



RENOVATIONS COMPLETE!

7055 Central Highway Pennsauken, New Jersey

Available For Lease

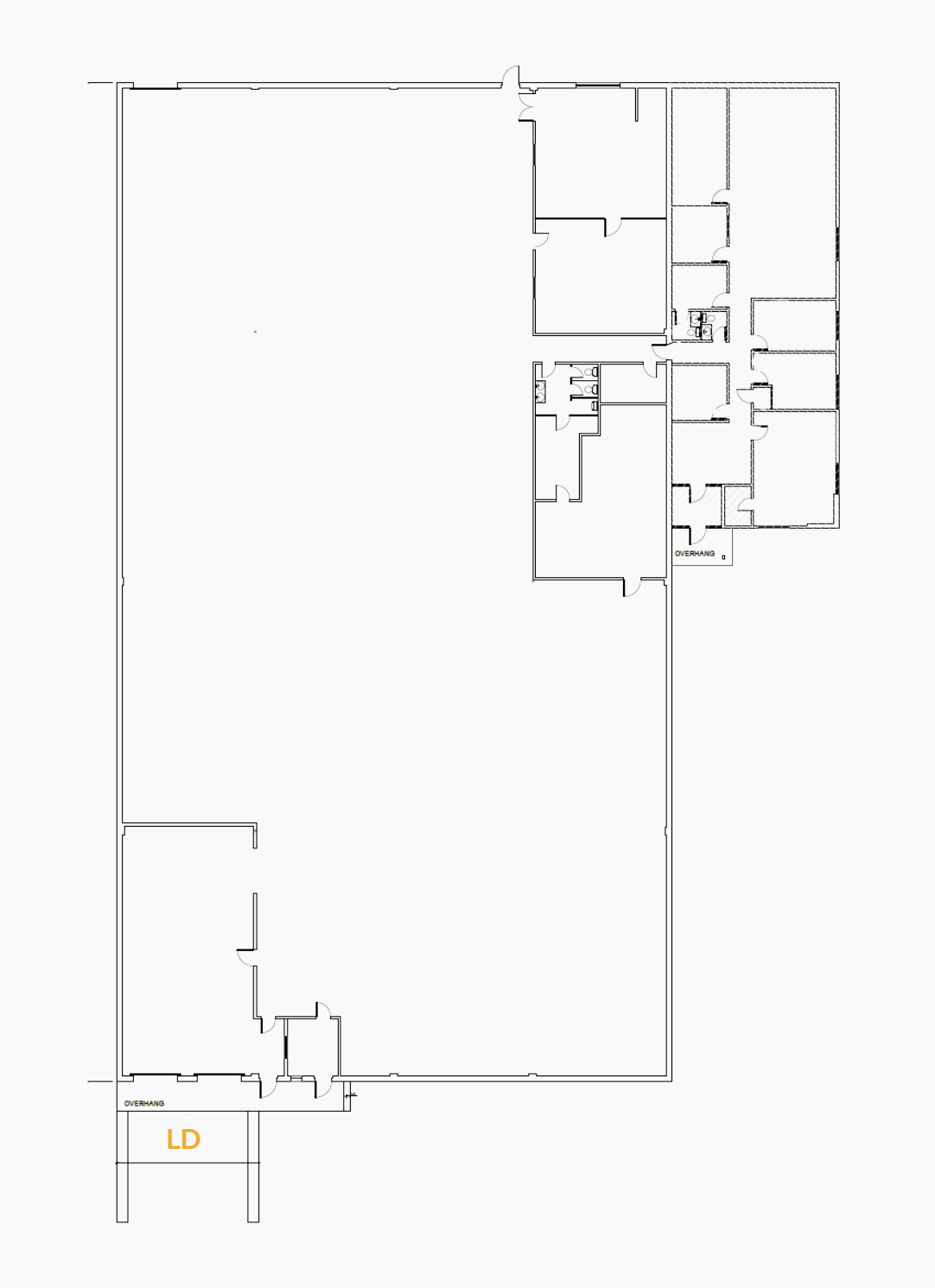
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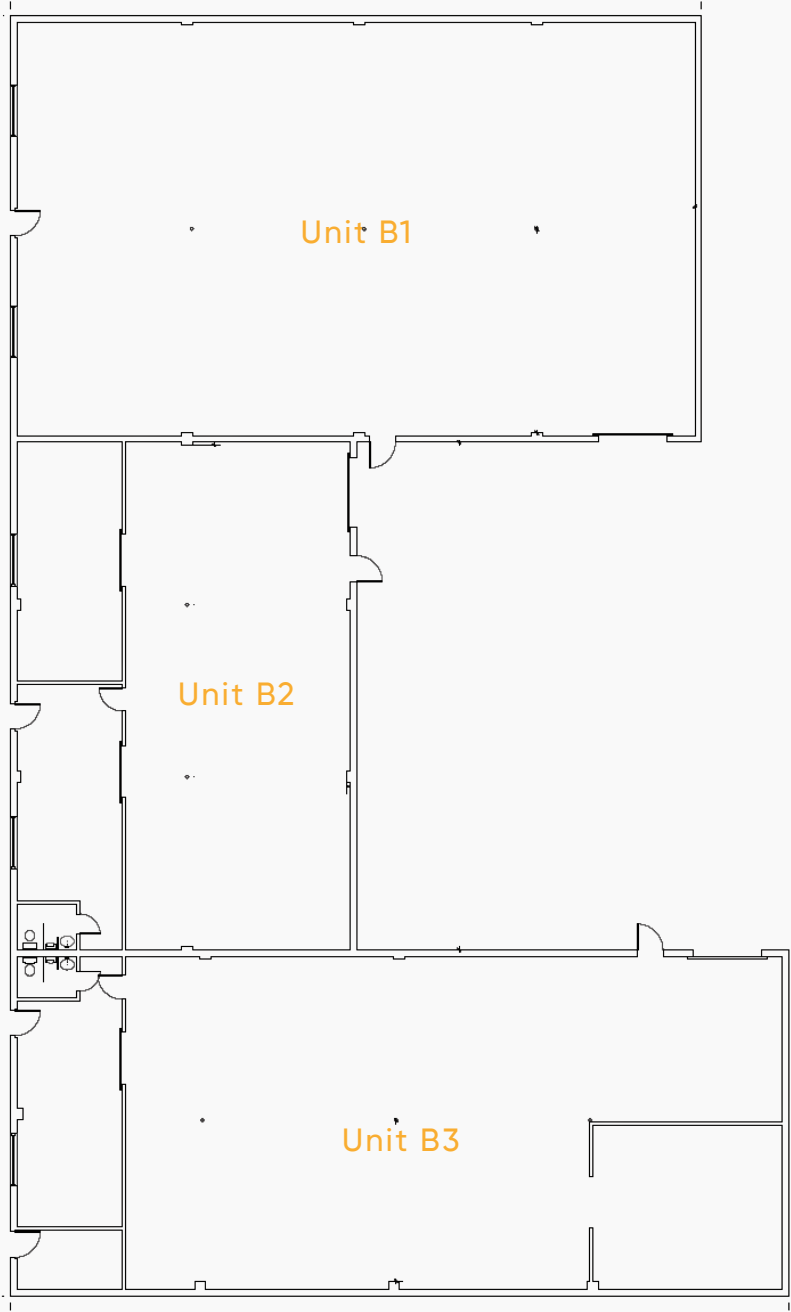
Building A Overview

