

# "Last-Mile" Logistics Opportunity

## 2 Buildings | 296,490 SF Total

850 & 1650 Sherman Ave, Pennsauken, NJ

**AVISON  
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# "Last-Mile" Logistics Center Opportunity

## 2 Buildings | 296,490 SF Total (Divisible to +/- 50,000 SF)

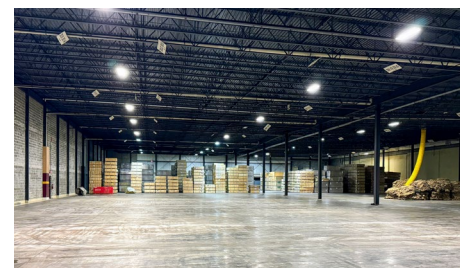
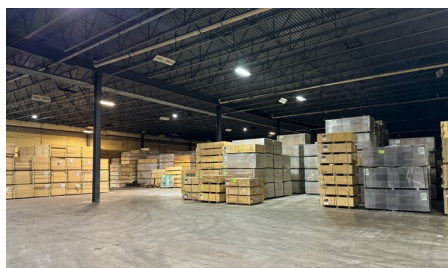
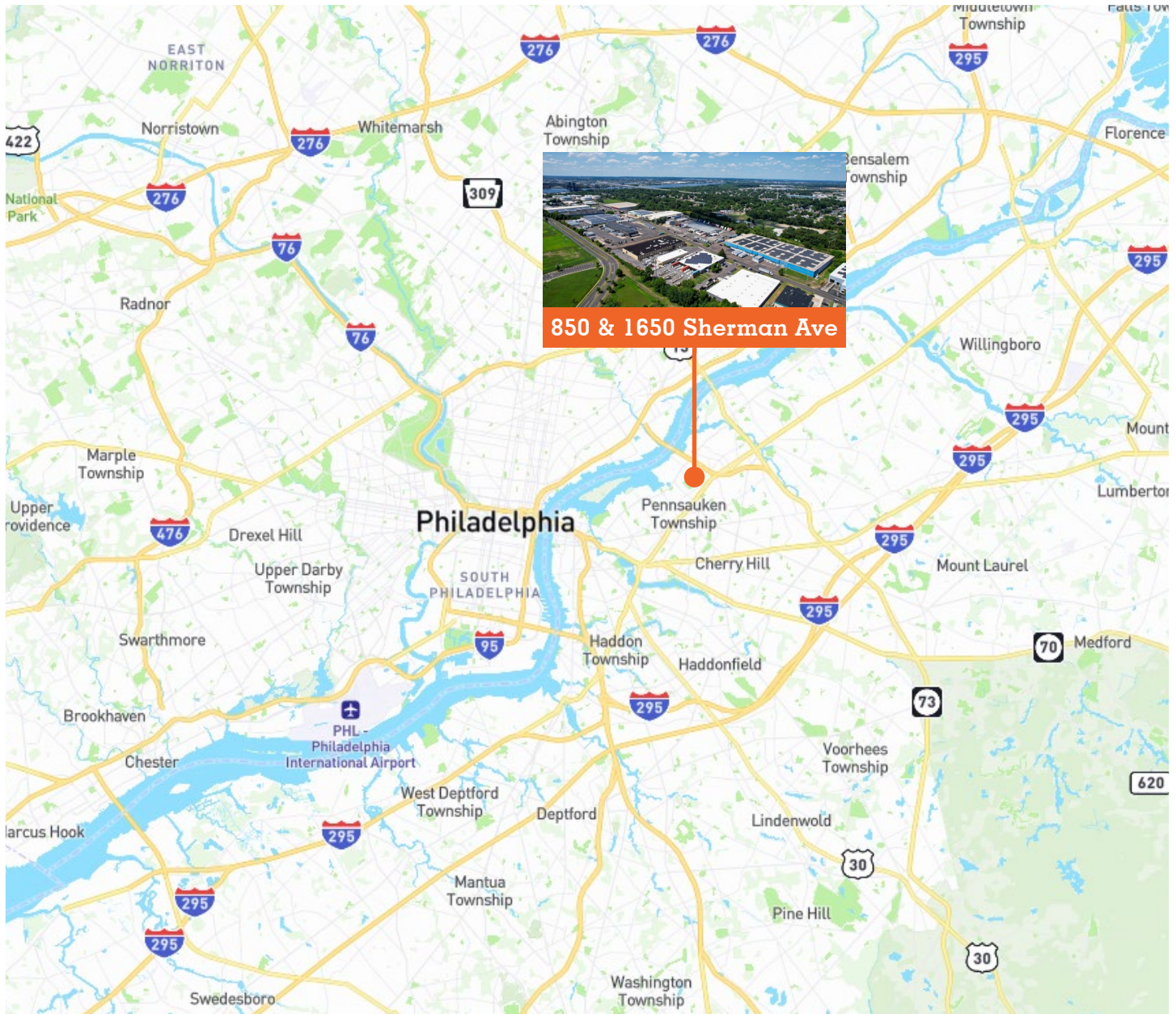
- Prime "Last-Mile" Logistics Opportunity, consisting of (2) buildings totaling 296,490 sf. The properties can be leased jointly or individually, and also offer the ability to further subdivide to accommodate a wide range of square footage and size configurations.
- Excellent loading, ceiling heights and parking
- Strategically located with immediate access to Betsy Ross and Tacony-Palmyra Bridges to Philadelphia, only minutes from I-95, Route 130, NJ Turnpike, and I-295



