

# 8290 NATIONAL HIGHWAY

Pennsauken, NJ 08110

 **FOR LEASE**  
 **INDUSTRIAL**  
 **50,000 SF**



## PROPERTY DESCRIPTION

- Available Space: 50,000 SF
- Ceiling Height: 20' clear
- Column Spacing: 43' x 30'
- Sprinkler: Dry system
- Construction: Steel columns with masonry (CMU) walls and concrete floors
- Loading: Seven (7) exterior tailgate loading docks
- Office Area: 1,000+/- SF (more can be made available, if needed)
- Rail service available (Conrail)
- Power: 800 amps, 120/208V, 3-phase
- Roof: Single membrane GAF roof installed in 2020 with a 20-year warranty
- Taxes: \$167,560 (half building= \$83,780)
- Location: Excellent accessibility — 2.5 miles to Betsy Ross Bridge, 6.3 miles to I-295, and 7.0 miles to NJ Turnpike (Exit 4)

## FOR MORE INFORMATION

**Jeffrey Licht, SIOR**


 215.396.2900 x101  
 bucks@naimertz.com

**Jared Licht**

 215.396.2900 x105  
 licht@naimertz.com

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# NAIMertz

 **NAI Mertz** | 210 E. Street Road, Suite 3B  
Feasterville-Trevose, PA 19053  
215-396-2900 | [naimertz.com](http://naimertz.com)



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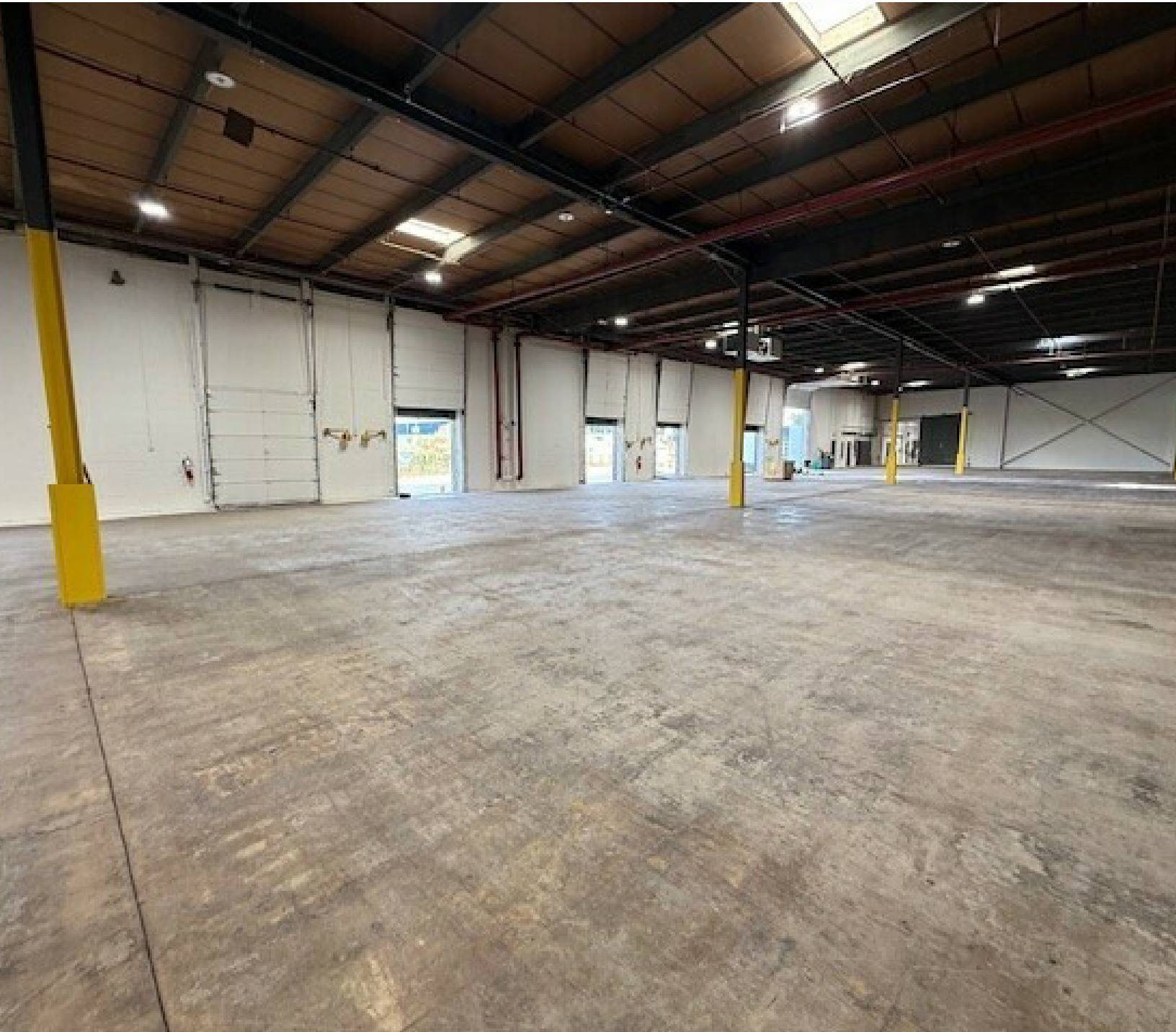
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K A D