Building Size	20,721 SF
Warehouse Space	±18,268
Office Space	±2,453 SF
Ceiling Height	13' clear
Loading	<ul style="list-style-type: none">• Two (2) loading docks• One (1) 8' x 8' drive-in door
Column Spacing	24' x 44'
Sprinkler System	100% wet
Lighting	LED
HVAC	<ul style="list-style-type: none">• Air-conditioned office space• New gas fired heaters suspended from ceiling, in warehouse
Utilities	<ul style="list-style-type: none">• PSE&G electric and gas• Pennsauken Township water/sewer
Parking	Twenty-nine (29) marked surface spaces (expandable)
Foundation	Reinforced concrete slab-on-grade
Structure	<ul style="list-style-type: none">• Concrete block over steel frame• New roof (2025)



Building B Overview

Building Size	9,967 SF
Unit B1 Space	3,957 SF
Unit B2 Space	2,396 SF
Unit B3 Space	3,614 SF <i>(Units can be combined)</i>
Ceiling Height	14' clear
Loading	Three (3) drive-in doors
Column Spacing	24'x44'
Sprinkler System	100% wet
Lighting	LED
HVAC	<ul style="list-style-type: none">• New gas fired heaters suspended from ceiling
Utilities	<ul style="list-style-type: none">• PSE&G electric and gas• Pennsauken Township water/sewer
Foundation	Reinforced concrete slab-on-grade
Structure	<ul style="list-style-type: none">• Concrete block over steel frame• New roof (2022)





Newly Whiteboxed:
fresh paint, LED lighting & asphalt paved parking

Site Access

7055 Central Highway is strategically positioned in Pennsauken, NJ, 7055 Central Highway provides seamless access to Routes 90, 130, and 73, I-295, the NJ Turnpike, and Philadelphia via the Betsy Ross, Tacony-Palmyra, and Ben Franklin Bridges.



