



9275 COMMERCE HIGHWAY | PENNSAUKEN, NJ

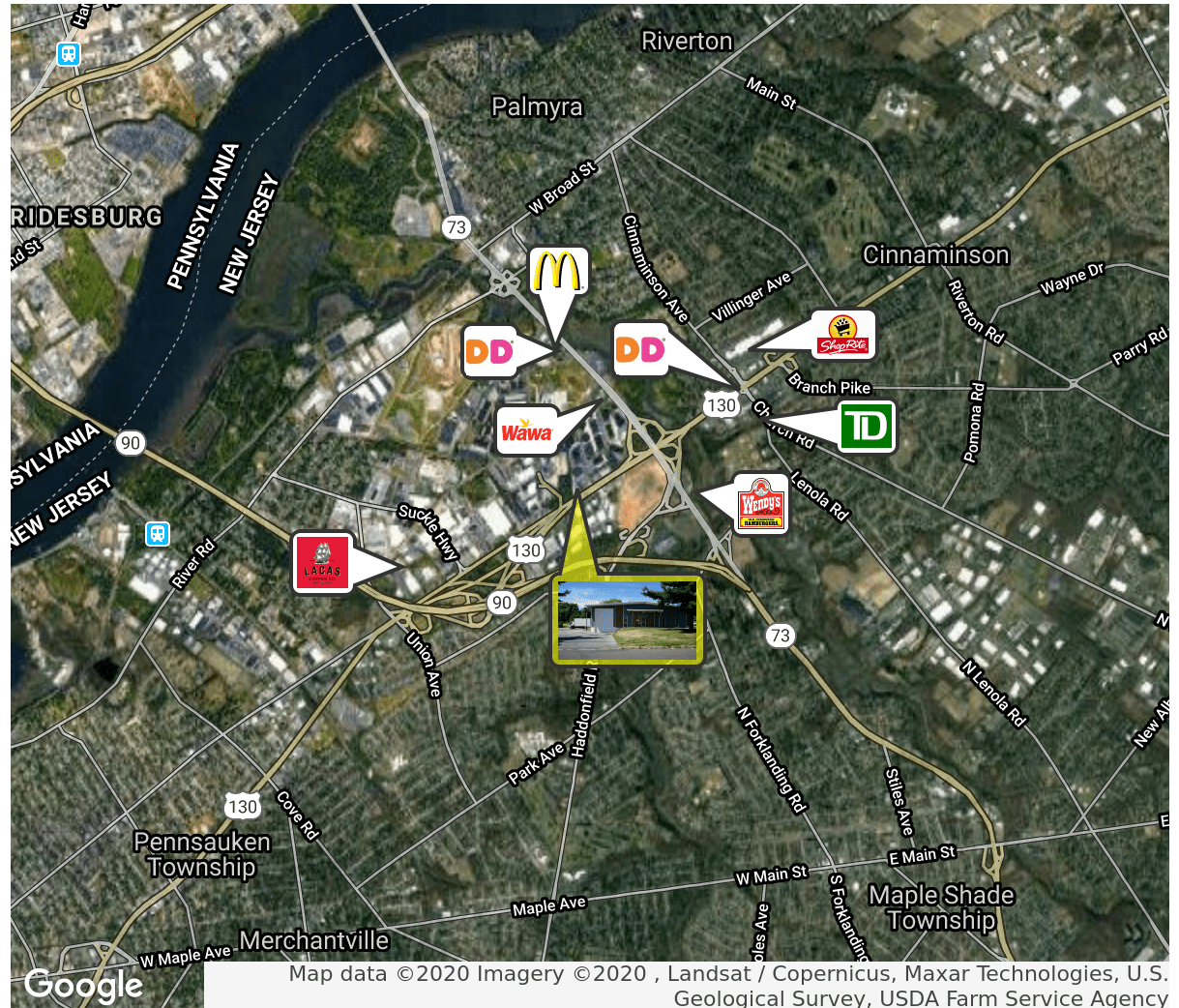


## PROPERTY DESCRIPTION

<b>Location</b>	9275 Commerce Highway Pennsauken, NJ 08110
<b>Size / SF Available</b>	9,816 SF (8,418 SF Industrial Clear Span/ 1,398 SF Office)
<b>Sale Price</b>	\$735,000
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• 30 Parking Spaces</li> <li>• Situated on approximately 1 acre</li> <li>• Steel frame structure &amp; standing metal seam roof</li> <li>• Located in the Pennsauken Industrial Park</li> <li>• 14"-16" Ceiling Heights</li> <li>• 2 Drive in docks (One (1) Loading door &amp; One (1) Drive in) 400 AMP, 3-phase electrical service</li> <li>• HVAC: 4 Ceiling Natural-Gas Fired Heaters in warehouse &amp; combination HVAC unit in office area</li> <li>• Zoned LI-Light Industrial District</li> <li>• Direct access to Route 73, 130 &amp; 90</li> <li>• Minutes from Betsy Ross &amp; Tacony Palmyra Bridges</li> <li>• Within minutes from I-295 &amp; New Jersey Turnpike</li> </ul>

## Contact Us

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follow us:    

