

**7600 KAIGHN AVENUE**  
PENNSAUKEN TOWNSHIP, NJ

**AVAILABLE FOR LEASE**

**PROPOSED INDUSTRIAL OUTDOOR STORAGE PROPERTY**

11,900 SF

Approx. 5 Acres



# PROPERTY OVERVIEW

## PROPOSED - 11,900 SF

On approx. 5 acres of industrial outdoor storage property for lease

### HIGHLIGHTS:

- Four (4) 14' X 10' Drive-In Doors
- 20' Clear Ceiling Heights
- Prominent Podium Signage
- 13.2 KVA Primary, 208/120 Secondary, 1000 AMPS
- Property will be delivered fenced and lit
- **FRONTAGE**
  - 700' along Kaighn Avenue
  - 350' along Admiral Wilson Boulevard
- **CURB CUTS**
  - Two (2) off Admiral Wilson Boulevard
  - Two (2) off Kaighn Avenue

### CONCEPTS:

#### VAN PARKING CONCEPT:

- 245 van/car spaces

#### TRUCK PARKING CONCEPT:

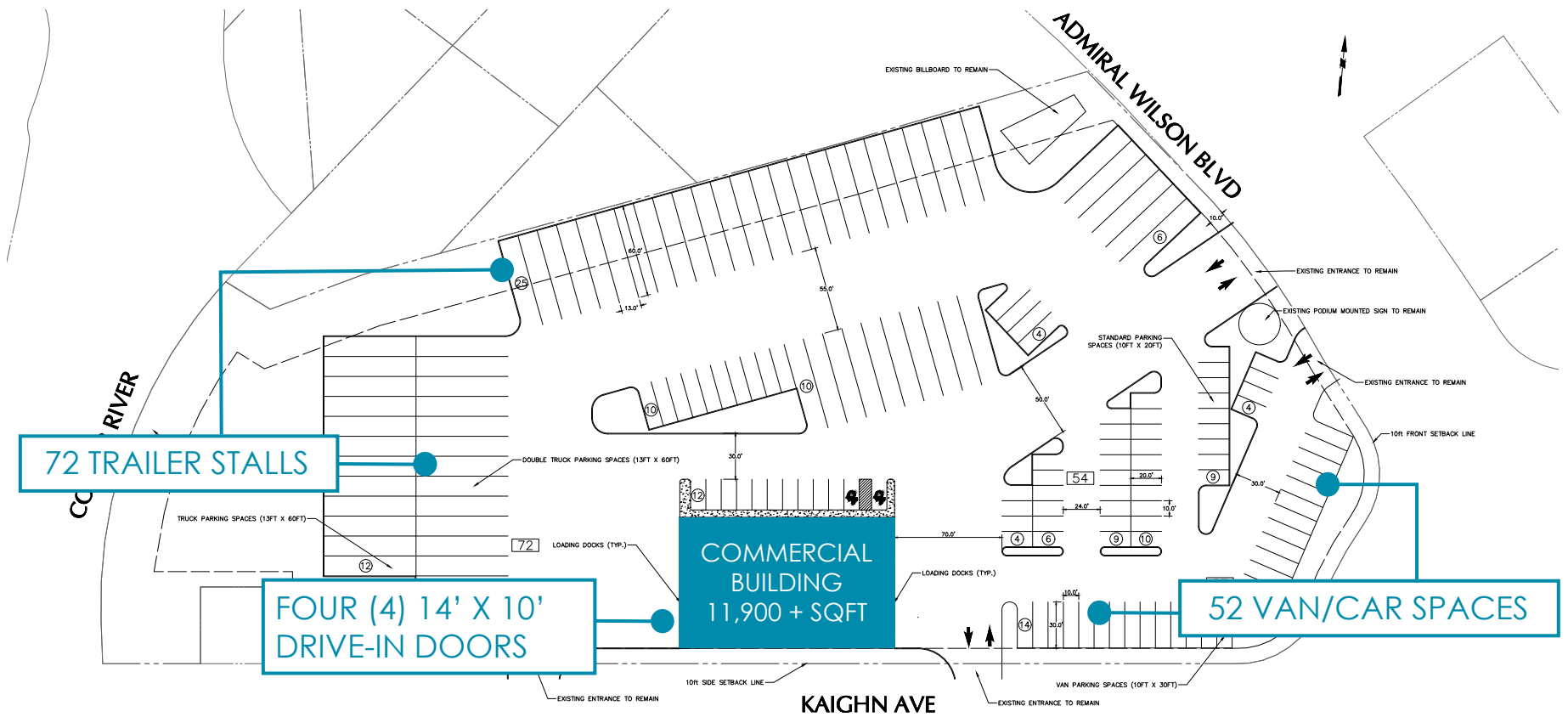
- 72 trailer stalls
- 52 van/car spaces



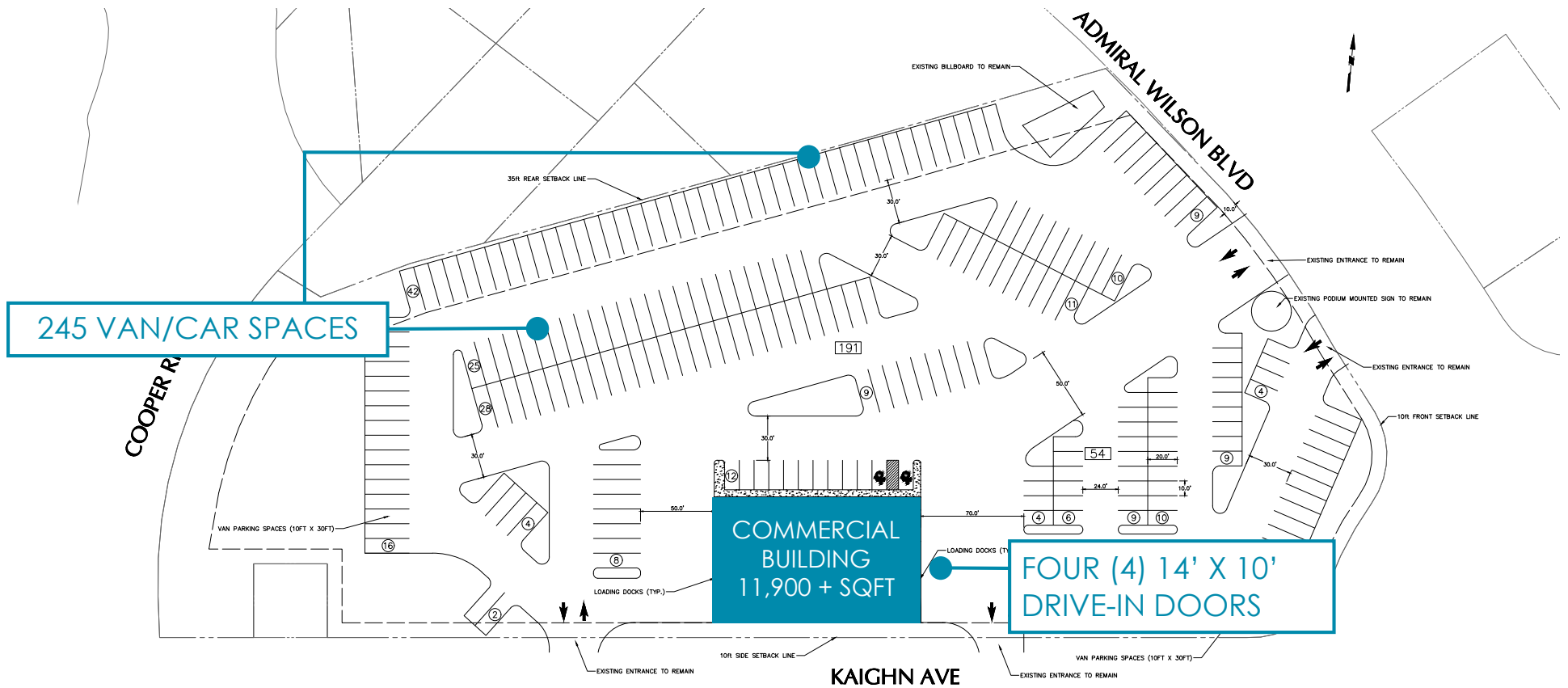
### LOCATION DESCRIPTION:

The subject property is superbly located at the confluence of Routes 30, 130, 38, and 70 in Pennsauken, New Jersey. Located minutes away from the Ben Franklin and Walt Whitman Bridges, the property offers ease of access to Center City Philadelphia and the entire Eastern Seaboard via Interstate 95.