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information**

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# REGIONAL ACCESS MAP



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# AERIAL & BUILDING PHOTOGRAPHY



**850 Sherman Avenue**

**1650 Sherman Avenue**



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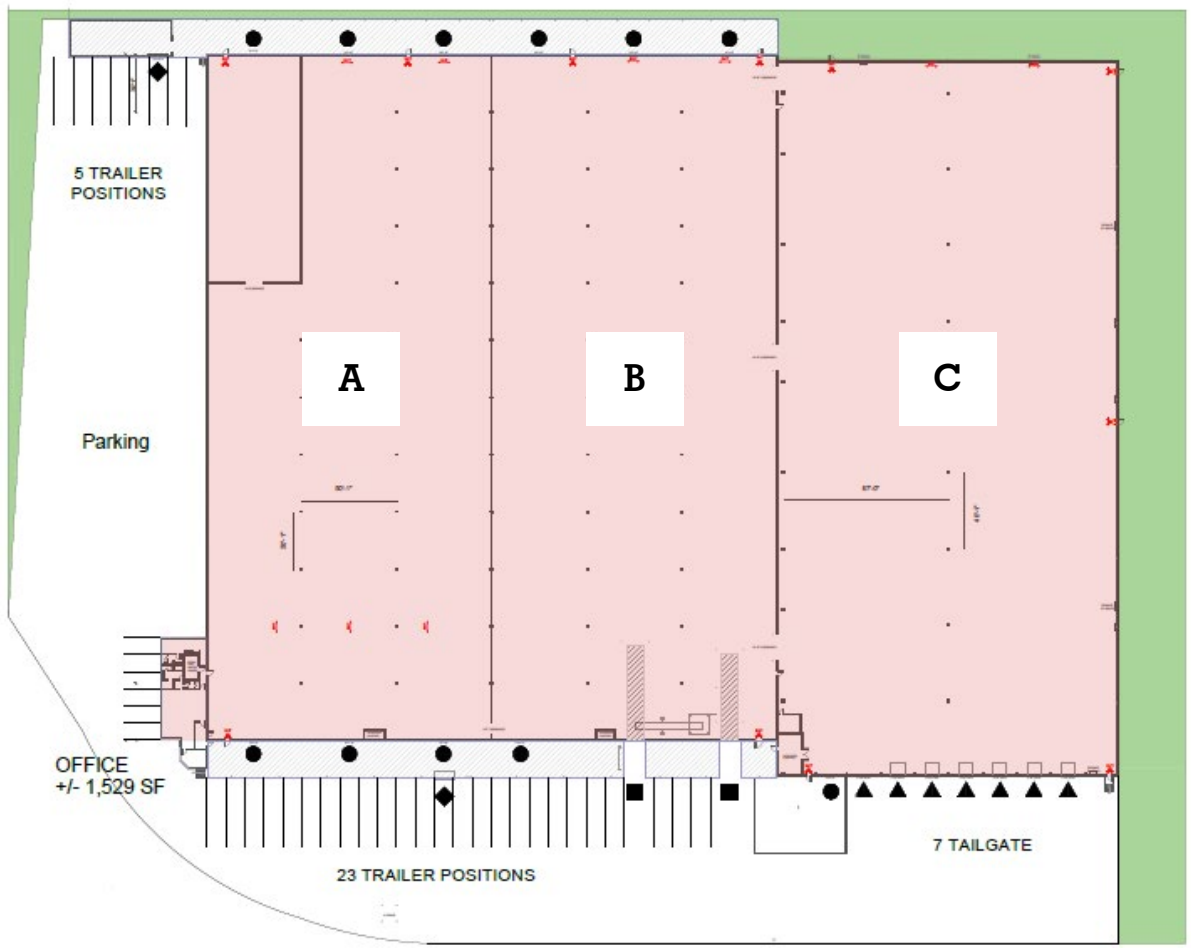
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# BUILDING SPECIFICATIONS

