



TWO BUILDINGS TOTALING 57,595 SF

OFFERING MEMORANDUM

1601 & 1641 Sherman Ave Pennsauken, New Jersey

100% Leased With Mark-to-Market Opportunity

[Ian Richman](#)
Executive Vice President
+1 609 519 0710
ian.richman@colliers.com

[Marc Isdaner](#)
Vice Chair
+1 609 332 7566
Marc.isdaner@colliers.com

250 Century Parkway, Suite 100
Mount Laurel, NJ 08054
+1 856 234 9300
colliers.com

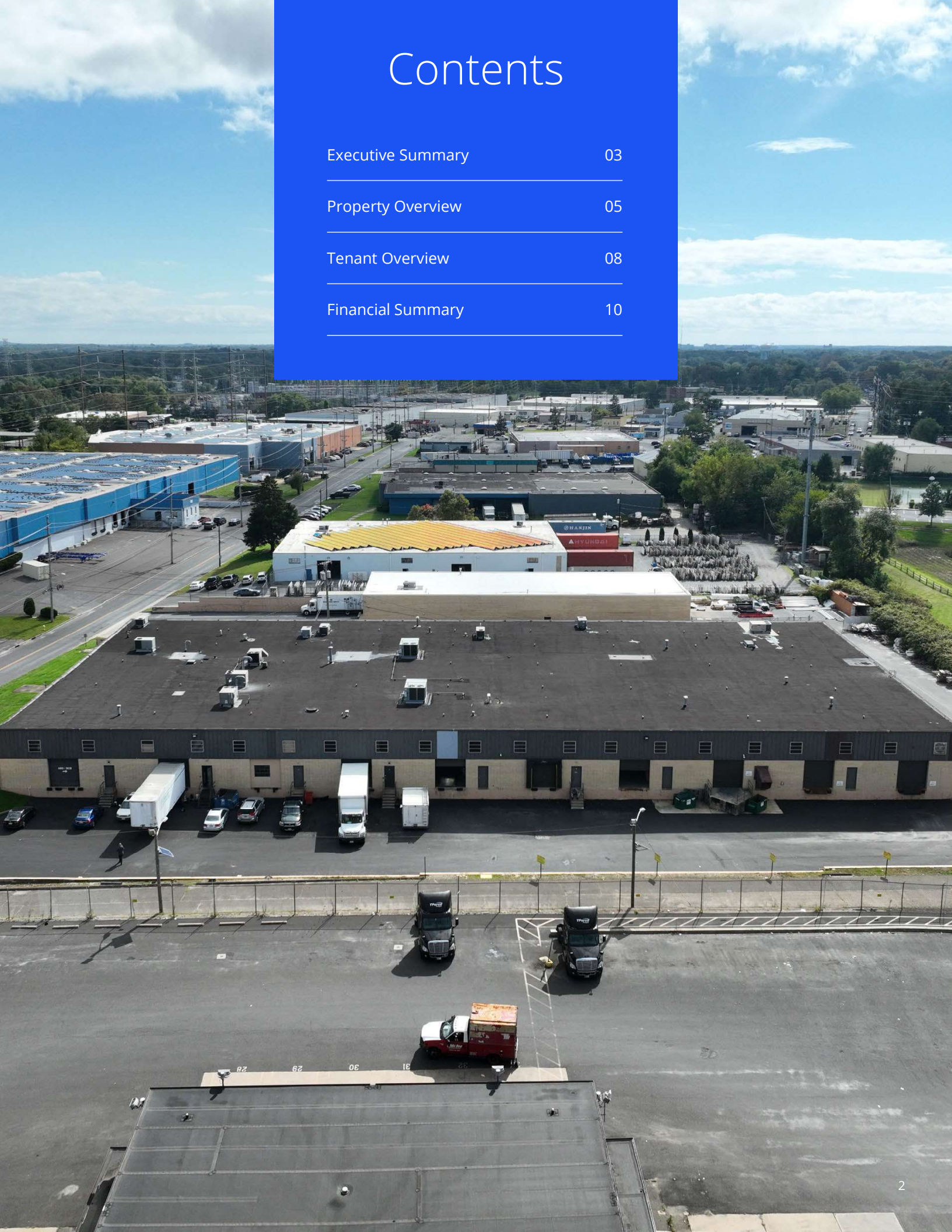
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Executive Summary

EXECUTIVE SUMMARY



1601 Sherman Avenue is a fully-leased warehouse/industrial building with two tenants totaling 47,576 square feet. While it is presently leased to two tenants, [The Printer, Inc](#) (33,707 sf) and [EA Engineering](#) (13,869 sf), it can be leased to up to four tenants.

1641 Sherman Avenue is a 10,019 square foot warehouse leased to [Elite Elevator](#).



INVESTMENT HIGHLIGHTS

- 100% leased to three tenants
- Mark to market opportunity
- Near term expirations



TENANT HIGHLIGHTS

- **TPI:** tenant since 2011
- Space has heavy power and air-conditioning along printing equipment
- **Elite Elevator:** newly executed lease
- **EA Engineering:** national company with 26 locations



PROPERTY HIGHLIGHTS

- Can have up to 5 tenants in the two buildings
- 16' clear
- **1601:** 9 docks, 2 drive-in doors, 16' clear
- **1641:** 1 dock, 1 drive-in, 16' clear, fenced and paved yard
- Highly desirable location

02

Property Overview

PROPERTY OVERVIEW

Address	1601 Sherman Avenue
Building Size	47,576 SF
Site Area	3.33 acres (includes 1641 building)
Ceiling Height	16' clear
Loading	9 docks, 2 drive-in doors
Power	
Unit A	400 amp
Unit B	800 amp
Unit C	100 amp
Unit D & E	400 amp; 120/208 volt, 3-phase
Zoning	LI (Limited Industrial)

