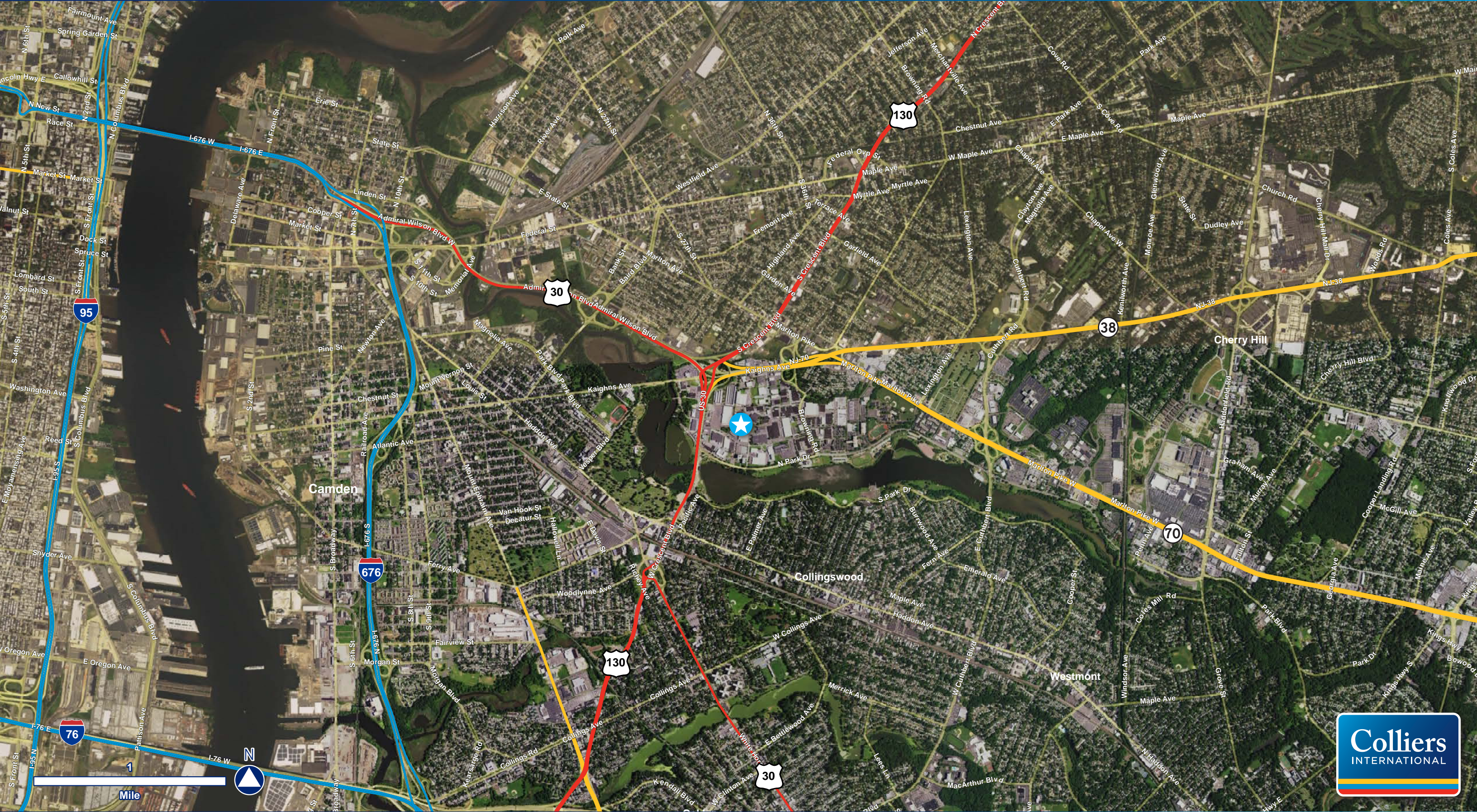
Pennsauken, New Jersey



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