

**22,698 Square Feet**  
**6900 River Road**  
**Pennsauken Township, Camden County, New Jersey**



<b>DESCRIPTION:</b>	Single-tenant free-standing warehouse facility on approximately 1.93 acres.
<b>BUILDING SIZE:</b>	Approximately 22,698 square feet.
<b>CONSTRUCTION:</b>	Block with steel columns and bar joists.
<b>OFFICE AREA:</b>	Approximately 3,600 square feet.
<b>CEILING HEIGHTS:</b>	14'-15' clear.
<b>COLUMN SPACING:</b>	38' x 38'.
<b>LOADING FACILITIES:</b>	Two (2) loading docks with load levelers. One (1) drive-in door.
<b>HVAC:</b>	Office: Heated and air-conditioned.  Warehouse: Heated by ceiling-hung natural gas-fired heating units.
<b>LIGHTING:</b>	Metal halide throughout. Skylights and windows in the warehouse add natural light.

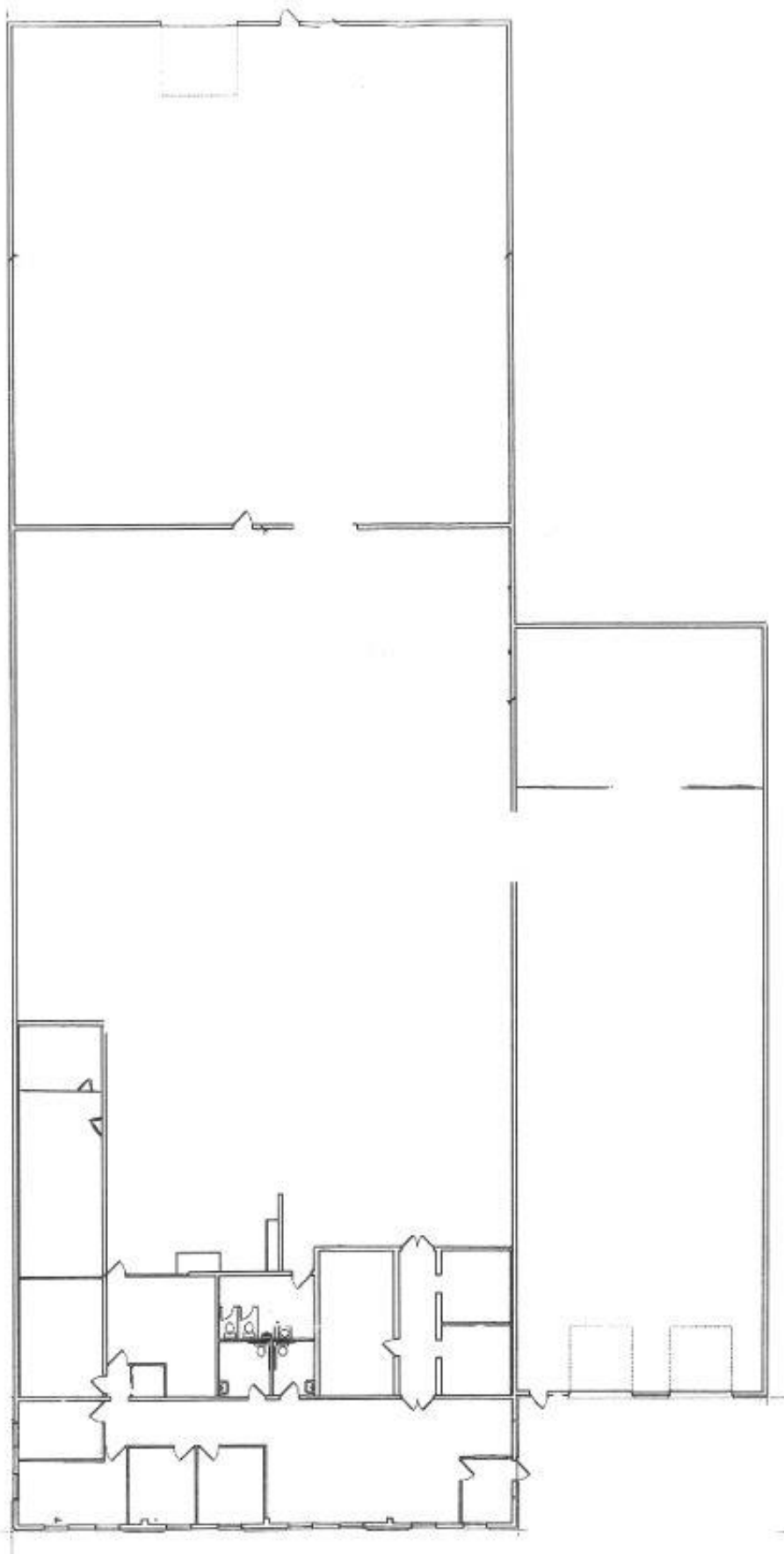
<b>TOILET FACILITIES:</b>	Office: Two (2) facilities each containing one (1) sink and one (1) toilet.  Warehouse: One (1) facility containing one (1) sink, one (1) urinal and two (2) toilets.
<b>ELECTRIC SERVICE:</b>	800 amp, 480 volt, 3-phase. Service provided by PSE&G.
<b>WATER SERVICE:</b>	Public water provided by Pennsauken-Merchantville Water Commission.
<b>SEWER SERVICE:</b>	Public sewer provided by Camden County Municipal Utilities Authority.
<b>GAS SERVICE:</b>	Service is provided by PSE&G.
<b>FIRE SUPPRESSION:</b>	Wet system.
<b>ZONING:</b>	LI (Limited Industrial).
<b>REAL ESTATE TAXES:</b>	\$40,441 or \$1.78 per square foot.
<b>MISCELLANEOUS:</b>	Fully fenced and paved lot.
<b>LOCATION:</b>	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**

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