

# 2209 CLEMENT AVE

PENNSAUKEN, NJ 08110

NEW  
CONSTRUCTION



REPRESENTED BY  
THE FLYNN COMPANY

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The  
Flynn  
Company

## 21,333 SF INDUSTRIAL OPPORTUNITY

FOR SALE OR LEASE | PRICE UPON REQUEST

### PROPERTY HIGHLIGHTS:



**Building Size:** 21,333 SF



**Lot Size:** 1.48 Acres



**Ceiling Height:** 21' clear



**Loading:** 10 grade level doors  
(12' w x 14' h)



**Power:** 1,600 amps at 120/208v  
3 phase



**Heating:** 10 gas-fired unit heaters



**Utilities:** PSE&G Natural Gas &  
Electric. Public water & sewer



**Zoning:** Limited Industrial (LI)

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## PROPERTY DESCRIPTION

2209 Clement Ave is a newly constructed 21,333 square foot warehouse facility, directly off Route 130, in Pennsauken. Recently delivered by B. Tait Builders and designed for multiple users or a single operator. The building's utilities are located along the front of the building with loading and parking in the rear. There are ten water, sewer, and electrical stub-ins ready to receive office build-out. The building's loading consists of 10-12' x 14' overhead doors evenly spaced, allowing for 10 units of 2,133 square feet each.

The building's proximity to major roadways and bridges, including Route 130, Route 90, Betsy Ross Bridge, Route 73, Route 38, and I-295/NJ-Turnpike Exit 4 provides easy access to Philadelphia, New Jersey suburbs, and regional air + seaports. This site is well positioned to provide services and products locally, regionally, nationally, and internationally.

## ZONING

The property sits within the LI – Limited Industrial Zoning District, allowing a wide range of commercial, light manufacturing, warehousing, research, and distribution uses, along with certain accessory operations.

## Permitted Uses

\*Following are some of the permitted uses listed in the LI zone.



### Light Manufacturing and Processing uses

- Beverages, confections, dairy products, foods
- Electrical appliances
- Furniture, hardware, tools



### Warehousing + Distribution uses

- Sale of fuel oil
- Welding / Body repair and plating
- Cold storage plant and frozen food locker



### C-2 Commercial District uses

- Retail establishments
- Bakery, confectionery, restaurant, cafe, luncheonette
- Personal service shop
- Dry cleaning and laundry service



## PROPERTY PHOTOS





## LOCATION



## DEMOGRAPHICS & LABOR



### EMPLOYEE BASE

	2 MILES	5 MILES	10 MILES
Total Households	17,371	188,006	820,173
# of Persons Per Household	2.8	2.5	2.4
Average HH Income	\$86,709	\$86,433	\$88,209
Median HH Income	\$71,506	\$62,557	\$62,587



### HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Workforce	18,860	212,157	1,025,506
Good Producing Industries	6,089	36,998	90,379
Construction	705	16,251	33,940
Manufacturing	5,382	20,678	56,189

FOR MORE INFORMATION PLEASE CONTACT:

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