



**Faropoint**

90

130



**BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931

# 1.5 ACRES OF LIGHT INDUSTRIAL ZONED LAND

7550 North Crescent Boulevard, Pennsauken, NJ 08110



## PROPERTY HIGHLIGHTS

### SIZE:

- 1.54 AC

### TOPOGRAPHY:

- Generally Level

### 2025 ESTIMATED TAXES:

- \$12,246.08

### BLOCK/LOT:

- 2303/1

### FRONTAGE:

- 150.62' to North Crescent Boulevard

### ZONING:

- LI – Limited Industrial (Township of Pennsauken)

### PERMISSIBLE USES:

- Warehousing, Trucking and Distributing, Laundering, Cleaning & Dyeing, Sale of Fuel Oil and Monuments, Metalsmithing, Welding, Body Repair and Plating, Cold Storage Plant, Frozen Food Locker, Retail Establishments, Business and Professional Offices, Bakery Selling Products on Premises, Personal Service Shop

### LOCATION:

- On the intersection of Route 130 and Barclay Avenue, This site has excellent access to the Betsy Ross Bridge along with major arteries in the region. Commuters can reach the site easily from Pennsylvania and are serviced by NJ Transit Bus stop nearby.

Dimensional Standards	
Height	65 Feet Maximum (For every 1 foot over 65 feet, add 1 foot to each required yard (depth or width))
Minimum Lot Area	1 Acre
Minimum Lot Width at Building Line	200 Feet
Minimum Front Yard Depth	40 Feet
Minimum Side Yard Width	15 Feet each
Minimum Corner Lot Width: Not Abutting Street	15 Feet
Minimum Corner Lot Width: Abutting Street	35 Feet
Minimum Rear Yard Depth	25 Feet
Maximum Building Coverage: 1-2 Acres	50%
Maximum Lot Coverage: 1-2 Acres	85%

## ADDITIONAL IMAGES





## LOCATION MAP



**BETSY ROSS BRIDGE**

**PHILADELPHIA INTERNATIONAL AIRPORT**

## KEY DISTANCES

**ROUTE 130 | IMMEDIATE**

**US-130 AT UNION AVE NJ  
TRANSIT BUS STOP | 0.1 MILES**

**ROUTE 73 | 2.2 MILES**

**BETSY ROSS BRIDGE | 2.4 MILES**

**ROUTE 38 | 3.3 MILES**

**I-95 | 4 MILES**

**ROUTE 70 | 4.1 MILES**

**I-295 | 6.2 MILES**

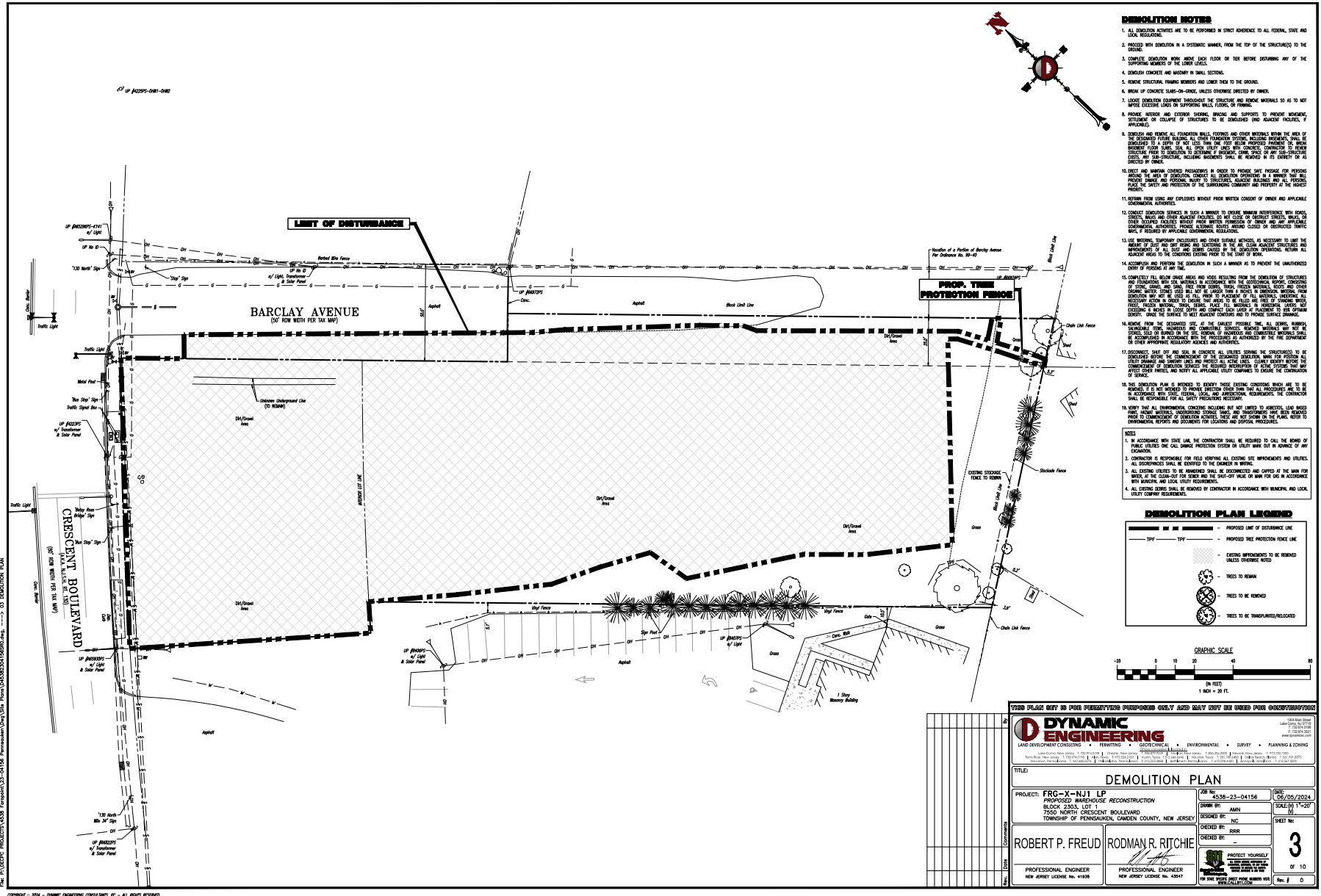
**NJ TURNPIKE | 7.4 MILES**

**PHILADELPHIA INTERNATIONAL  
AIRPORT | 18.2 MILES**

**7550 North Crescent Boulevard, Pennsauken, NJ 08110**



# PLAN



## CONTACT



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