



AVAILABLE  
BUILDING B

AVAILABLE  
BUILDING A



# INDUSTRIAL BUILDING AVAILABLE FOR LEASE

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7055 Central Highway, Pennsauken, NJ

# PROPERTY HIGHLIGHTS

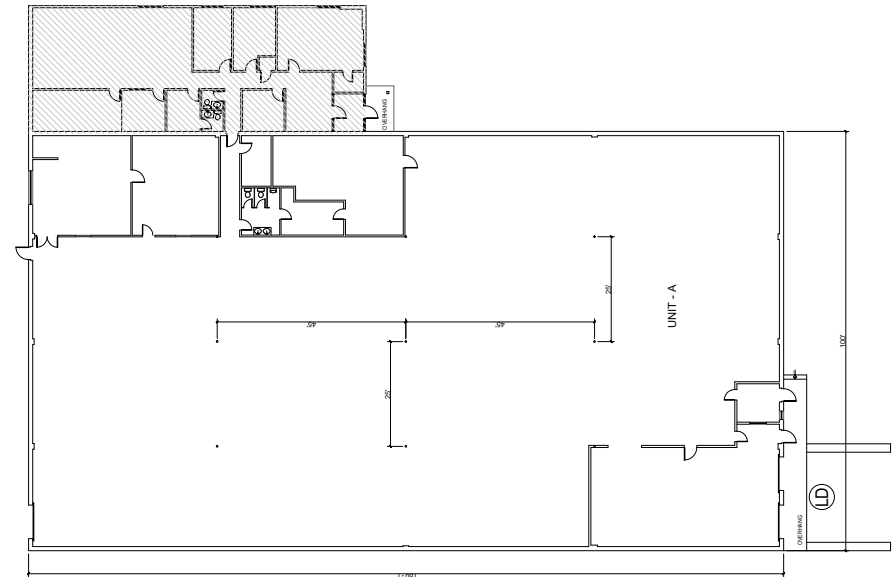
Recent renovations include a newly white box interior, LED lighting and new asphalt.

- **LAND SIZE:**  
2.17 Acres
- **UTILITIES:**  
**Electric:** PSE&G  
**Gas:** PSE&G  
**Water/Sewer:** Pennsauken Township
- **PARKING:**  
Twenty-Nine (29) marked surface spaces
- **YEAR BUILT:**  
1965
- **YEAR RENOVATED:**  
2022
- **TRANSPORTATION:**  
Served by NJ Transit Bus Routes 409 & 414 and the Cherry Hill station of the Atlantic City Rail Line



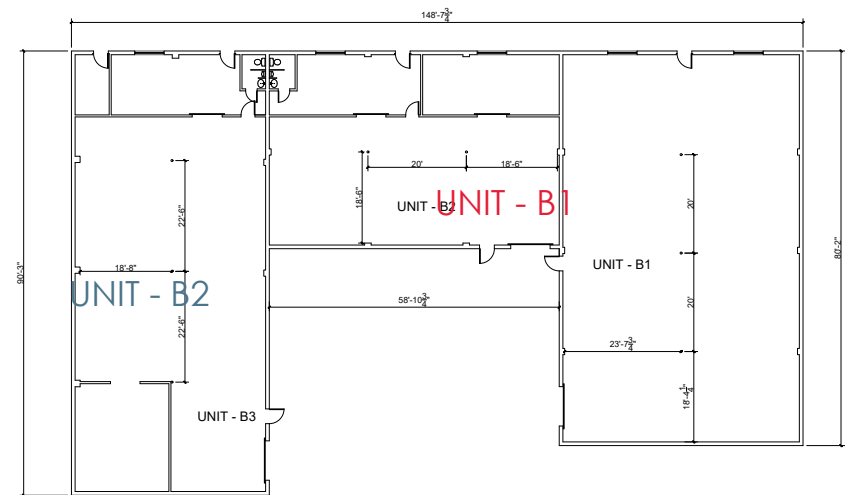
# BUILDING A HIGHLIGHTS

- **SIZE:**  
20,721 SF
- **OFFICE:**  
2,453 SF
- **CEILING HEIGHT:**  
13' clear
- **COLUMN SPACING:**  
24'x44'
- **LOADING:**  
**Tailgates:** Two (2)  
**Drive-In:** One (1) 8'x 8'
- **SPRINKLER SYSTEM:**  
100% Wet Sprinkler System
- **HVAC:**  
**Air Conditioning (In Office):** Lennox ml296 2 stage furnaces, ml17xc 15 seer air conditioners (2-4 ton RTUs).  
**Heat:** New gas fired heaters suspended from ceiling
- **CONSTRUCTION:**  
**Warehouse:** Built-Up  
**Office:** Single-Ply EPDM  
**Foundation:** Reinforced concrete slab-on-grade  
**Structure:** Concrete block over steel frame



