



INDUSTRIAL BUILDING FOR SALE OR LEASE

(856) 985-9522 • ROSECOMMERCIAL.COM

4576 SOUTH CRESCENT BLVD (ROUTE 130), PENNSAUKEN, NJ



Property Description:

Income producing Industrial building for Sale or Lease on heavily traveled Crescent Blvd. (Route 130)

Size:

11,500 +/- SF

Taxes:

\$11,876 (2019)

Lease Rate:

\$4.75/ SF NNN

Price:

\$449,000

Comments:

- **Sale includes income from billboard on property**
- 3,500 +/- SF office showroom
6,500 +/- SF warehouse
1,500 +/- SF basement

- 11,500 +/- SF Total
- Public water, sewer and electric
- Excellent visibility and signage
- Close proximity to Routes 38 and 70 with easy access to Ben Franklin, Betsy Ross and Tacony Palmyra

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

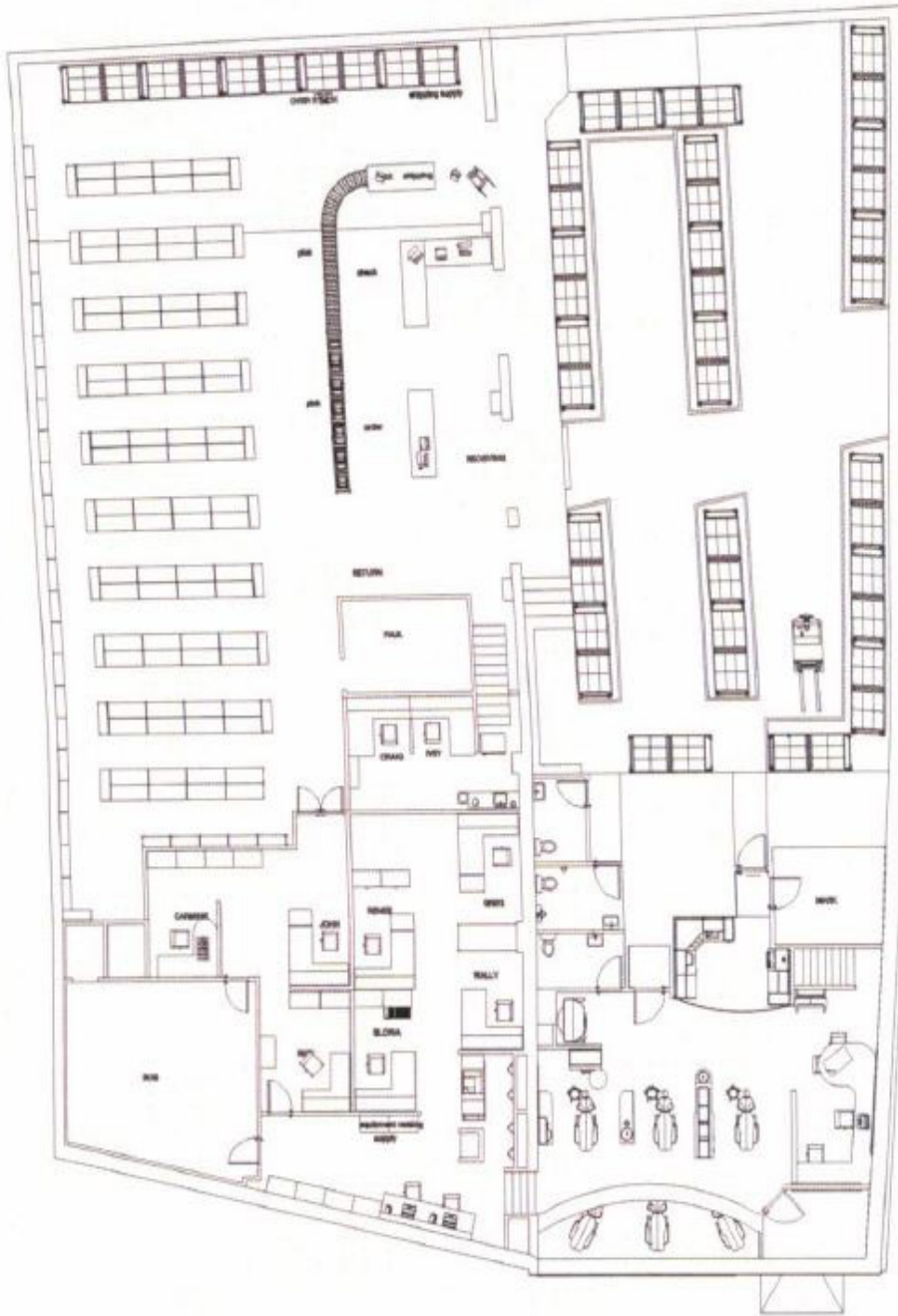
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