

Ian Richman

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Ross Abramsohn

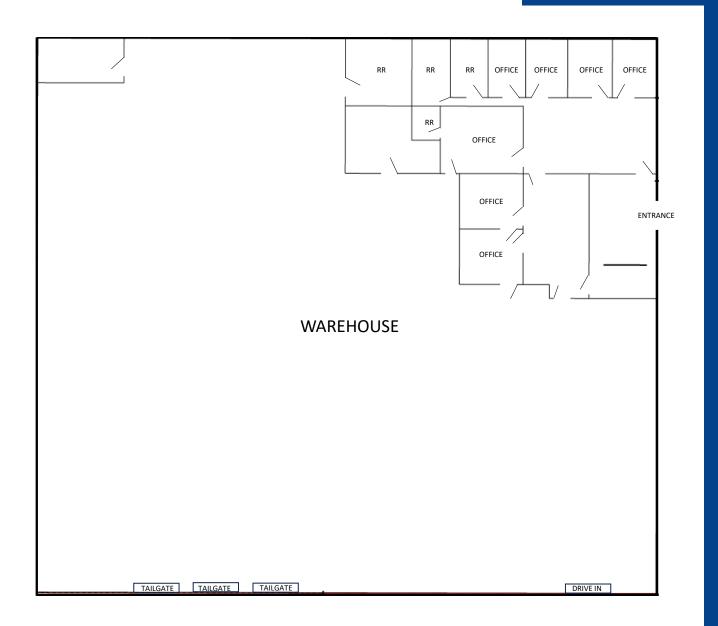
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Property **Profile**



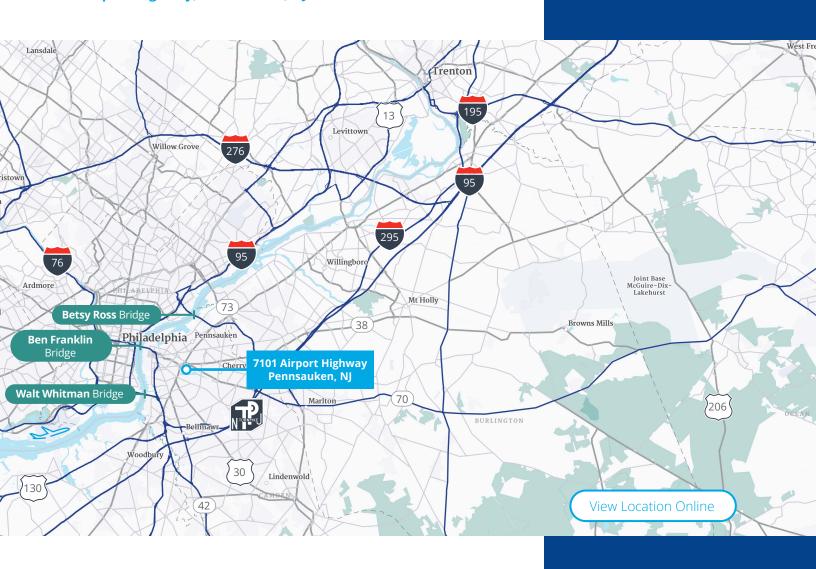
Building Size	30,266 SF	
Parcel Size	2 acres	
Construction	Brick	
Office Size	±4,000 SF	
Ceiling Height	14' clear	
Column Spacing	29' x 39'	
Loading	3 loading docks, 1 drive-in door	
HVAC	Office only	
Lighting	LED in office, Fluorescent in warehouse	
Sewer Service	Provided by Pennsauken Sewerage Authority	
Water Service	Provided by Merchantville-Pennsauken Water Commission	
Gas Service	Provided by PSE&G	
Fire Suppression	None	
Zoning	Limited Industrial (LI)	
Notes	Fenced-in yard	

Floor Plan



30,266 square feet available

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Easy access to highways & bridges

	Interstate 295	5.9 miles 12 minutes
	NJ Turnpike	6.5 miles 13 minutes
	Betsy Ross Bridge	3.6 miles 10 minutes
	Ben Franklin Bridge	3.3 miles 7 minutes
-0	PHL International Airport	9.8 miles 20 minutes
	Atlantic City Aiport	42.5 miles 53 minutes



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