# BUILDING B HIGHLIGHTS

- **SIZE:**  
9,967 SF  
Unit B1: 3,957 SF  
Unit B2: 2,396 SF  
Unit B3: 3,614 SF  
Units can be combined
- **CEILING HEIGHT:**  
14' clear
- **LOADING:**  
Three (3) drive-in doors
- **SPRINKLER SYSTEM:**  
100% Wet Sprinkler System
- **HEAT:**  
New gas fired heaters suspended from ceiling
- **CONSTRUCTION:**  
**Roof:** TPO style (recently renovated)  
**Foundation:** Reinforced concrete slab-on-grade  
**Structure:** Concrete block over steel frame



# INTERIOR PHOTOS - BUILDING A



# LOCATION

This property is located in Pennsauken Township and is situated minutes from Route 90, which offers access to Routes 130 & 73, as well Northeast Philadelphia via the Betsy Ross Bridge.

## DISTANCE TO KEY LOCATIONS

US Route 130: .6 miles

Ben Franklin Bridge: 3.9 miles

I-676: 2.8 miles

I-295: 4.7 miles

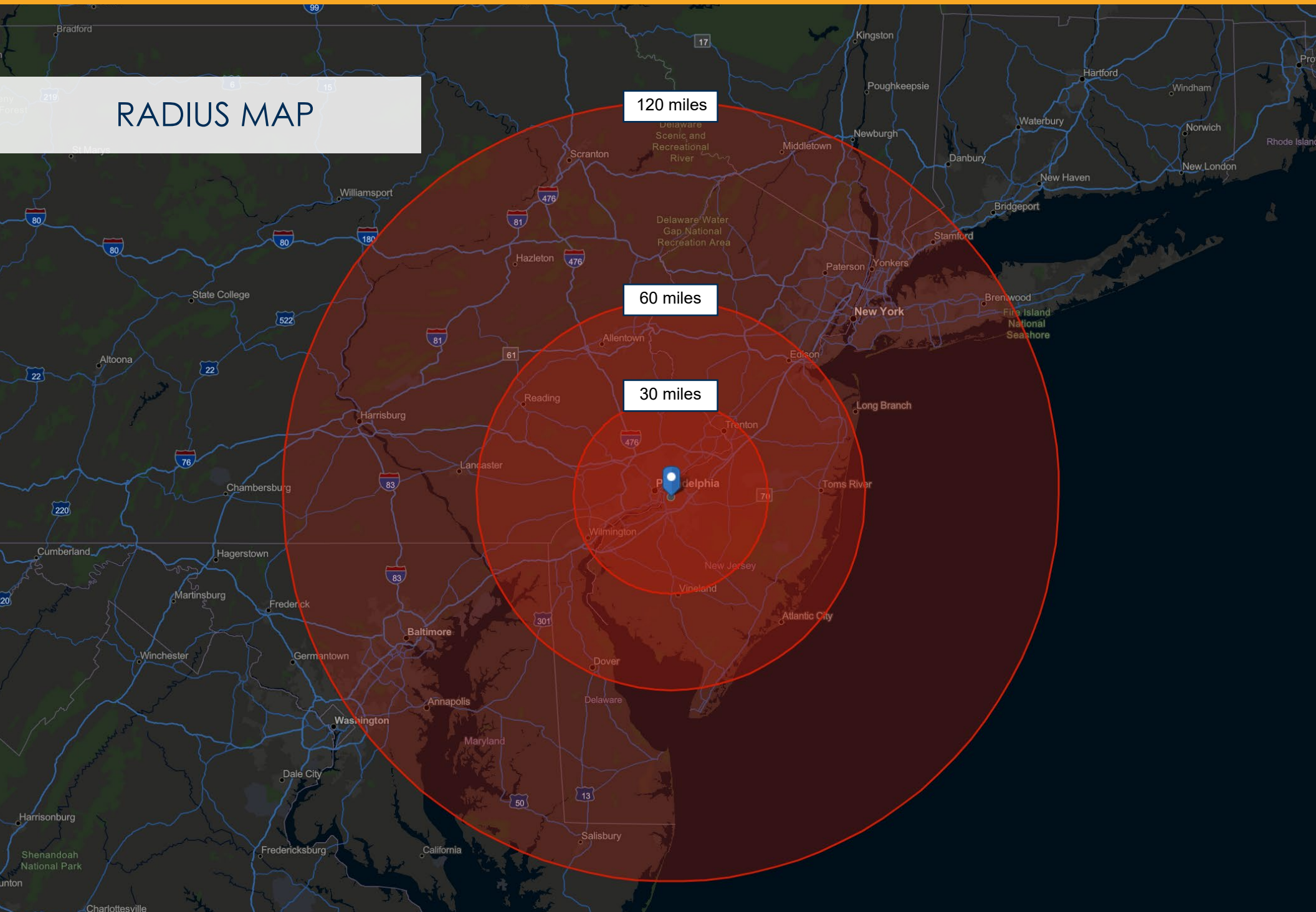
NJ Turnpike: 7.5 miles



**7055 CENTRAL HIGHWAY**



# RADIUS MAP



## CONTACT



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