



PENNSAUKEN INDUSTRIAL PROPERTY AVAILABLE FOR SALE



2624 POWELL AVENUE | PENNSAUKEN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DETAILS & HIGHLIGHTS

Property Address:	2624 Powell Avenue, Pennsauken, NJ 08110
Property Type:	Industrial
Zoned:	Zoned T1 – Township 1
Building Size:	12,000 SF
Rail Access:	N/A

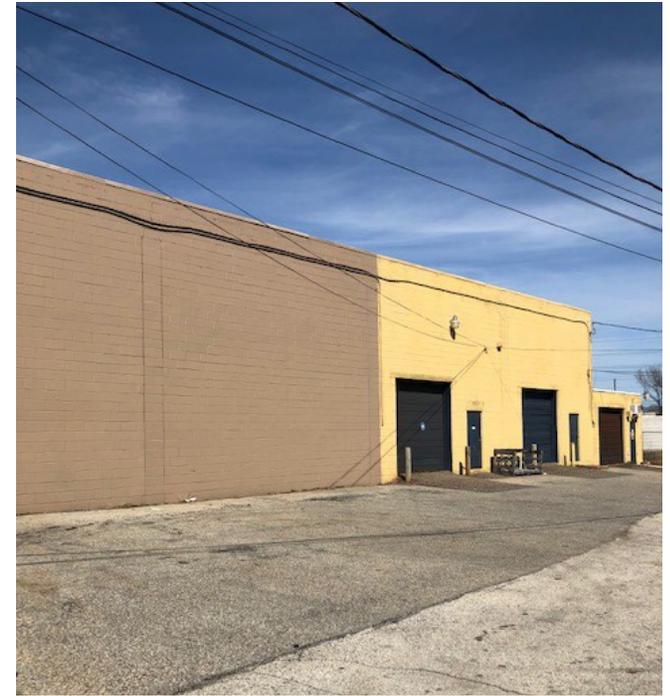
PROPERTY OVERVIEW

- Well maintained building, ideal for a user/contractor
- Solid, concrete structure with steel roof decking
- Currently demised into 5 separately meter units
- Each unit has minimal offices and a single fixture restroom
- Some units have additional space in second floor mezzanines
- Parking for 25 cars
- 18 Foot ceilings
- 2 – 12' x 14' grade level doors, 2 – 10' x 10' grade level doors and 1 – 8' x 8' grade level door
- Gas fired forced air heat
- Non-sprinklered
- Fluorescent lighting 5 – 200 Amp 240 Volt meters/subpanels

LOCATION OVERVIEW

Located off Haddonfield Road within close proximity of Route 73/90 Interchange and Route 130

Ryan Barikian
Senior Associate
856.857.6307
ryan.barikian@wolfcre.com



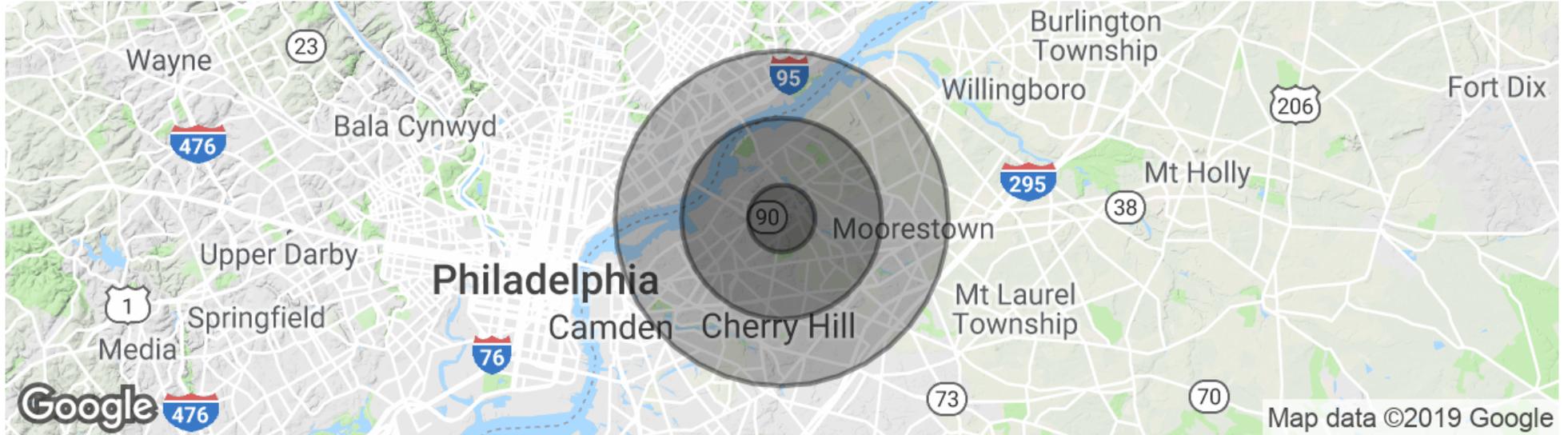
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,623	79,551	346,133
Median age	43.2	40.6	36.7
Median age (Male)	42.6	39.1	35.0
Median age (Female)	43.0	41.8	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,901	30,410	126,385
# of persons per HH	2.6	2.6	2.7
Average HH income	\$80,745	\$80,257	\$67,203
Average house value	\$236,138	\$248,939	\$223,252

* Demographic data derived from 2010 US Census



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