



2605 US-130
CINNAMINSON, NJ 08077



2209 CLEMENT AVENUE
PENNSAUKEN, NJ 08110

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LOCATION:	2209 Clement Avenue Pennsauken, New Jersey 08110
BUILDING TYPE:	Flex Industrial Building.
TOTAL SIZE:	2,133 square feet per bay, 21,333 square feet.
HEIGHT:	25 feet.
BAY SIZE:	100 feet x 21.4 feet.
CONSTRUCTION:	Masonry with insulated metal panels.
ROOF TYPE:	Metal Panel roofing with R-30 insulation.
LOADING:	10 12'x14' Overhead Doors.
POWER:	1,600 amp service to building, each tenant to have 200 amp service 120/208V/3PH/4W.
HVAC:	Gas-fired unit heaters.
FIRE PROTECTION:	Wet System.
PARKING:	20 parking spaces, each bay receives 2 parking spaces, additional 2 spaces in front of the bay door.
ZONING:	Limited Industrial (LI Zone).
PUBLIC WATER AND SEWER:	Confirmed.
GENERAL NOTES:	Tenants may lease multiple bays, inquire for for further detail
LEASING EMAIL:	propertymanagement@abbotsfordpmg.com
LEASING PHONE:	RUSS CAPUTO - DIRECT: (609) 560-4503









