

Sherman Ave

FOR LEASE

1641 Sherman Avenue Pennsauken, New Jersey

Pennsauken Industrial Park

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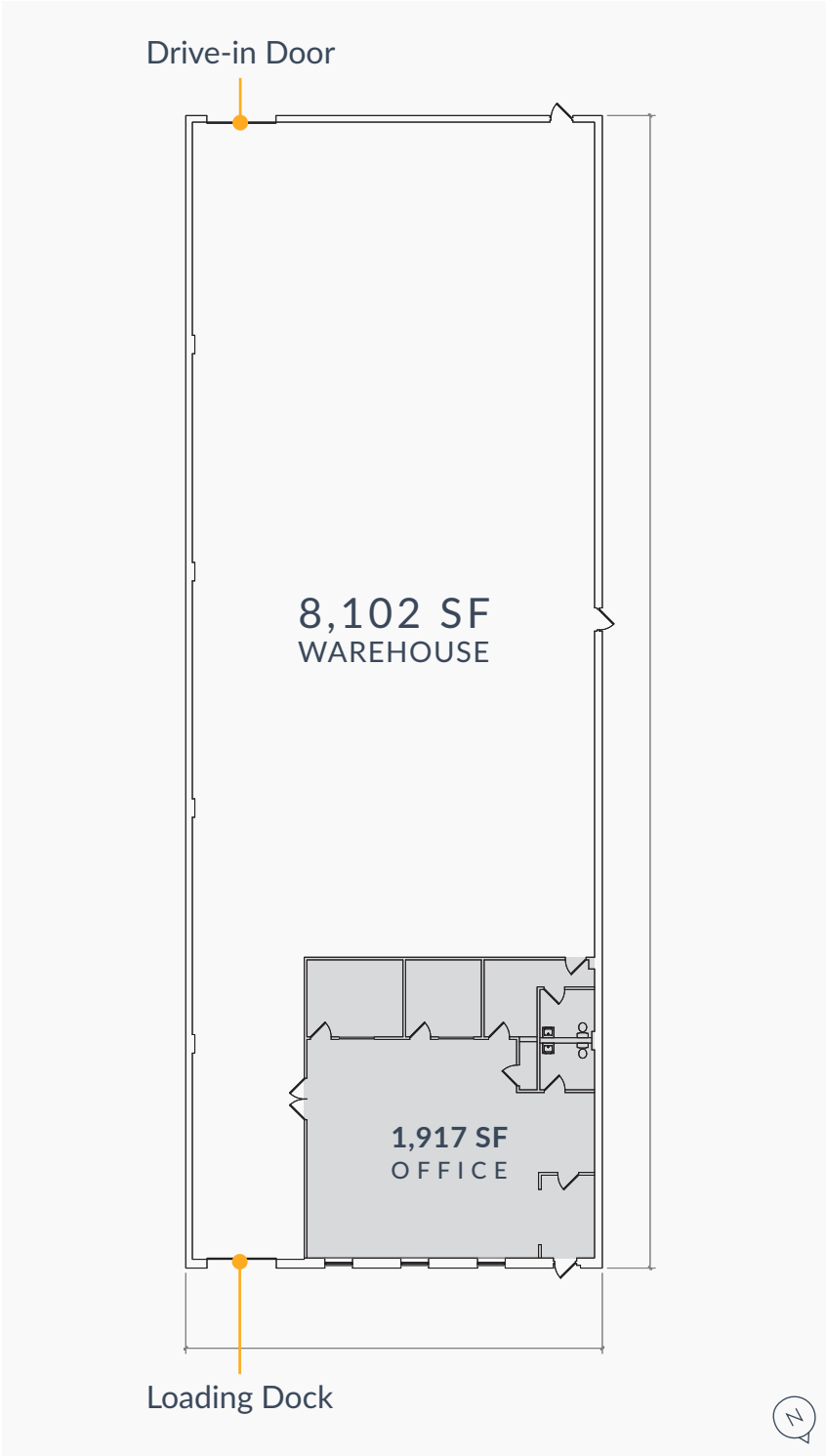
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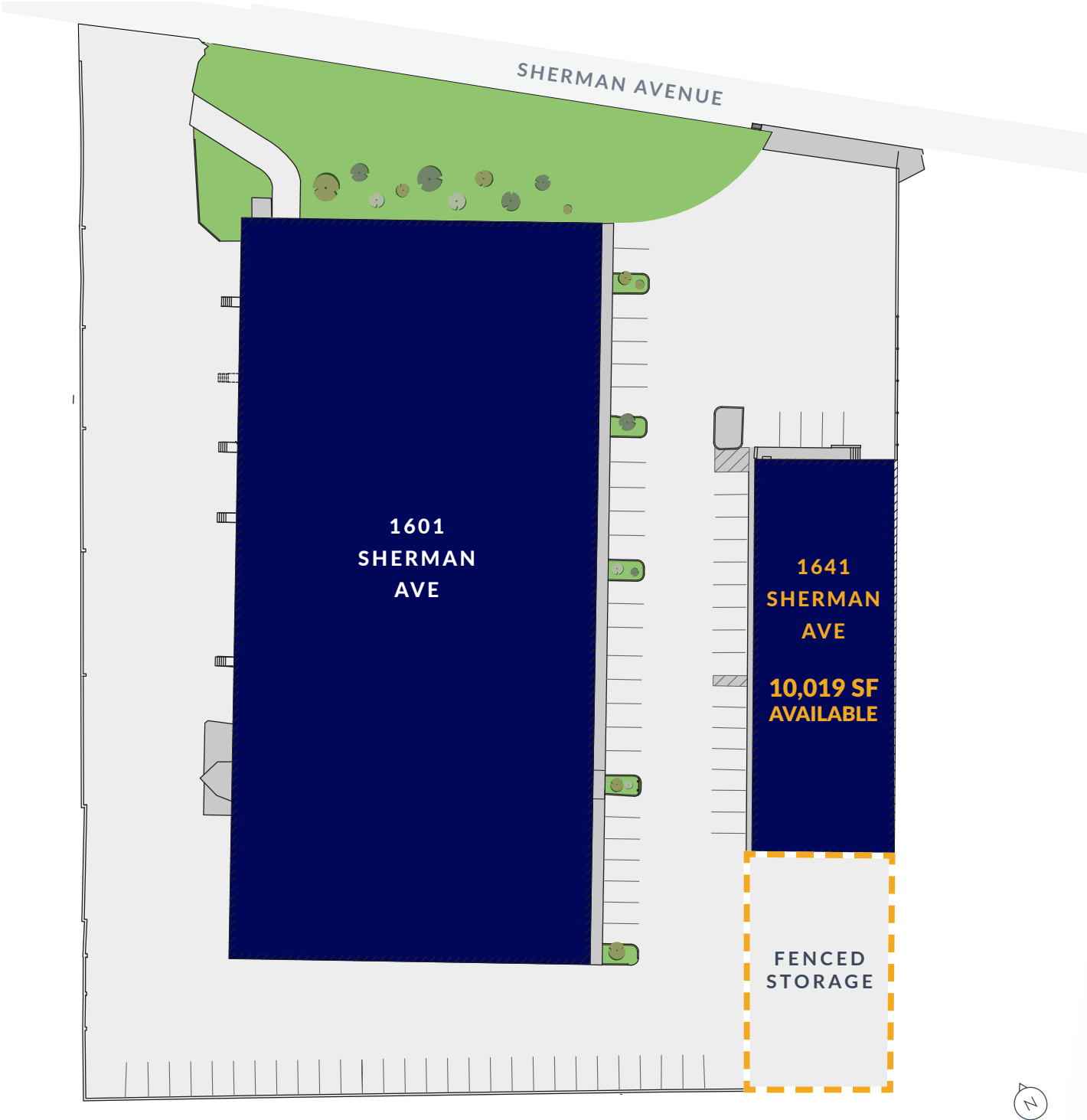
Property Overview

