

FOR LEASE

INDUSTRIAL
OUTDOOR
STORAGE SPACE
FOR LEASE



7235 BOULEVARD AVE • PENNSAUKEN, NJ • 08110



SITE OVERVIEW



SITE OVERVIEW



**TOTAL SF:
9,506**

**TOTAL ACRES:
1-3.6**



**14 DOORS
LOAD DOCKS**

**TWO OVERHEAD
DRIVE IN DOORS
ON SHOP**

PROPERTY OVERVIEW

Property Summary

Property Specifications

ADDRESS	7235 Boulevard Ave, Pennsauken, NJ
AVAILABILITY	Immediate
AVAILABLE SIZE	1-3.6 Acres
BUILDING SIZE	9,506 SF
LOADING	14 doors load docks total Two overhead drive in doors on shop
OFFICE SPACE	1,756 SF
MAINTENANCE SHOP	1,050 SF
CEILING HEIGHTS	14' CH
DOOR HEIGHT	14' & 8'
ZONING	LI- Limited Industrial
ELECTRIC	PSE&G
GAS	PSE&G
WATER	MPWC
SEWER	Camden County
POWER	208 Amp/120 Volt

Property Highlights

THE PROPERTY

9,506 SF WAREHOUSE ON 3.6 ACRES OF INDUSTRIAL OUTDOOR STORAGE SPACE

7235 BOULEVARD AVE IS:

- FULLY FENCED
- FULLY LIT
- FULLY SECURED

IDEAL USES INCLUDE:

- TRUCKING
- CROSS-DOCKING
- EQUIPMENT MAINTENANCE/ RENTALS
- MANUFACTURING
- CONTAINER AND TRAILER STORAGE
- MANAGED TRUCK/FLEET CENTER
- CONTRACTOR/BULK MATERIAL YARD AND TRANSLOAD