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ADDITIONAL PHOTOS



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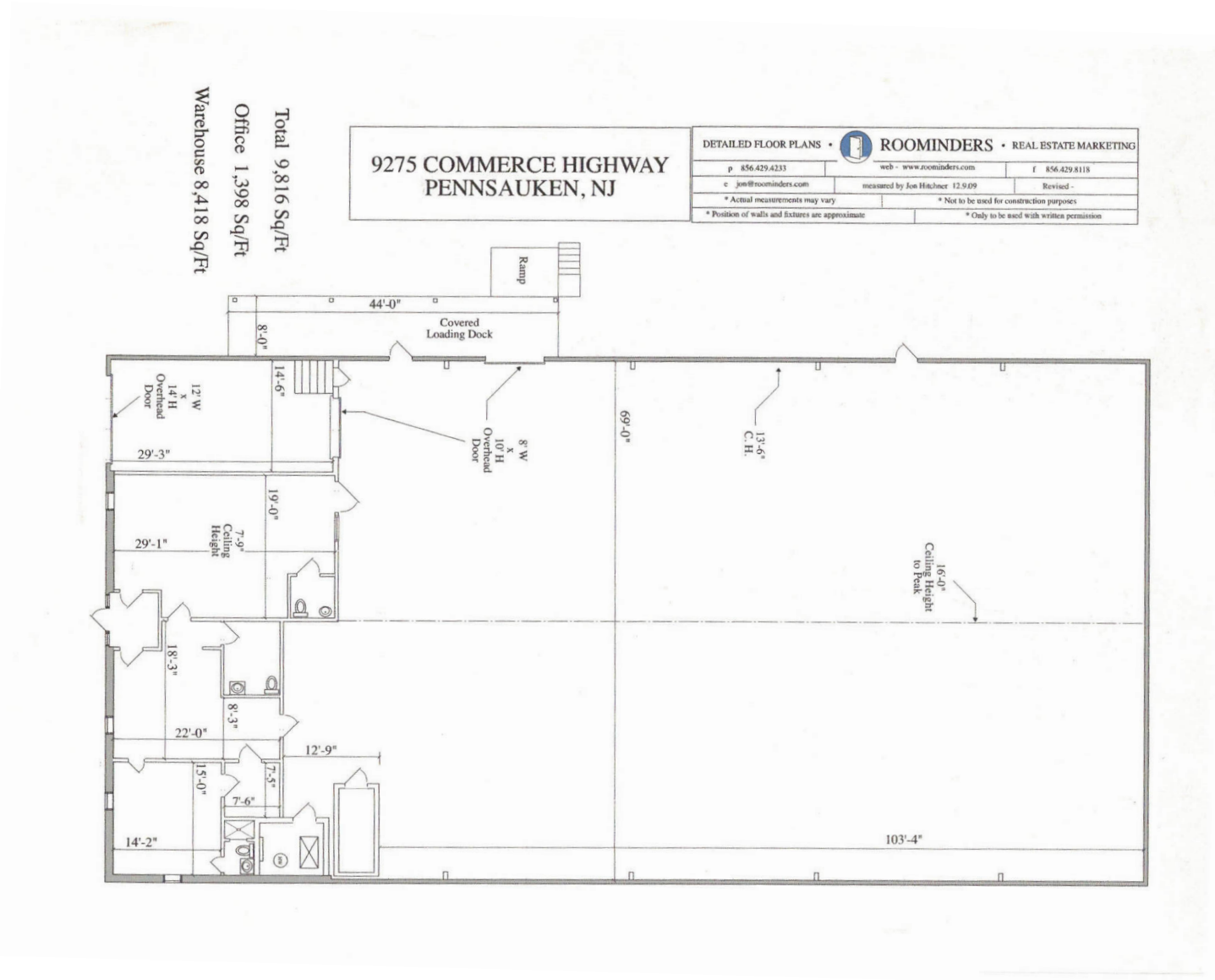
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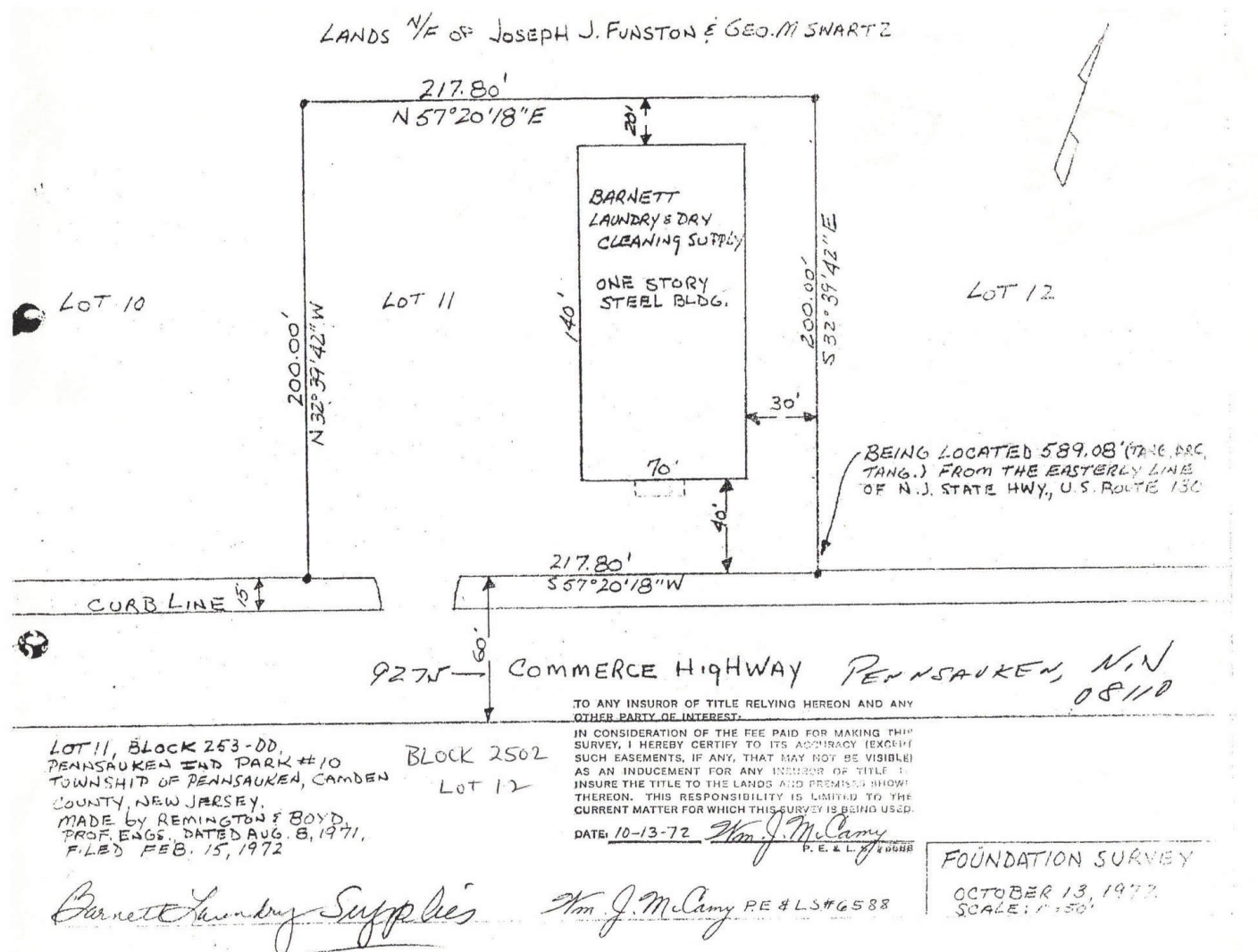
## FLOOR PLANS



