

Available -  
945 Sherman Avenue  
Pennsauken, NJ



- BUILDING SIZE:** Approximately 66,585 square feet
- +/- 40,000 sq ft Warehouse (Heated)
  - +/- 18,429 sq ft Warehouse (Temperature Controlled)
  - +/- 3,944 sq ft Freezer/Cooler
  - +/- 2,106 sq ft 1<sup>st</sup> Floor Offices
  - +/- 2,106 sq ft 2<sup>nd</sup> Floor Offices

**DESCRIPTION:** Modern one (1) story distribution – manufacturing facility containing approximately 66,585 sq. ft.

**LOT SIZE:** Approximately 3.5 Acres.

**AGE OF BUILDING:** Constructed in 1974, addition in 1982.

**CONSTRUCTION:** **Walls:** Painted block to 12' with insulated corrugated steel panels above.  
**Floors:** Concrete.  
**Roof:** Firestone EPDM mechanically fastened rubber membrane roof installed in 2006.

**OFFICE AREA:** **First Floor:** Office area of approximately 2,106 sq. ft. consisting of four (4) private offices, one (1) open office area, one (1) receptionist area and women's room. Finishes include carpet floor covering, painted sheetrock, fluorescent lighting and dropped acoustical tile ceilings throughout.

**Second Floor:** Office area of approximately 2,106 sq. ft. consisting of seven (7) private offices, one (1) large open area, one (1) small open area, men's room and kitchenette. Finishes include carpeting, fluorescent lighting, painted drywall and dropped acoustical tile ceiling throughout.

**CEILING HEIGHTS:** **Plant:** Approximately 21' clear underside of bar joist.

**Office Area:** Approximately 9' clear to dropped acoustical tile ceiling.

**COLUMN SPACING:** 40' x 40' throughout.

**LOADING FACILITIES:** Thirteen (13) manually operated, metal 8' x 10' overhead doors at a height of 4'0" with dock bumpers and dock seals on the east side of building.

One (1) electrically operated, metal ground level 12' x 12' door on the east side of the building.

**RAIL:** Three (3) active rail loading doors.

**FREEZER:** Approximately 3,344 square foot freezer that is constructed of insulated metal panels and maintains temperatures of 0°.

**COOLER:** Approximately 600 square foot cooler that is constructed of insulated metal panels and maintains temperatures of 37°.



## TEMPERATURE

**CONTROLLED:** Approximately 18,429 square feet of air-conditioned controlled warehouse space that is insulated and maintains a temperature of 68°.

**HVAC:** **Warehouse:** Ceiling hung, natural gas fired heating units.

**Offices:** Combination unit.

**Exhaust Fans:** Two (2) roof mounted exhaust fans.

**PARKING:** Bituminous surfaced area having approximately thirty (30) parking spaces.

**LIGHTING:** **Plant:** Metal halide and fluorescent throughout.

**Office:** Fluorescent throughout.

**Outside:** Building mounted high pressure sodium lights.

## TOILET

**FACILITIES:** **1st Floor:** One (1) female facility containing two (2) lavatories and two (2) water closets.

**2nd Floor:** One (1) male facility containing one (1) water closet, two (2) lavatories, and one (1) urinal.

**Warehouse:** One (1) male facility containing one (1) lavatory, one (1) urinal and one (1) water closet.

**HOT WATER:** One (1) electric hot water heater with 20 gallon capacity.

## ELECTRIC

**POWER:** 480 volt, 3-phase, 4-wire, 800 amp service. Service provided by Public Service Electric and Gas Company.

## SPRINKLER

**SYSTEM:** 100 wet sprinkler system throughout. Service is provided by an 8" lateral to the building from an 8" main in the bed of Sherman Avenue.

**WATER SERVICE:** Public water provided by Pennsauken Water Department through a 2" lateral to the building from an 8" main in the bed of Sherman Avenue.

**SEWER SERVICE:** Public sewer to building provided by Camden County Municipal Utility.

**GAS SERVICE:** Service provided by Public Service Electric and Gas Company.

**ZONING:** Light Industrial (LI).

**BLOCK AND LOT:** Block 1102, Lot 6.

**MISCELLANEOUS:** Partially fenced yard.

**TAXES:** 2011: \$85,500 (\$1.85/SF).

**LOCATION:**

- Located in Pennsauken Industrial Park.
- The Industrial Park is located near the intersection of Routes 130, 73 and 90
- There is direct access to the Betsy Ross Bridge and I-95 in Philadelphia.
- Interstate 295 and the New Jersey Turnpike are less than 10 minutes away.
- Access to all bridges to Philadelphia are only minutes away.

**PLOT PLAN,  
MAP & AERIAL:** See attached.

**CONTACT INFO:** For additional information or to schedule an inspection, please contact:

**Roddy, Inc.**  
*Industrial & Commercial Realtors*



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