

PROMINENT FLEX/INDUSTRIAL WAREHOUSE FOR LEASE



**2624 POWELL AVENUE
PENNSAUKEN, NJ**

Ryan Barikian
Vice President
856.383.5355
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.



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 2624 Powell Avenue
Pennsauken, NJ 08110

Size/SF Available: 2,000 SF
• Appx. 20' x 100'

Ceiling Height: 10' ceilings

Doors: 1 (8'x8') roll-up door

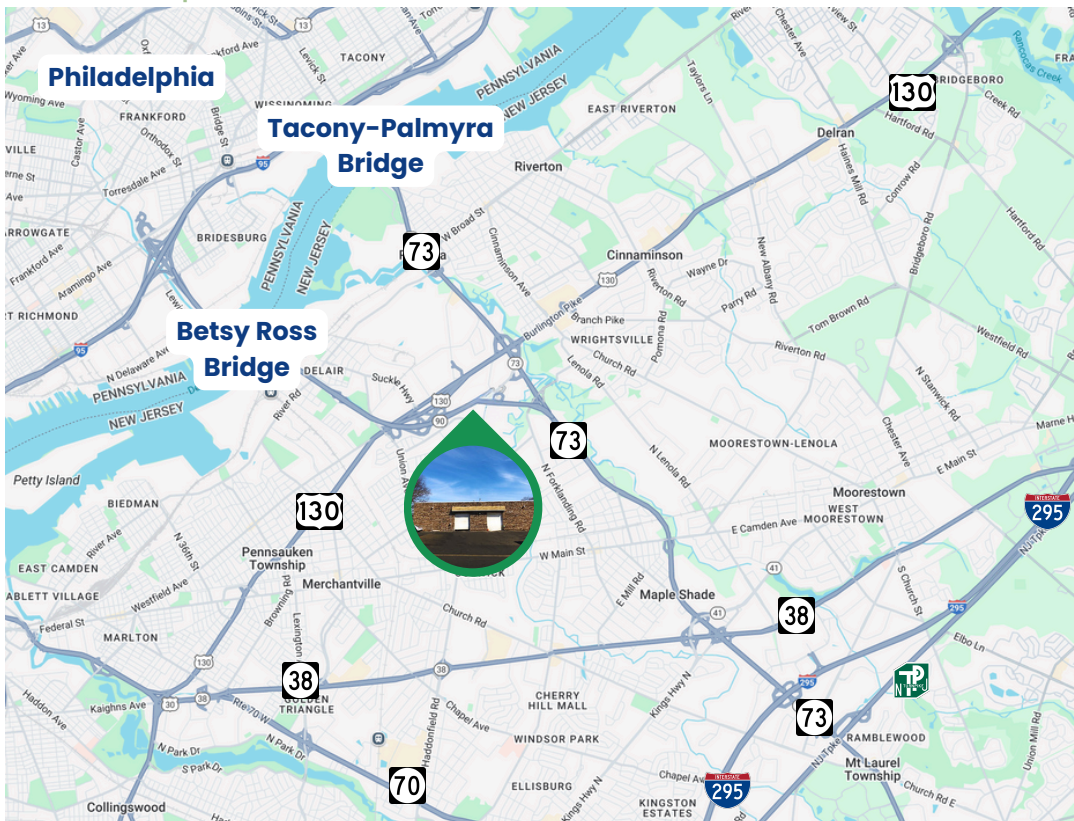
Zoning: T-1 - Township 1

Lease Price: Call For Information

PROPERTY OPPORTUNITY

- Well maintained building, ideal for user/contractor
- 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

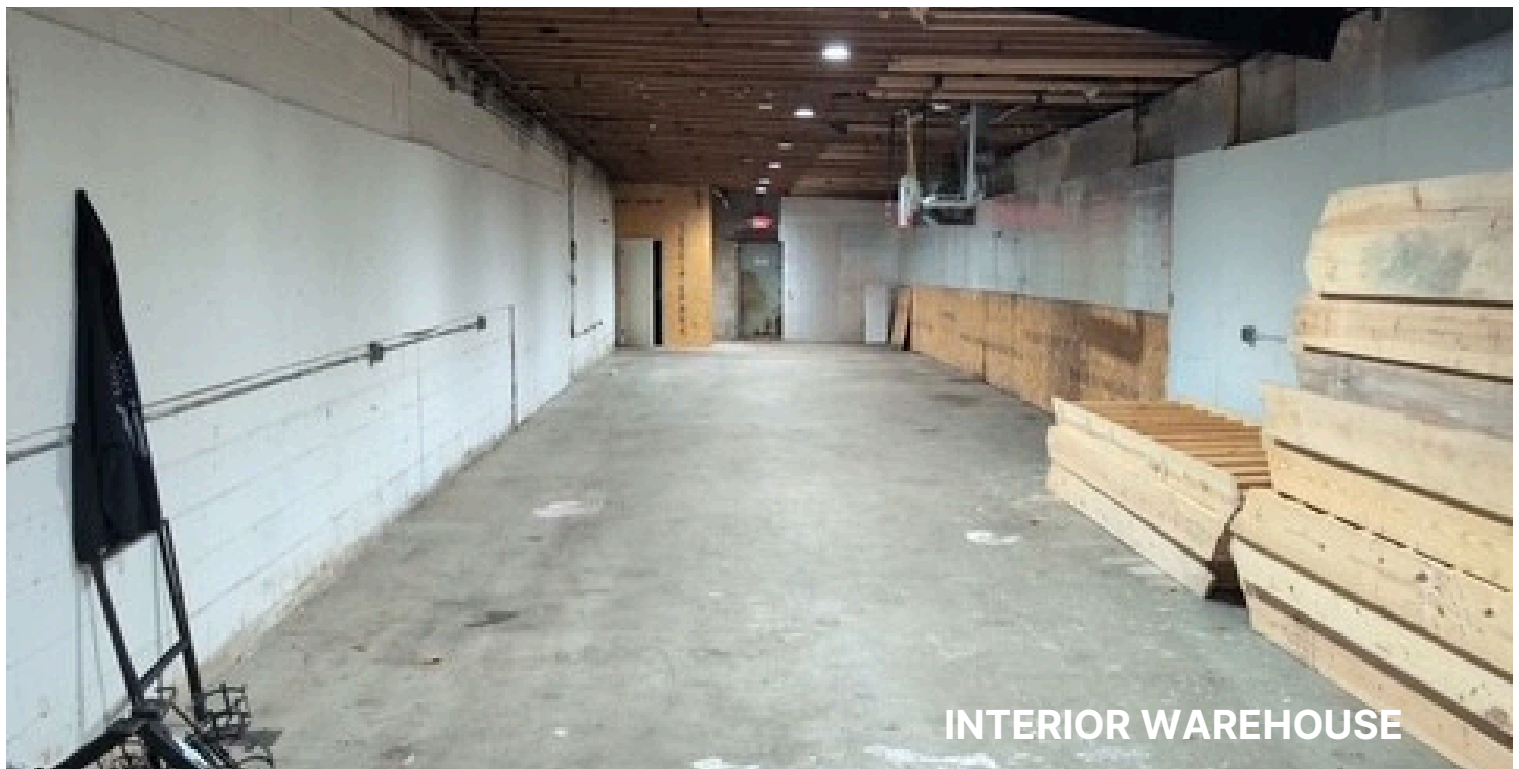
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



INTERIOR WAREHOUSE



EXTERIOR DOOR



INTERIOR WAREHOUSE

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.