



## PENNSAUKEN INDUSTRIAL PROPERTY AVAILABLE FOR SALE



2624 POWELL AVENUE | PENNSAUKEN, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://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

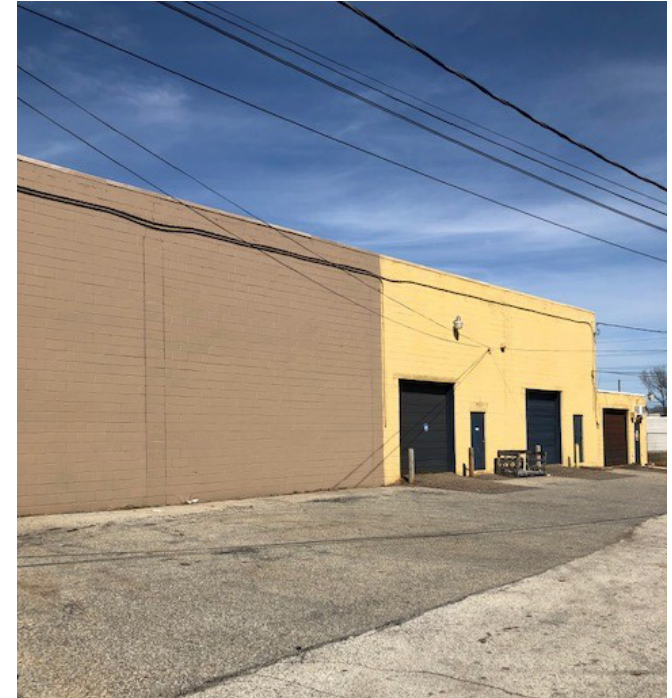
## PROPERTY OVERVIEW

- 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

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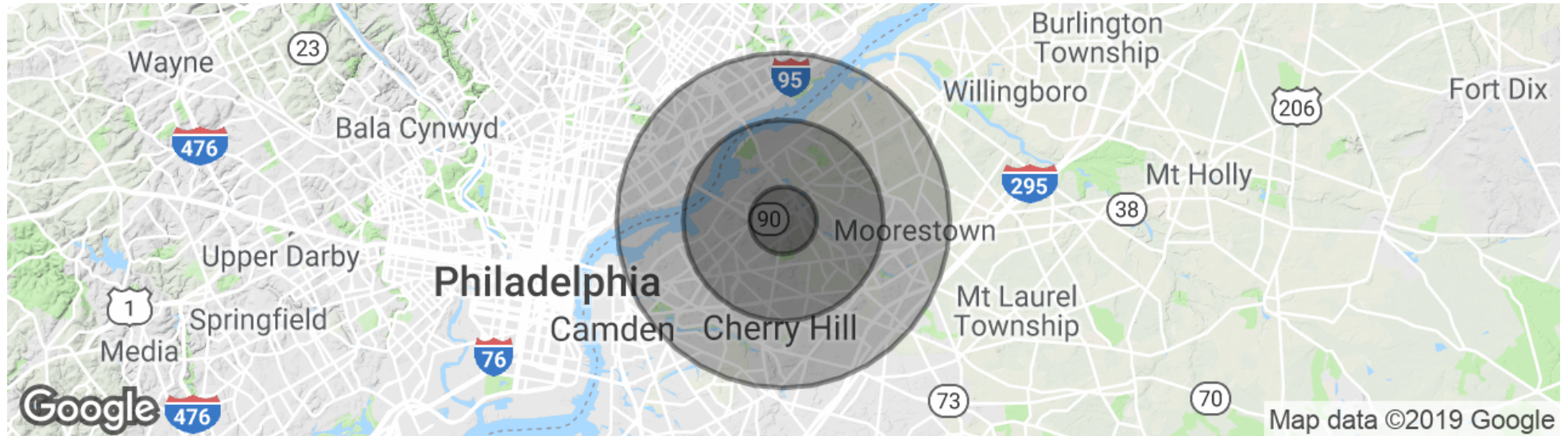
RETAILER MAP



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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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