> Data Sheet



22,698 Square Feet 6900 River Road

Pennsauken Township, Camden County, New Jersey



DESCRIPTION: Single-tenant free-standing warehouse facility on approximately 1.93 acres.

BUILDING SIZE: Approximately 22,698 square feet.

CONSTRUCTION: Block with steel columns and bar joists.

OFFICE AREA: Approximately 3,600 square feet.

CEILING HEIGHTS: 14'-15' clear.

COLUMN SPACING: 38' x 38'.

LOADING FACILITIES: Two (2) loading docks with load levelers.

One (1) drive-in door.

HVAC: Office: Heated and air-conditioned.

Warehouse: Heated by ceiling-hung natural gas-fired heating units.

LIGHTING: Metal halide throughout. Skylights and windows in the warehouse add natural

light.

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TOILET FACILITIES: Office: Two (2) facilities each containing one (1) sink and one (1) toilet.

Warehouse: One (1) facility containing one (1) sink, one (1) urinal and two (2)

toilets.

ELECTRIC SERVICE: 800 amp, 480 volt, 3-phase. Service provided by PSE&G.

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

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

GAS SERVICE: Service is provided by PSE&G.

FIRE SUPPRESSION: Wet system.

ZONING: LI (Limited Industrial).

REAL ESTATE TAXES: \$40,441 or \$1.78 per square foot.

MISCELLANEOUS: Fully fenced and paved lot.

LOCATION: Located on River Road in close proximity to Routes 130, 73 and 90 and Betsy

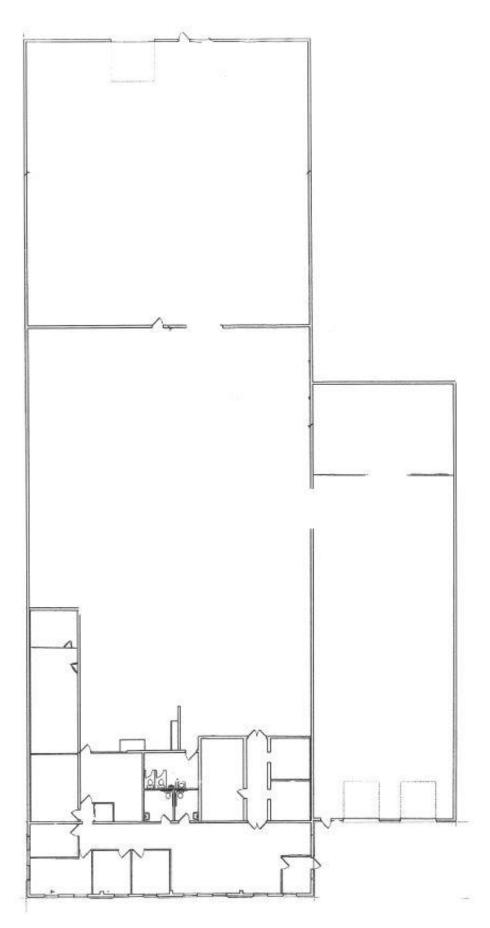
Ross and Tacony-Palmyra Bridges into Philadelphia.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

Ian Richmanian.richman@colliers.com856-414-1257Marc Isdanermarc.isdaner@colliers.com856-414-4900

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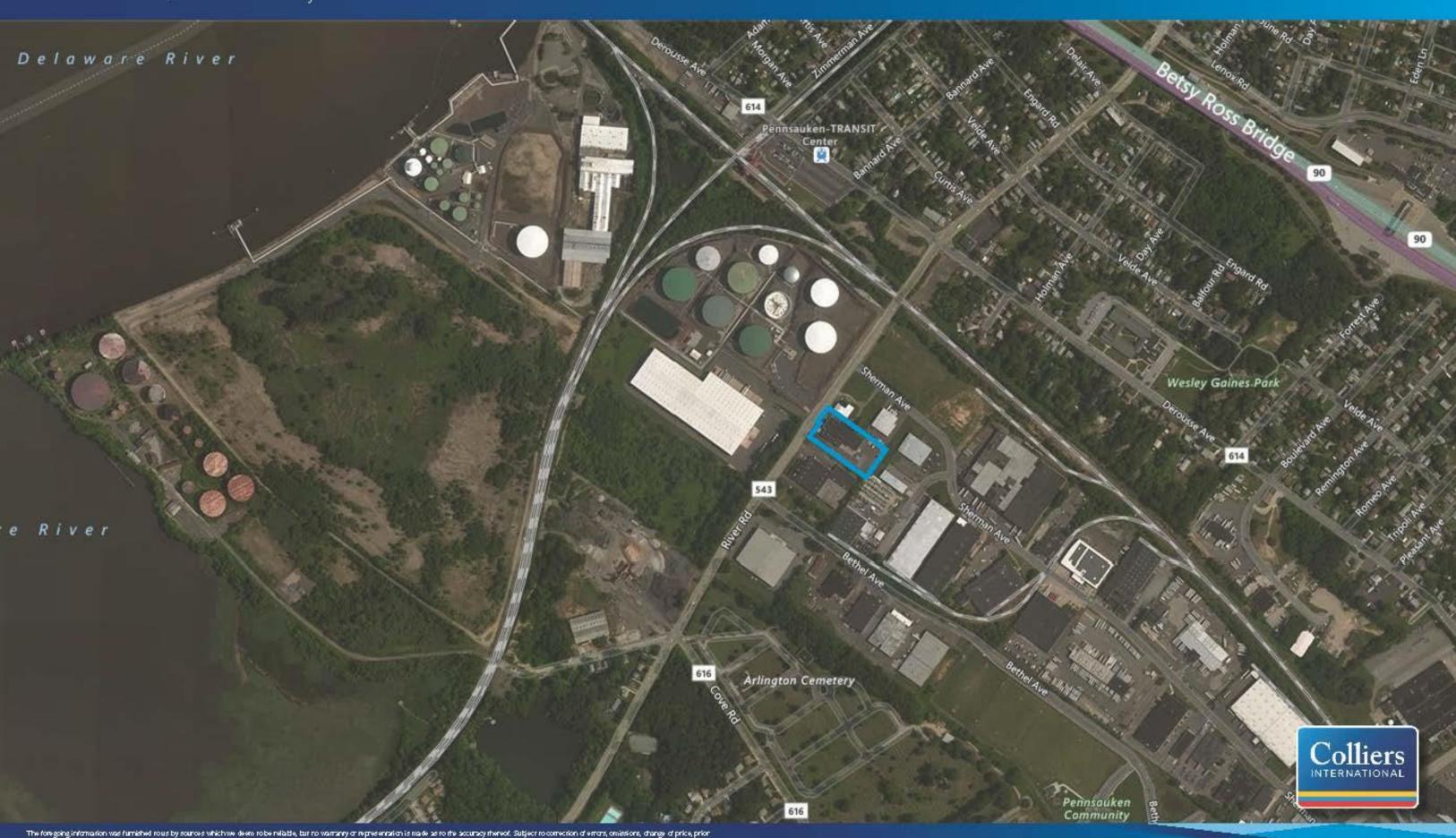




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