

9,816 SF PENNSAUKEN INDUSTRIAL PROPERTY FOR SALE



9275 COMMERCE HIGHWAY I PENNSAUKEN, NJ















PROPERTY DESCRIPTION

Location 9275 Commerce Highway Pennsauken, NI 08110

Size / SF Available 9,816 SF (8,418 SF Industrial Clear Span/

1,398 SF Office)

Sale Price \$735,000

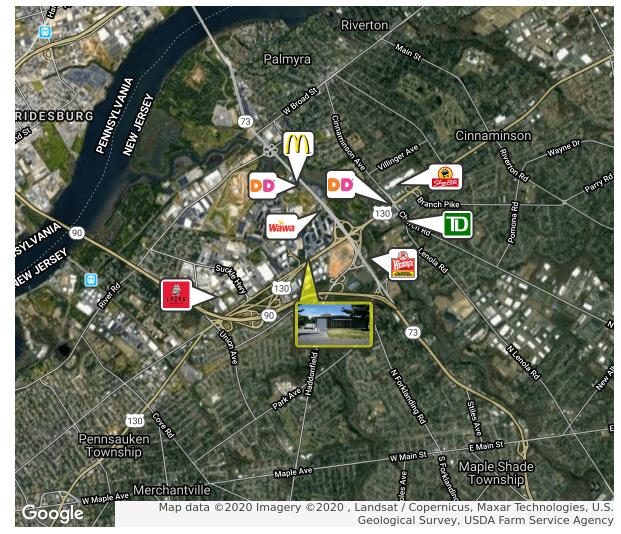
Property / Area Description

- · 30 Parking Spaces
- Situated on approximately 1 acre
- · Steel frame structure & standing metal seam roof
- Located in the Pennsauken Industrial Park
- 14"-16" Ceiling Heights
- · 2 Drive in docks (One (1) Loading door & One (1) Drive in)400 AMP, 3-phase electrical service
- HVAC: 4 Ceiling Natural-Gas Fired Heaters in warehouse & combination HVAC unit in office area
- Zoned LI-Light Industrial District
- Direct access to Route 73, 130 & 90
- Minutes from Betsy Ross & Tacony Palmyra Bridges
- Within minutes from I-295 & New Jersey Turnpike

Contact Us

Christopher Henderson Principal & Vice President 856.857.6337

Jason Wolf Managing Principal 856.857.6301 chris.henderson@wolfcre.com jason.wolf@wolfcre.com























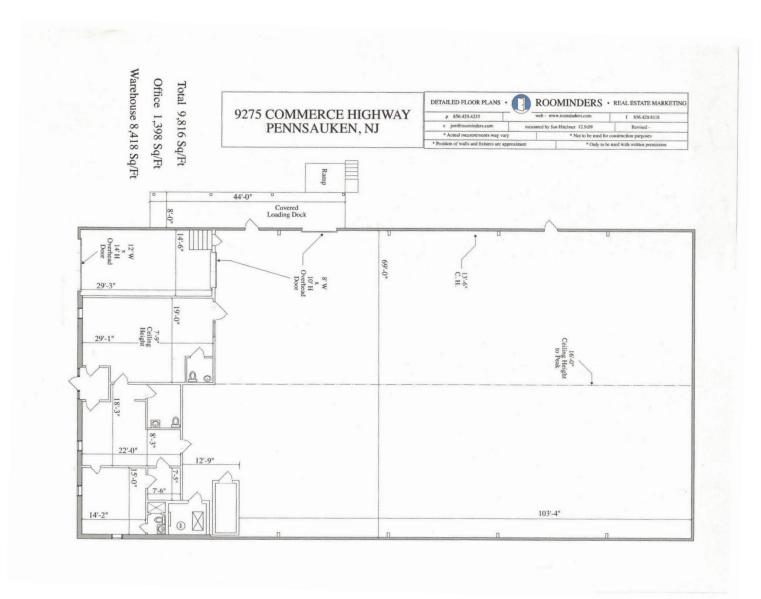








FLOOR PLANS



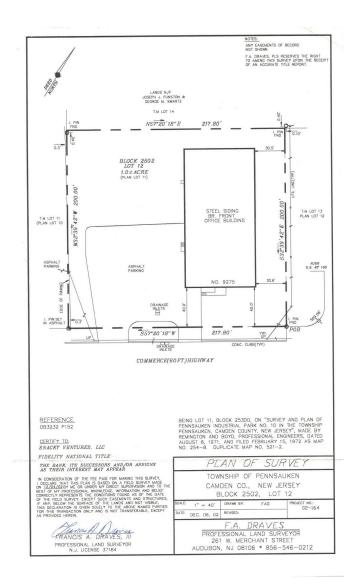




LANDS NE OF JOSEPH J. FUNSTON & GEO. MI SWARTZ BARNETT LAUNDRY & DRY CLEANING SUTPLY ONE STORY STEEL BLOG. 30' BEING LOCATED 589.08 (TAKE, DRC. TANG.) FROM THE EASTERLY LINE OF N.J. STATE HWY, U.S. ROLTE 130 217.80' 557°20'18"W COMMERCE HIGHWAY IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT LOT 11, BLOCK 253-DD. BLOCK 2502 PENNSAUKEN THE PARK #10 TOWNSHIP OF PENNSAUKEN, CAMBEN SUCH EASEMENTS, IF ANY, THAT MAY NOT BE VISIBLE AS AN INDUCEMENT FOR ANY INSURED OF TITLE INSURE THE TITLE TO THE LANDS AND PREMISES SHOW THEREON. THIS RESPONSIBILITY IS LIMITED TO THE COUNTY, NEW JERSEY. MADE by REMINGTON & BOYD, PROF. ENGS. DATED AUG. 8, 1971, F.LED FEB. 15, 1972 CURRENT MATTER FOR WHICH THIS SURVEY IS BEING USED FOUNDATION SURVEY



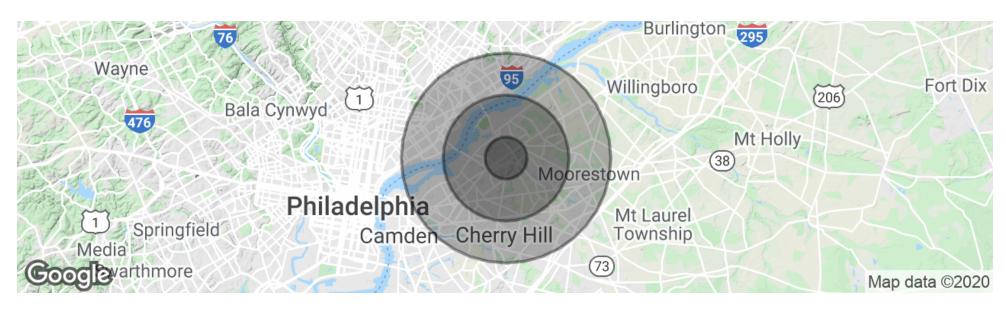








DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,301	72,495	369,540
Average age	42.9	40.9	36.3
Average age (Male)	42.1	39.3	34.5
Average age (Female)	42.7	42.1	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,378	27,746	133,142
# of persons per HH	2.6	2.6	2.8
Average HH income	\$82,896	\$80,777	\$64,586
Average house value	\$240,546	\$249,812	\$212,256

^{*} Demographic data derived from 2010 US Census