CONSULTING SERVICES LLC  
planning-surveying-drafting  
ARCHITECT | ENGINEERING | DESIGN

LYONS & SONS

8290 NATIONAL HIGHWAY, PENNSAUKEN, NJ

THIS DRAWING IS INTENDED FOR MARKETING PURPOSES ONLY | 09.29.23

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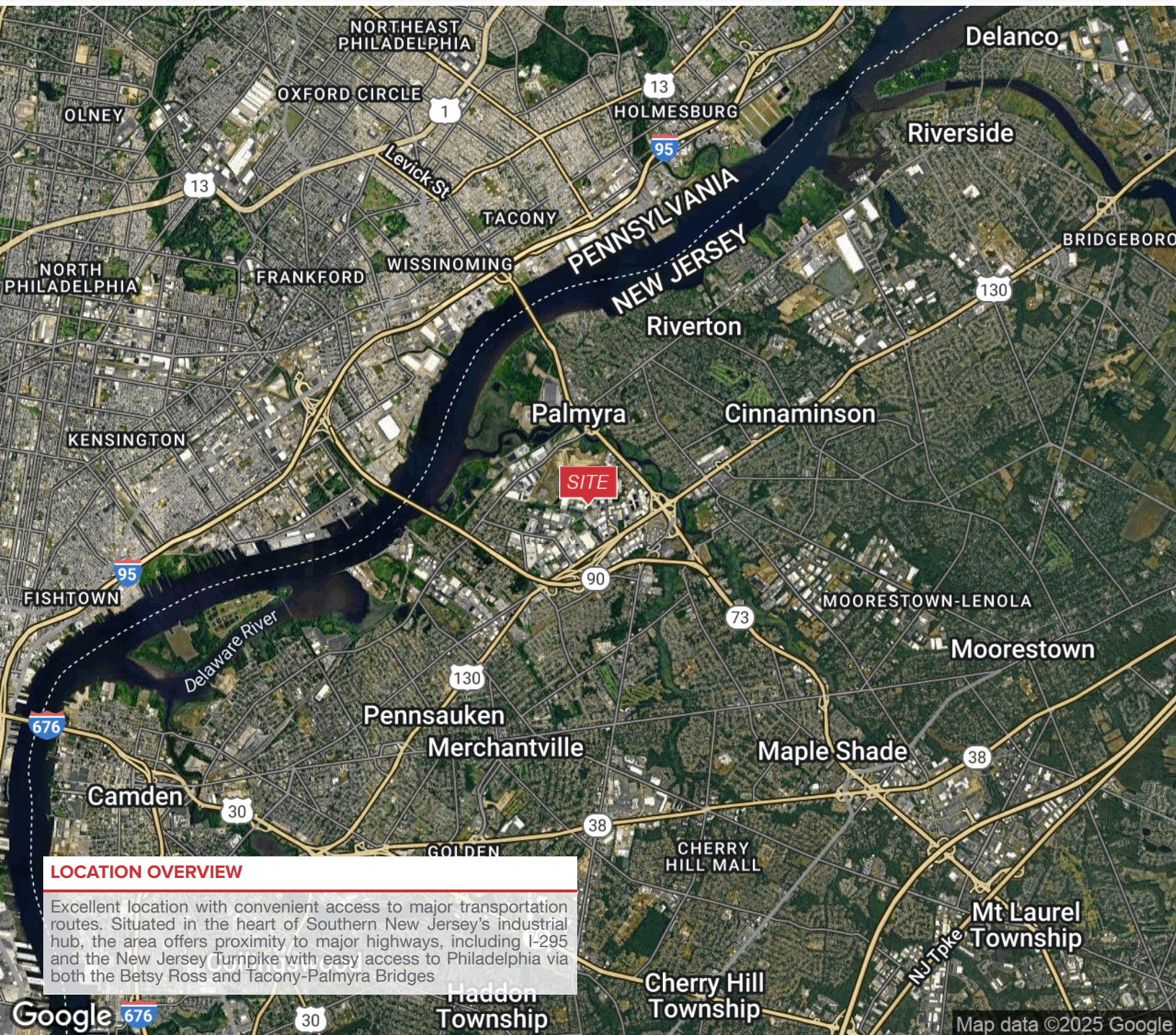




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## LOCATION OVERVIEW

Excellent location with convenient access to major transportation routes. Situated in the heart of Southern New Jersey's industrial hub, the area offers proximity to major highways, including I-295 and the New Jersey Turnpike with easy access to Philadelphia via both the Betsy Ross and Tacony-Palmyra Bridges

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