

FOR SALE

NEW CONSTRUCTION POTENTIAL

43,130 SQUARE FEET ON 1.98 ACRE CORNER LOT



Thomas L. Busch Memorial Highway & Thomas L. Busch Memorial Highway
Veterans Industrial Park, Pennsauken, Camden County, NJ 08110

LOT SIZE: Approximately 1.98 acres with potential to construct a maximum 43,130 sq. ft. industrial facility.

ZONING: L-I Limited Industrial District

COVERAGE REGULATIONS: 50% Maximum Building Coverage; 85% Maximum Lot Coverage

GAS: 4" main; service provided by Public Service Electric and Gas Company.

WATER: 12" main; service provided by Merchantville-Pennsauken Water Commission.

SEWER: 8" main; service provided by Pennsauken Sewerage Authority.

ASSESSMENT: \$128,700 (2013)

REAL ESTATE TAXES: \$6,826.25 (2013)

PROPOSED SITE PLAN

NOTE: Plan is not to scale



Thomas L. Busch Memorial Hwy



Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, PA 19020-2028
Ph: (215) 245-2600; Fax: (215) 245-2670
Email: realestate@roddyinc.com
Website: <http://www.roddyinc.com>

**Call for further information or visit this property
and others on our website at www.roddyinc.com**

All information furnished regarding property for sale or rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

LOCATION

Superbly located off Route 130 at the foot of the Betsy Ross Bridge, the property offers easy access to Route 73, Route 70, Route 38, Interstate 295, Interstate 95 and the Benjamin Franklin Bridge.

AIRPORT

Northeast Philadelphia Airport is fifteen (15) minutes away and Philadelphia International is thirty (30) minutes away.

PUBLIC TRANSPORTATION

NJ Transit Bus #409 stops at National Hwy and Thomas Busch Memorial Hwy, a short walk to the property. The River Line, a 34-mile passenger light rail system, which links Trenton and Camden, stops at the corner of Route 73 and River Rd.

HOTELS

Most major hotels are represented in the area within a five (5) minute drive.



Roddy

Industrial & Commercial Realtors

Glenview Corporate Center
3220 Tillman Dr. Suite 112
Bensalem, PA 19020-2028

Ph (215) 245-2600, Fax (215) 245-2670

email: realestate@roddyinc.com

website: www.rododyinc.com