AVAILABLE IMMEDIATELY

LEASE PRICE: CALL FOR DETAILS

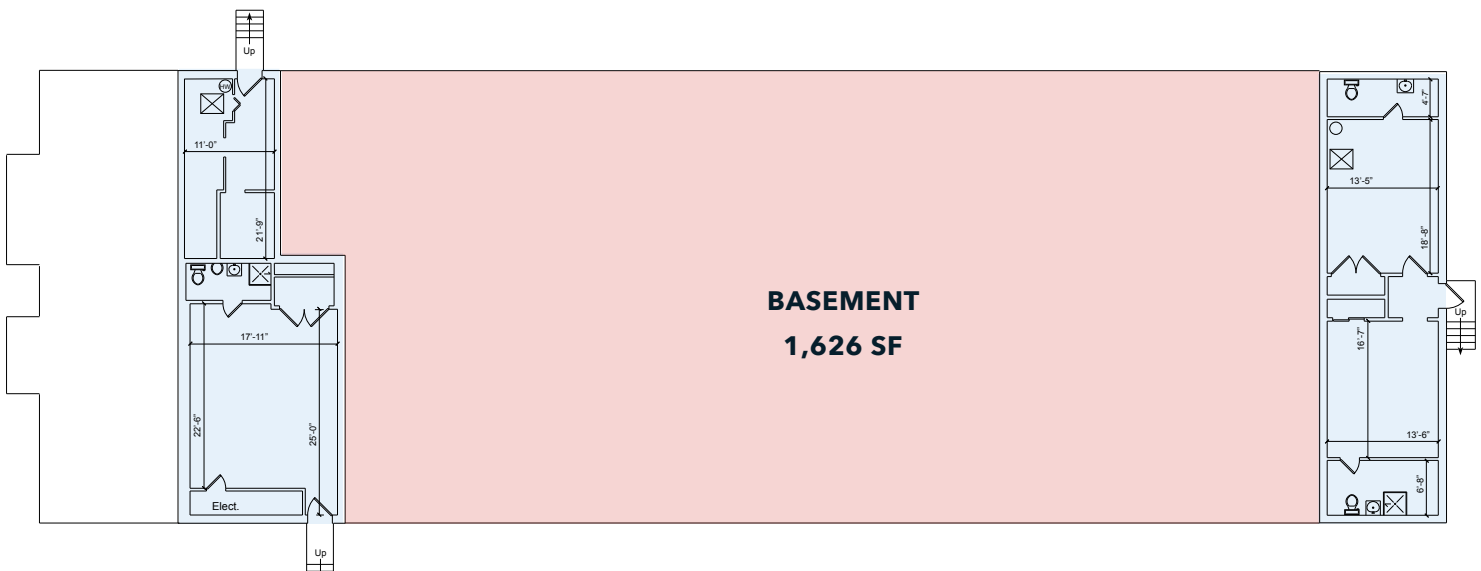
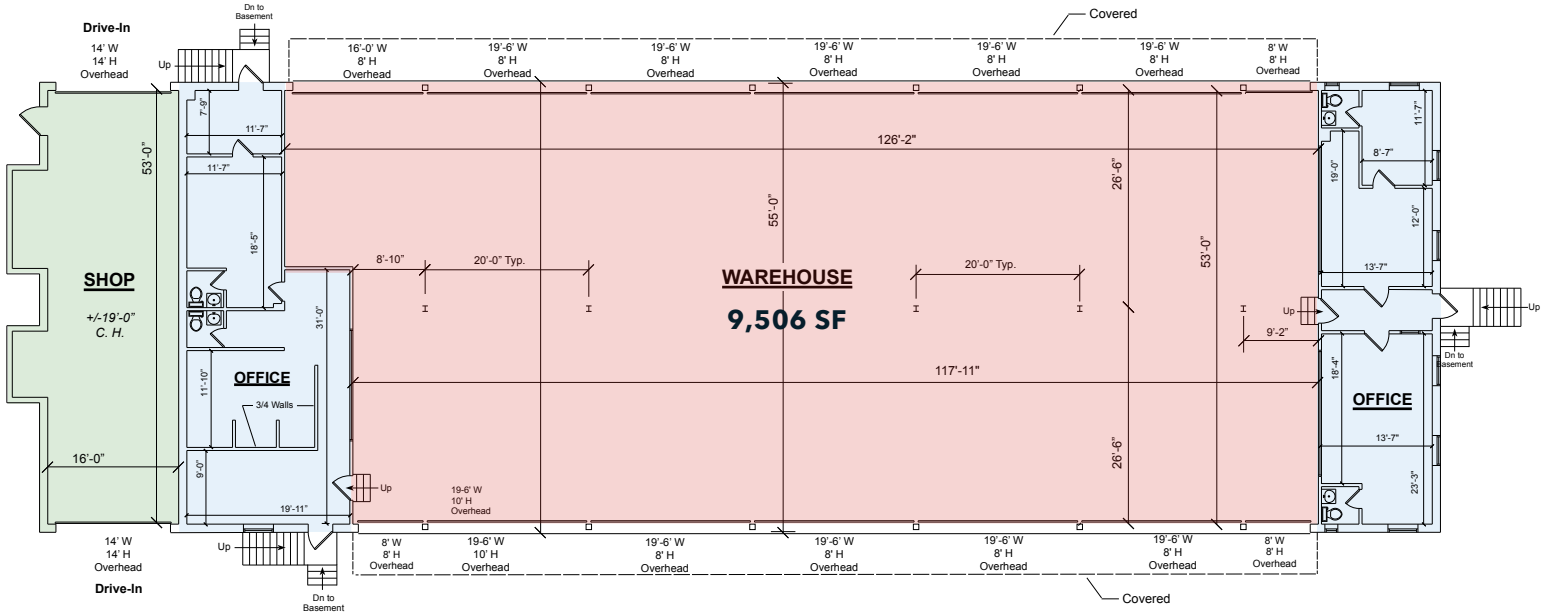