# SITE PLAN - TRUCK CONCEPT

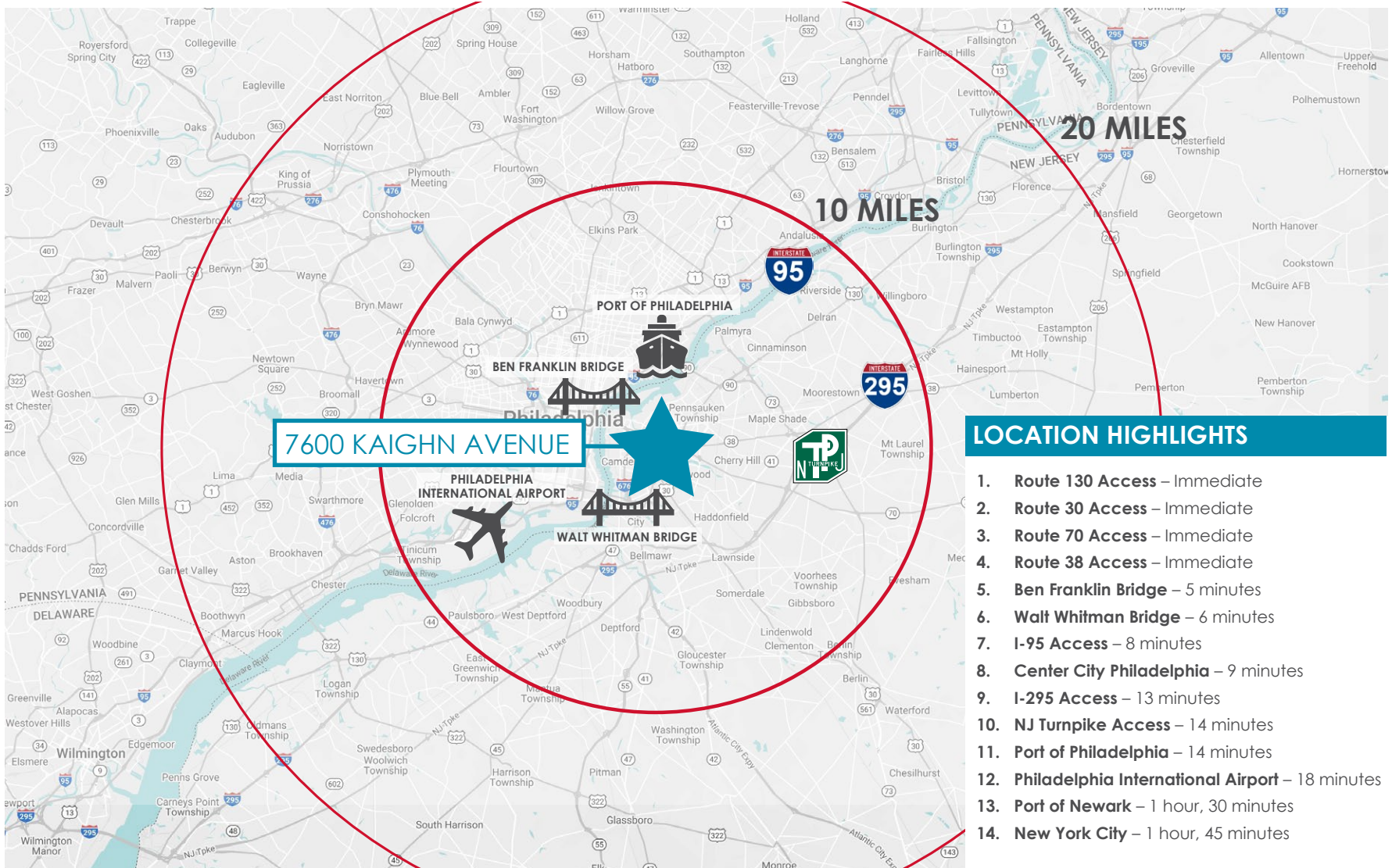


# SITE PLAN - VAN CONCEPT





# LOCATION OVERVIEW



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## PRIMARY CONTACT



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