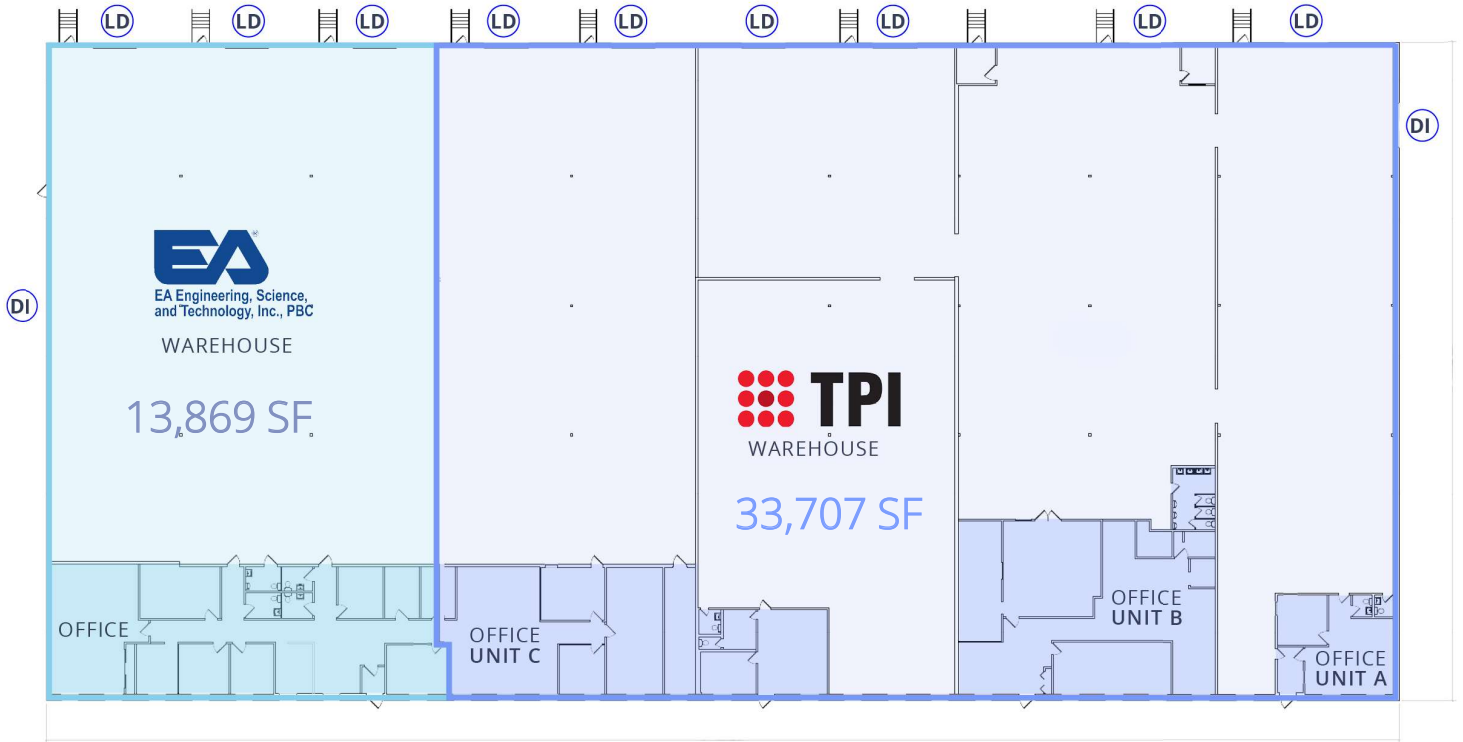


Address	1641 Sherman Avenue
Building Size	10,019 SF
Office Space	1,917 SF
Ceiling Height	16' clear
Loading	1 dock, 1 drive-in doors
Power	200 amp, 120/208 volt, 3-phase
Zoning	LI (Limited Industrial)
Yard	Fenced and paved yard area



FLOOR PLANS

1601 Sherman Ave



1641 Sherman Ave



03

Tenant Overview

The Printer, Inc.

The Printer, Inc (TPI) is a leading provider of direct mail, digital marketing and mobile technology solutions for the casino industry. The company was founded in 1973. Serving hundreds of properties every month, TPI helps casinos connect with players through print, mobile apps, player portals, email and automation. TPI is headquartered in Des Moines, Iowa and has satellite offices in Pennsauken, Las Vegas and Baton Rouge. These four facilities allow TPI to reach 48 states in 48 hours or less while communicating with over 10% of the US population every month on behalf of their clients. The company services more than 400 casinos.

EA Engineering

EA Engineering was founded in 1973 and provides a broad range of environmental science and engineering solutions to federal and state government agencies, municipalities, private industry and non-profit organizations. The company has 26 locations across the US and is presently occupying the subject property as part of a federal contract.

Elite Elevator Services

Elite Elevator Services is an elevator company specializing in providing maintenance and repair to elevators throughout the Greater Philadelphia area.

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of 1601 Sherman Ave and 1641 Sherman Ave. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Guided Property Tours

Property inspections will be made by appointment only and arranged through Colliers.

Exclusive Representation

Colliers International is exclusively representing the Owner in this offering. All communications, requests, and other inquiries should be addressed to the advisors listed on this page as representative of the Owner. All Purchaser Representatives will be compensated by Purchaser.



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+1 609 519 0710
ian.richman@colliers.com

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colliers.com



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