



**6712 Crescent Blvd Pennsauken Township
 Pennsauken Township, NJ 08110**

Asking \$6,400,000.00



COMMENTS

6712 South Crescent Boulevard, Pennsauken, NJ offers approximately 36,000 sq ft. of immediately available industrial and office space with negotiable lease terms on the highly traveled Route #130 (Crescent Boulevard). This corner lot sits on 1.7 acres, boasting of approximately 100+ outdoor fenced in surface parking spaces, 70+ indoor parking spaces with 18 foot ceilings, a full underground parking area, first floor lobby, restrooms, second floor conference rooms, locker room, and proximity to surrounding corporate neighbors. Experience 24.2 feet of frontage along the thriving commercial corridors of Route #130 (Crescent Boulevard) and Marlton Pike with easy access to Routes #73, #70, #42, #38, and #1-295. Minutes from the City of Philadelphia, approximately one hour from Atlantic City and Trenton City, and less than 2 hours from New York City.

PROPERTY DETAILS

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| Exterior Brick Masonry | OutsideFeatures Fence Truck Door | ParkingGarage 11 or More Spaces Off Street Paved | InteriorFeatures Restroom Security System Storage |
| Basement 6 Ft. or More Room | Heating Head Oil | Water Public | Sewer Public Sewer |

