



INDUSTRIAL PROPERTY FOR LEASE

24,000 SF on 1.4 Acres

7040 Colonial Highway

Pennsauken, NJ 08109



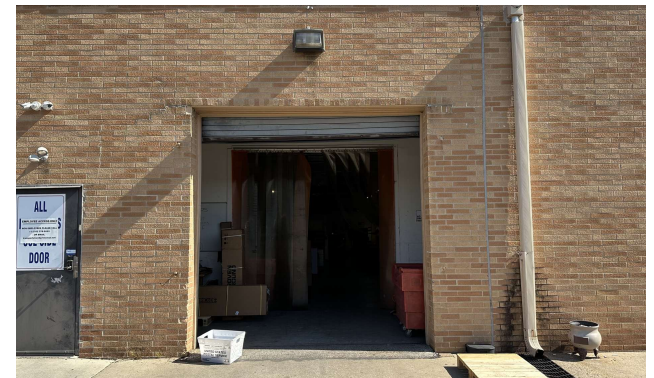
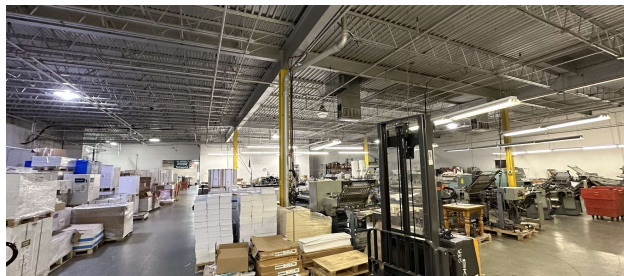
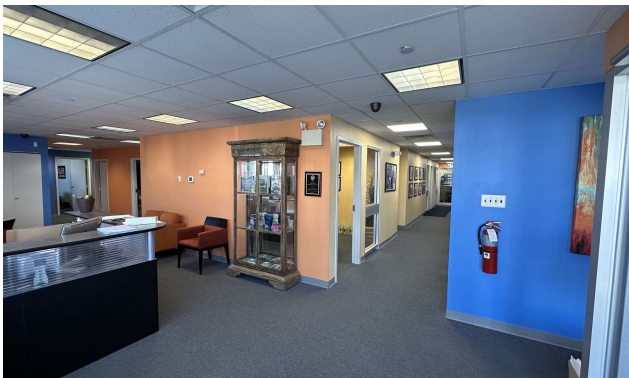
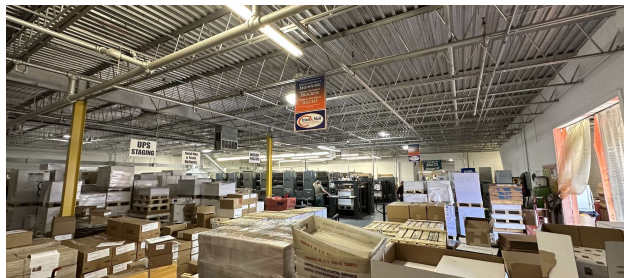
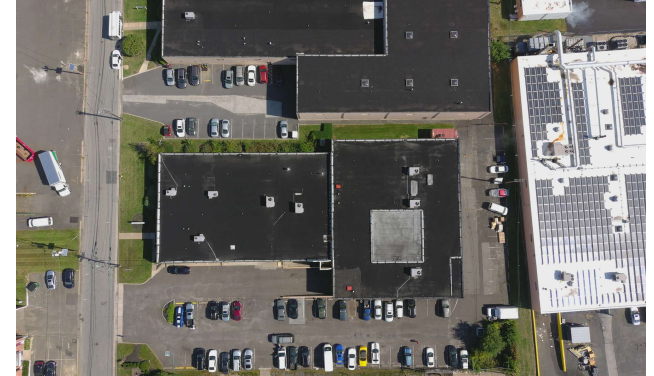
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