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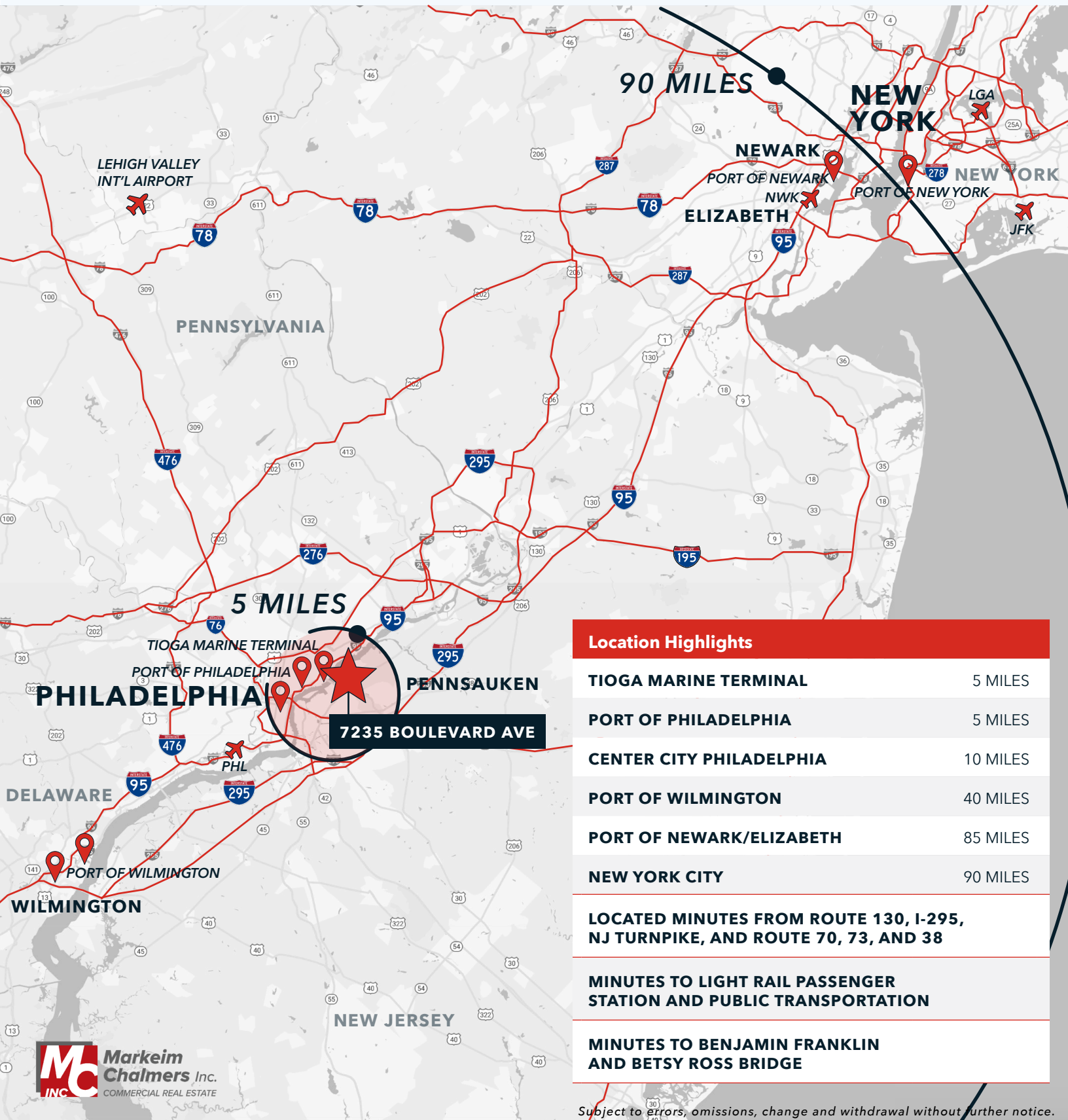
PROPERTY OVERVIEW

Floor Plans

WAREHOUSE: 6,700 SF OFFICE: 1,756 SF SHOP: 1,050 SF TOTAL: 9,506 SF



LOCATION OVERVIEW



Location Highlights	
TIOGA MARINE TERMINAL	5 MILES
PORT OF PHILADELPHIA	5 MILES
CENTER CITY PHILADELPHIA	10 MILES
PORT OF WILMINGTON	40 MILES
PORT OF NEWARK/ELIZABETH	85 MILES
NEW YORK CITY	90 MILES
LOCATED MINUTES FROM ROUTE 130, I-295, NJ TURNPIKE, AND ROUTE 70, 73, AND 38	
MINUTES TO LIGHT RAIL PASSENGER STATION AND PUBLIC TRANSPORTATION	
MINUTES TO BENJAMIN FRANKLIN AND BETSY ROSS BRIDGE	

CONTACT INFORMATION

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Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties. Catalysts portfolio of closed and under-contract properties spans over 40 industrial sites across the United States.



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