

PROMINENT FLEX/INDUSTRIAL WAREHOUSE FOR LEASE



**2624 POWELL AVENUE
PENNSAUKEN, NJ**

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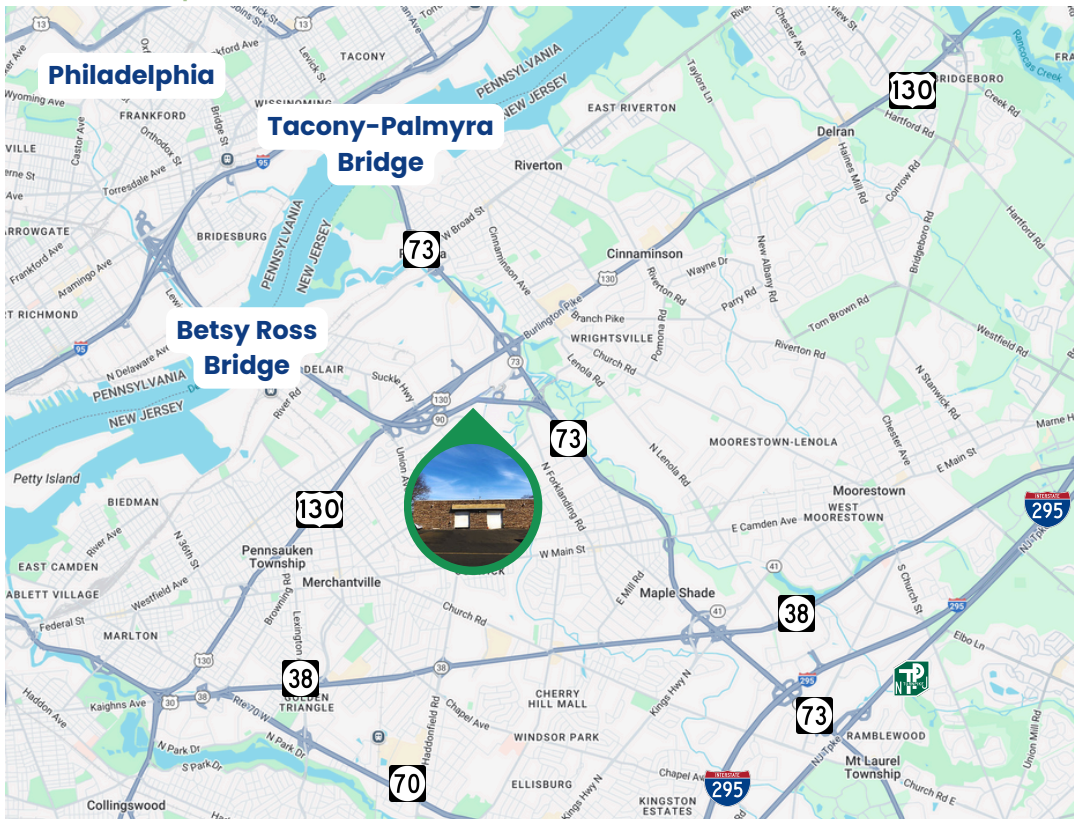
PROPERTY DESCRIPTION

- Location:** 2624 Powell Avenue
Pennsauken, NJ 08110
- Size/SF Available:** 3,750 SF Total
- 1,250 SF (18' ceilings)
 - 2,500 SF (9' ceilings)
 - Mezzanine w/ stairs creates two (2) 1,250 SF areas
- Zoning:** T-1 - Township 1
- Lease Price:** Call For Information

PROPERTY OPPORTUNITY

- Well maintained building, ideal for user/contractor
- One (1) 14' x 12' drive-in door
- One (1) restroom in unit
- Solid concrete structure with steel roof decking
- Ample parking
- Gas fired forced air heat
- Non sprinklered
- Close proximity to Routes 73, 130, 70, I-295, and NJ Turnpike
- Minutes from the Tacony-Palmyra Bridge & the Betsy Ross Bridge

Aerial Map



Distances to Bridges:

- Tacony-Palmyra Bridge: 3.3 MI
- Betsy Ross Bridge: 3.6 MI

Distances to NJ Transit:

- Riverline
 - Pennsauken/Route 73: 2.7 MI
 - Palmyra: 3.1 MI
 - 36th Street: 4.8 MI

Distances to Airport:

- Philadelphia International Airport: 18.4 MI
- Trenton Mercer: 32.2 MI

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