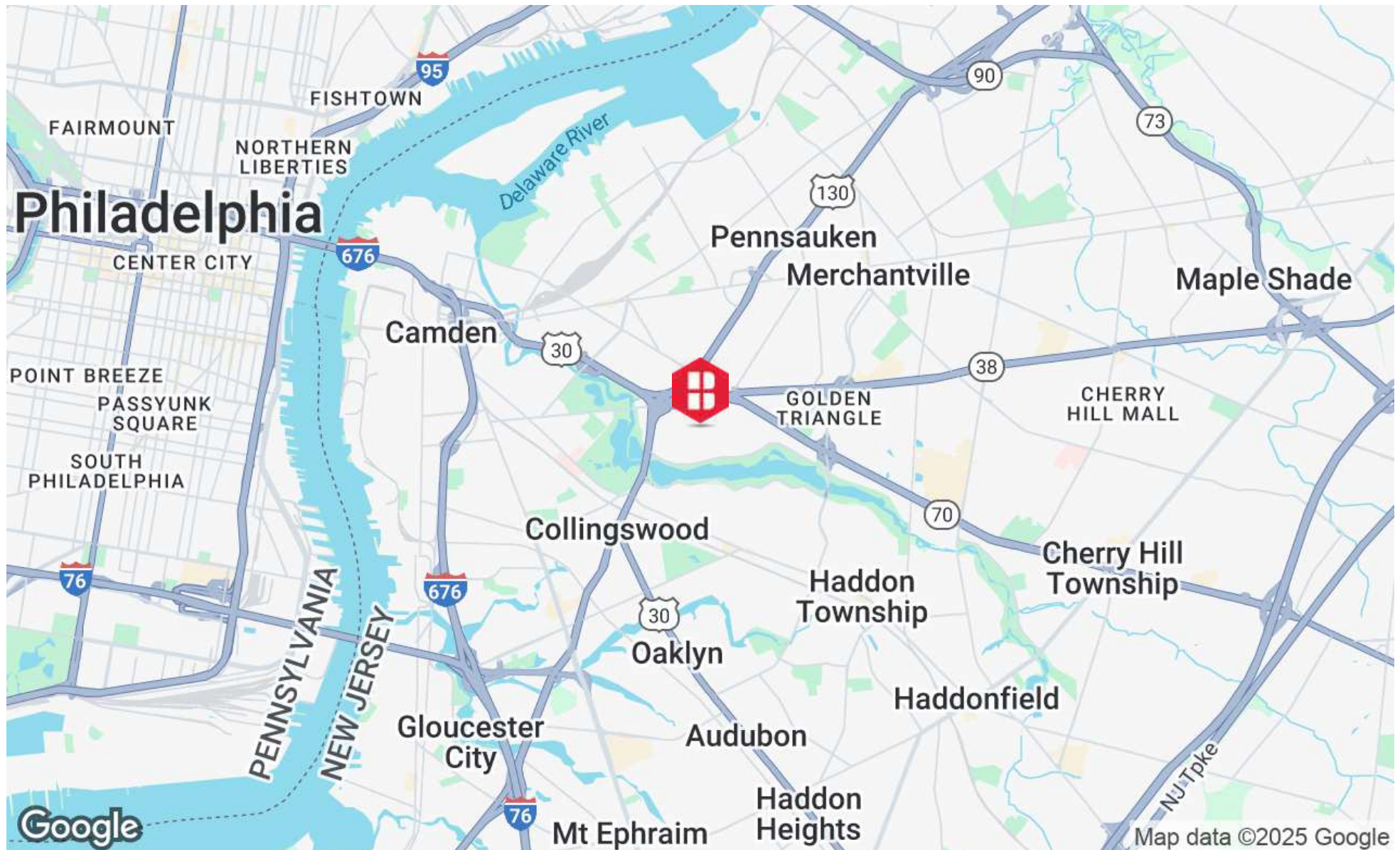
- Total Building Size: 24,000 SF
- 18,673 SF Warehouse
- 5,327 SF Office
- 1.4 AC
- 2 Loading-Docks
- 1 Drive-In Door (10' x 10')
- New LED's
- New HVAC
- 12' - 14' Ceiling Height
- 1,600a/120-208v 3 Phase Electric
- City Water and Sewer
- Heat (Natural Gas)
- Wet Sprinkler System
- 38 marked surface parking spaces
- Taxes are approximately \$65,433.60 (2026)
- Zoned LI – Limited Industrial (Pennsauken Township)
- The property is strategically located in the Airport Industrial Park in Pennsauken, providing immediate access to Routes 70, 30, 38, 130, with quick access to I-676, I-95, and I-295



ADDITIONAL PHOTOS



LOCATION MAP





BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

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