



## INDUSTRIAL PROPERTY FOR LEASE

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**12,000 - 24,000 SF Available on 1.4 Acres**

7040 Colonial Highway

Pennsauken, NJ 08109

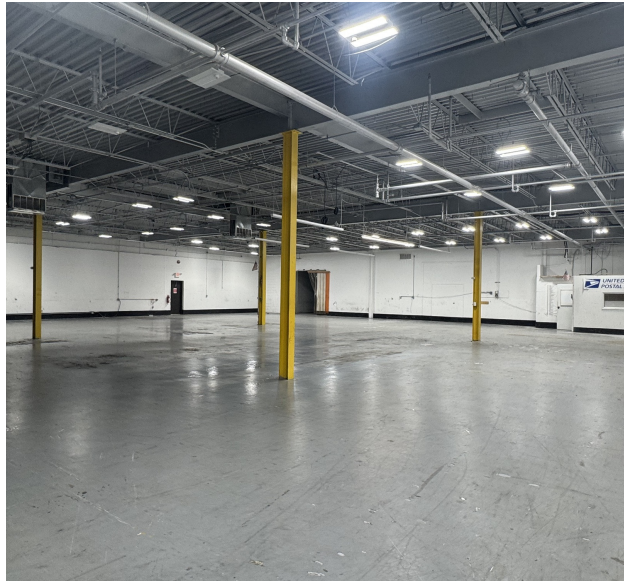


# PROPERTY HIGHLIGHTS

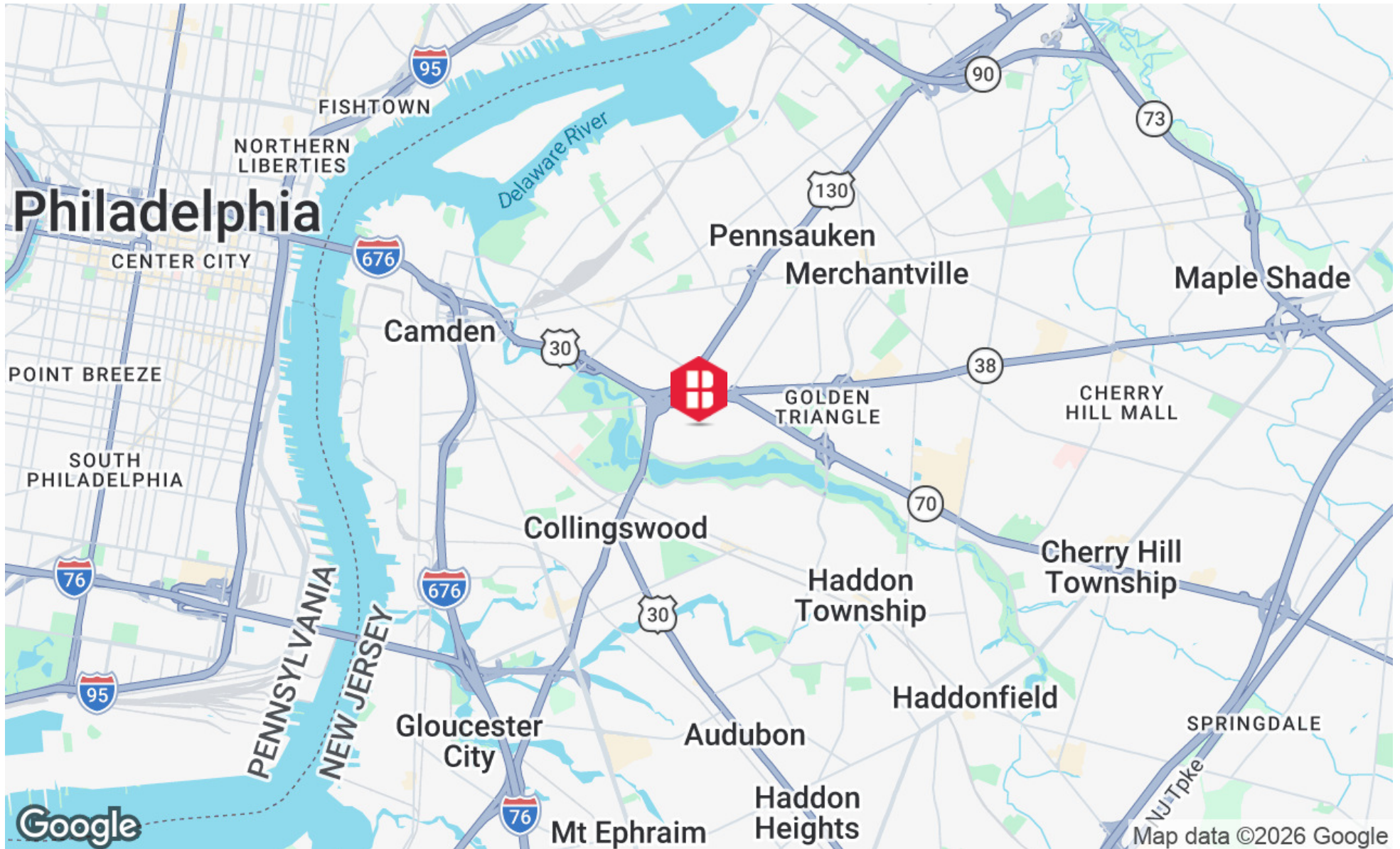
- **Total Building Size:** 24,000 SF
- **Warehouse Size:** 18,673 SF
- **Office Size:** 5,327 SF
- **Acreage:** 1.4 AC
- **Loading:** 2 Loading-Docks
- **Drive-Ins:** 1 Drive-In Door (10' x 10')
- **Ceiling Height:** 12' - 14'
- **Electric:** 1,600a/120-208v 3 Phase
- **Water:** City Water and Sewer
- **Heat:** Natural Gas
- **Sprinklers:** Wet Sprinkler System
- **Parking:** 38 marked surface spaces
- **Approximate 2026 Taxes:** \$65,433.60
- **Zoning:** LI – Limited Industrial (Pennsauken Township)
- **Location:** 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**  
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**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>

## PRIMARY CONTACTS



**Michael Torsiello, SIOR**  
Senior Vice President  
215.448.6210  
[mtorsiello@binswanger.com](mailto:mtorsiello@binswanger.com)



**Christopher Pennington**  
Partner & Senior Vice President  
215.448.6053  
[cpennington@binswanger.com](mailto:cpennington@binswanger.com)



**Art Keegan**  
Sales Associate  
215.448.6035  
[akeegan@binswanger.com](mailto:akeegan@binswanger.com)