## 850 SHERMAN AVE, PENNSAUKEN, NJ

<b>BUILDING AREA</b>	<ul style="list-style-type: none"> <li>■ 176,957 SF (Divisible)</li> <li>■ 1,529 SF Office Area</li> </ul>
<b>CEILING HEIGHT</b>	<ul style="list-style-type: none"> <li>■ Section A = 21'10"</li> <li>■ Section B = 21'10"</li> <li>■ Section C = 30'1"</li> </ul>
<b>LOADING</b>	<ul style="list-style-type: none"> <li>■ (7) Tailgate Doors, with levelers and seals</li> <li>■ (28) Additional Loading Positions via Covered Platform</li> <li>■ (1) Drive-In Door measuring 12' x 14'</li> </ul>
<b>RAIL</b>	<ul style="list-style-type: none"> <li>■ Rail Spur with (6) Loading Doors</li> </ul>

### Floor Plan



**Get more information**

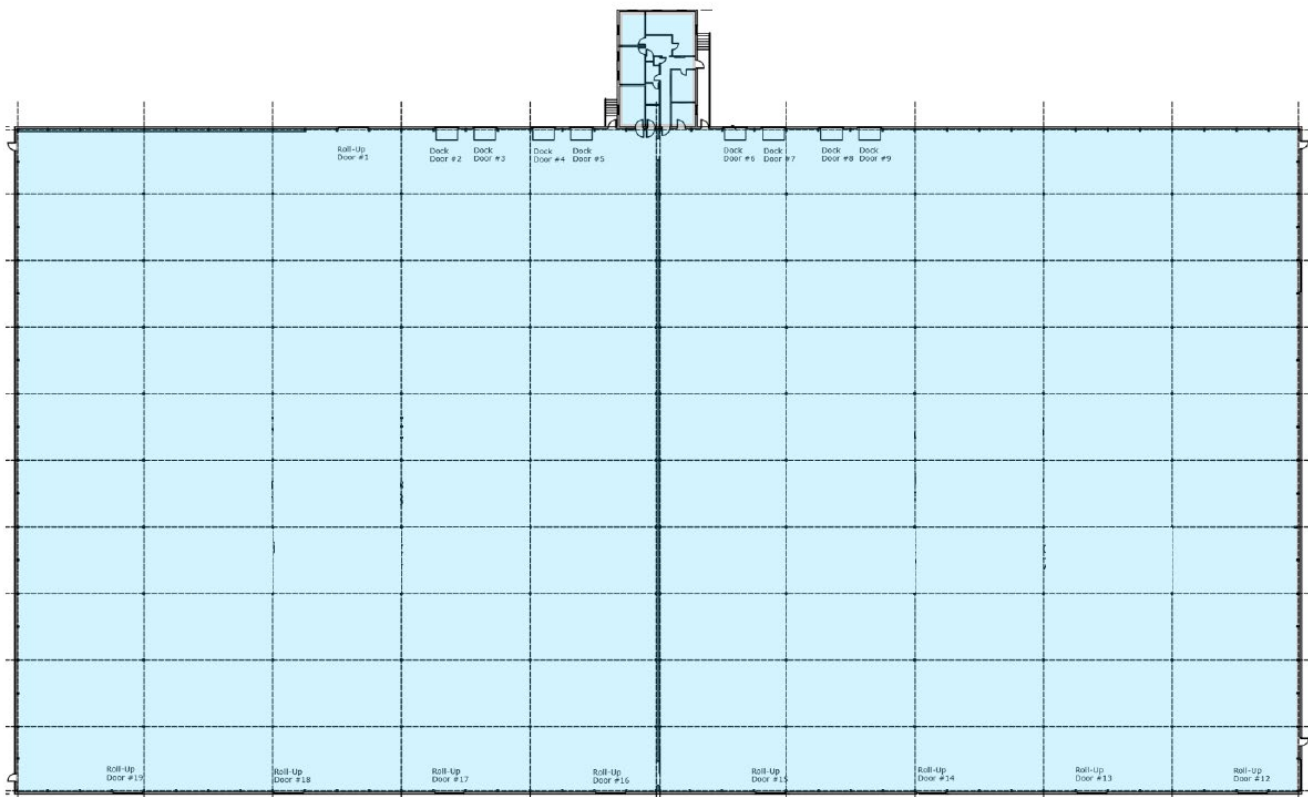
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# BUILDING SPECIFICATIONS

1650 SHERMAN AVE, PENNSAUKEN, NJ

<b>BUILDING AREA</b>	<ul style="list-style-type: none"><li>■ 119,533 SF (Divisible)</li><li>■ 1,306 SF Office</li></ul>
<b>CEILING HEIGHT</b>	<ul style="list-style-type: none"><li>■ 24'6"</li></ul>
<b>LOADING</b>	<ul style="list-style-type: none"><li>■ (9) Tailgate Doors, with levelers and seals</li><li>■ Expandable to (15)</li><li>■ (4) Additional Loading Positions via Covered Platform</li><li>■ (1) Drive-In Door measuring 12' x14'</li></ul>
<b>RAIL</b>	<ul style="list-style-type: none"><li>■ Rail Spur with (6) Loading Doors</li></ul>
<b>GO GREEN!</b>	<ul style="list-style-type: none"><li>■ 1 megawatt rooftop solar array</li></ul>

## Floor Plan



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