Building Size	10,019 SF
Warehouse Space	8,102 SF
Office Space	1,917 SF
Ceiling Height	16' clear
Loading	<ul style="list-style-type: none">• One (1) drive-in door• One (1) dock door
Column Spacing	30' x 30'
HVAC	Air-conditioned office space; 3 gas-fired heaters suspended from ceiling in warehouse
Utilities	PSEG electric & gas, public water & sewer
Power	200 Amp; 120/208 Volt; 3-phase
Roof	2022-installed TPO roof
Foundation	Conventional spread footing system with slab-on-grade
Structure	Concrete block over steel frame
Outdoor Storage	Approx. 5,000 SF fenced and paved outdoor storage area

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Site Plan



Site Access

1641 Sherman Avenue

is strategically located within Pennsauken Industrial Park, offering direct access to Routes 130 and 73, with convenient connections to I-295, the NJ Turnpike, and major Philadelphia bridges.



NJ-90

2 minutes



Route 130

3 minutes



Betsy Ross Bridge

12 minutes

NJ-73	3 minutes
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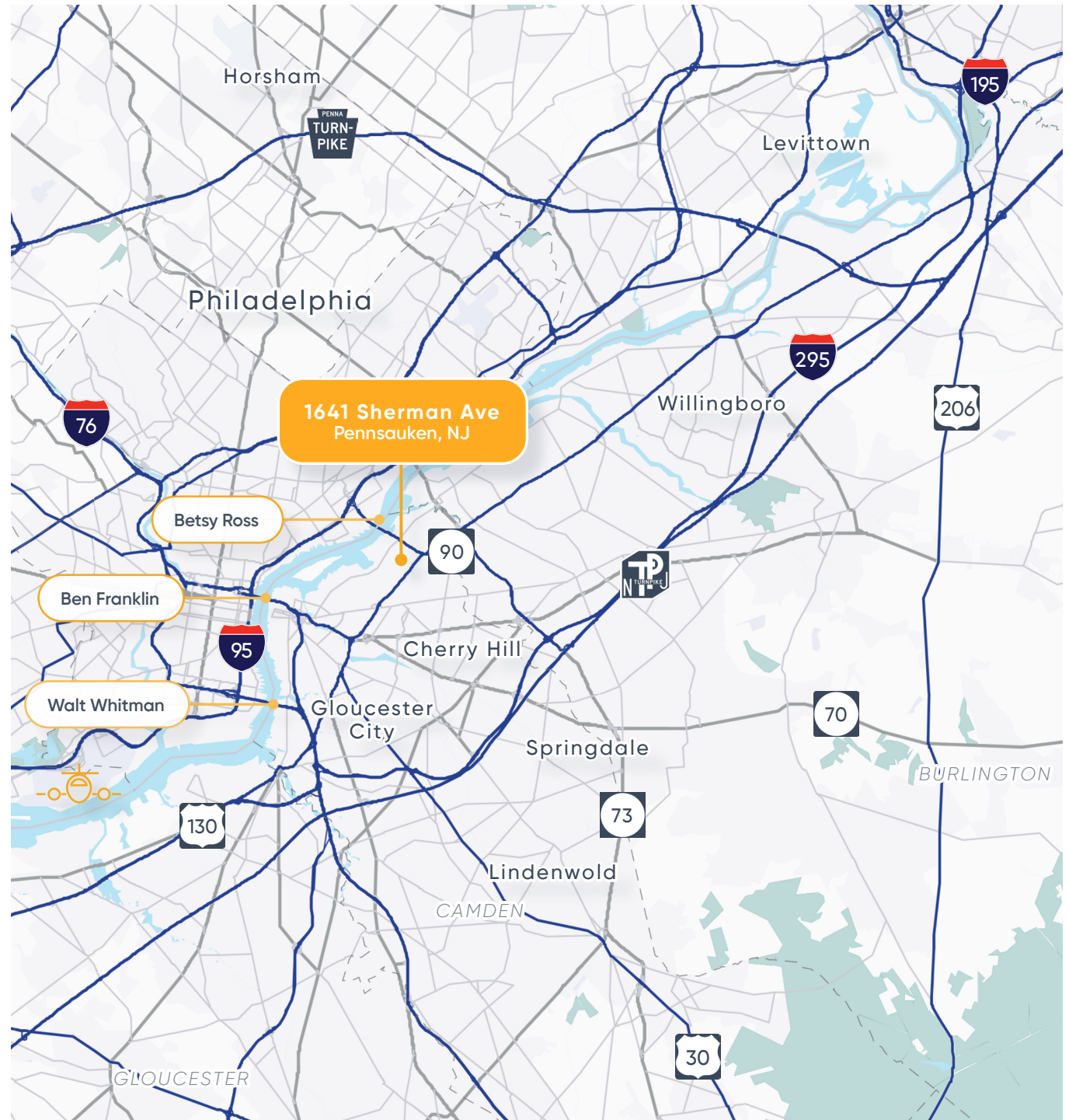
Interstate 295	5 minutes
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NJ Turnpike	10 minutes
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Ben Franklin Bridge	15 minutes
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Walt Whitman Bridge	18 minutes
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PHL Int'l Airport	25 minutes
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Contact

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