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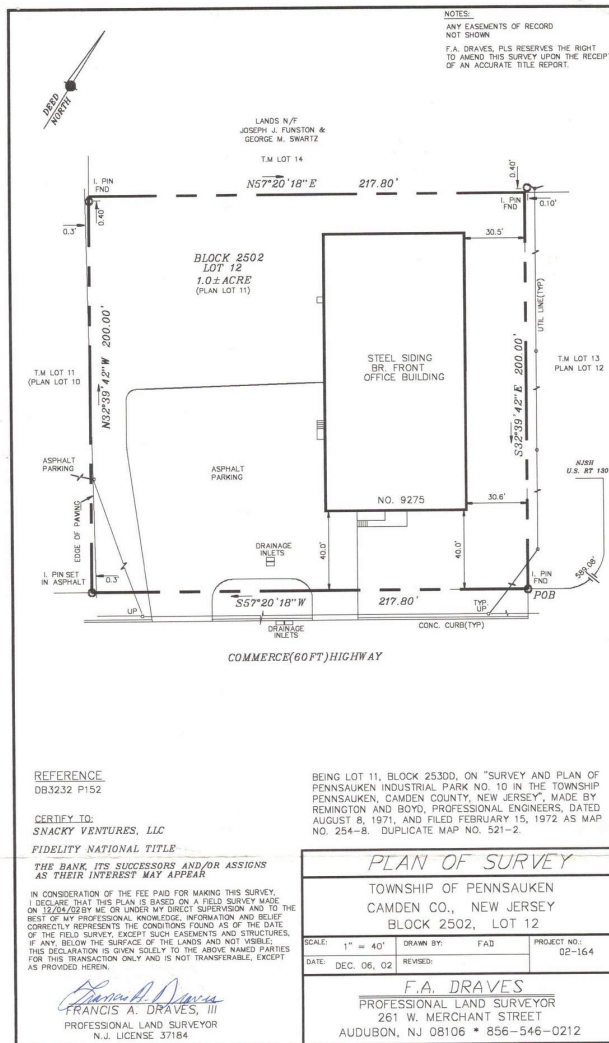
SITE PLAN



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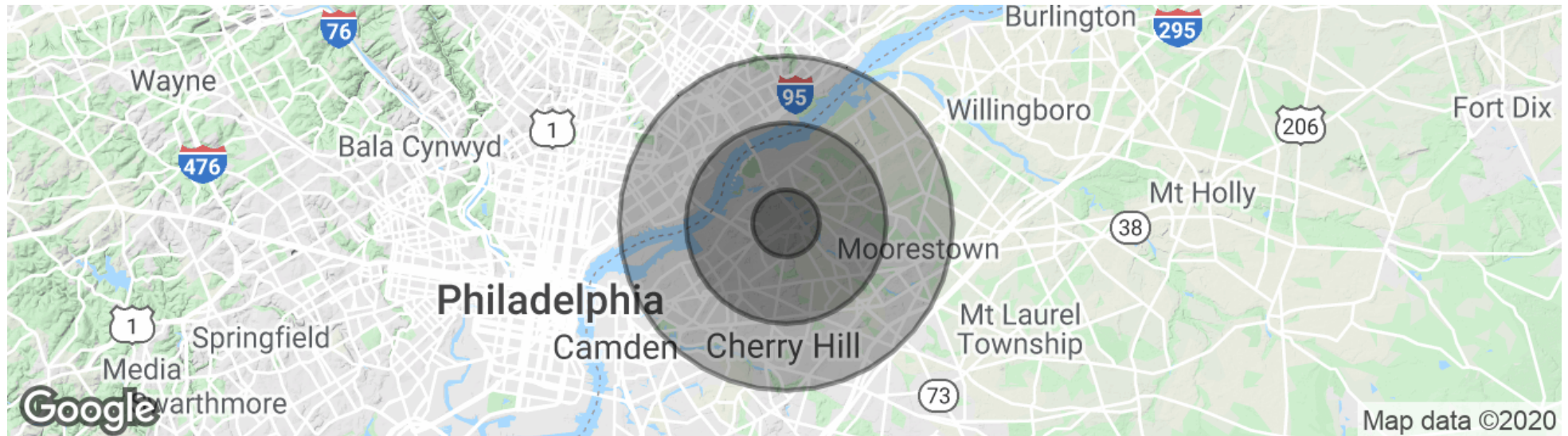
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## DEMOGRAPHICS MAP & REPORT



### 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
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

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