

Berger Realty

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Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



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

Asking \$3,800,000.00



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

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



Ask for Peter Harp
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: pph@bergerrealty.com