Interstate 295
14 minutes

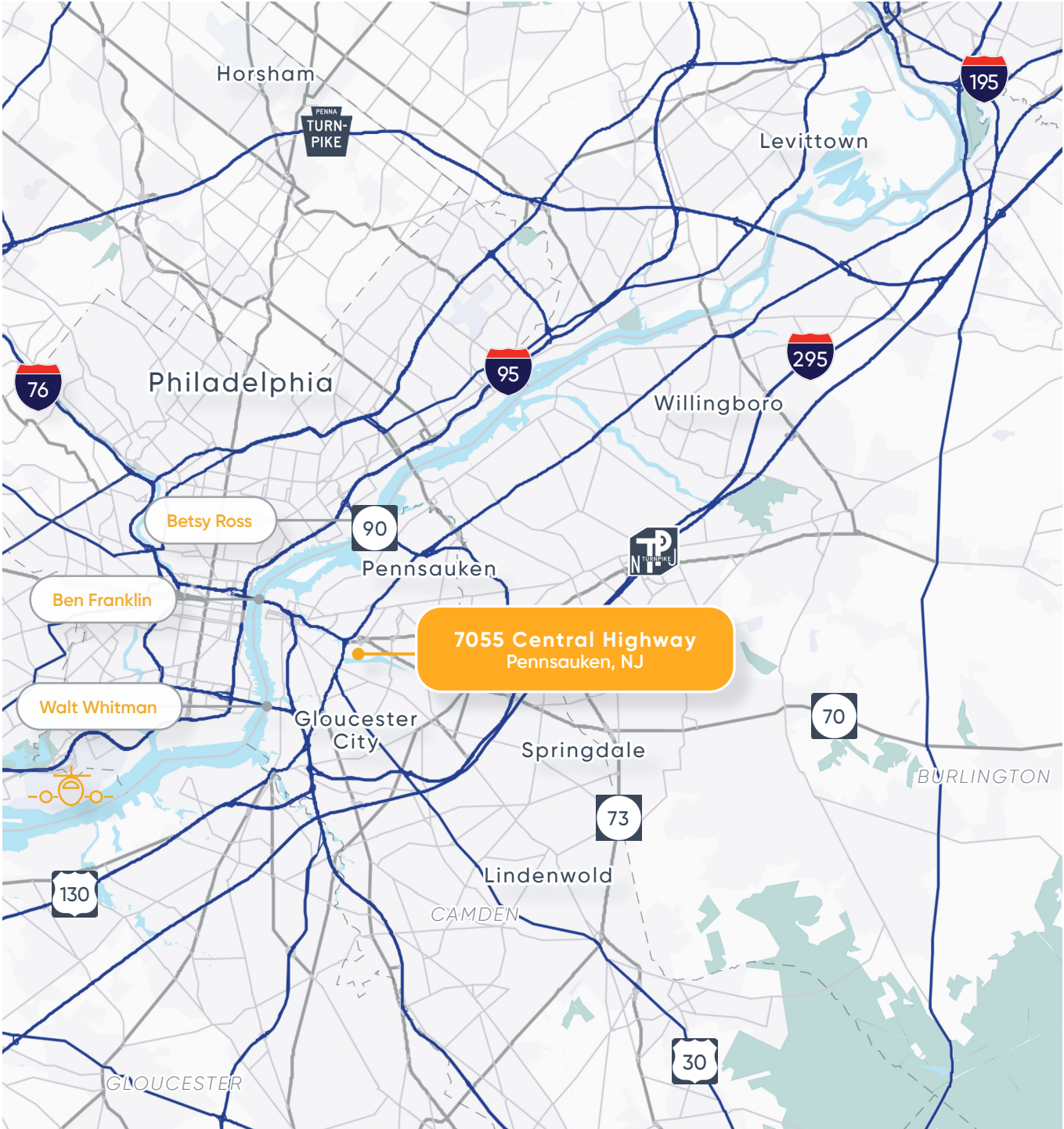


NJ Turnpike
20 minutes



Ben Franklin Bridge
5 minutes

NJ-38	2 minutes
NJ-70	3 minutes
Route 130	3 minutes
Walt Whitman Bridge	9 minutes
Betsy Ross Bridge	13 minutes
PHL Int'l Airport	19 minutes



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