

# FOR LEASE

WAREHOUSE  
WITH INDUSTRIAL  
OUTDOOR  
STORAGE



1601 BOULEVARD AVE • PENNSAUKEN, NJ • 08110

# SITE OVERVIEW



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**TOTAL:  
13,120 SF**

**3 OVERHEAD DOORS  
2 TAILGATES**



**OFFICE: 640 SF**

**WAREHOUSE: 12,500 SF**

# PROPERTY OVERVIEW

## Property Summary

### Property Specifications

<b>BUILDING SIZE</b>	13,120 SF
<b>YEAR BUILT</b>	1960
<b>STORIES</b>	2
<b>OFFICE SIZE</b>	640 SF
<b>WAREHOUSE SIZE</b>	12,500 SF
<b>CONSTRUCTION</b>	Masonry
<b>CEILING HEIGHT</b>	18 FT 6"
<b>COLUMN SPACING</b>	20 FT
<b>BUILDING LAND SIZE</b>	1.53 Acres
<b>LOADING</b>	3 Overhead Doors and 2 tailgates - (One)- 16' x 8' Overhead - (One) 11' x 14' Overhead - (One) 18' x 14' Overhead - (Two) 8' x 10' tailgate
<b>HVAC</b>	<b>Office:</b> Heater & cooled via gas fired roof mounted package. <b>Warehouse:</b> Heated via two suspended gas fired units and one radiant heater
<b>LIGHTING</b>	Fluorescent Lighting T-8 Lamps
<b>ELECTRIC SERVICE</b>	3 Phase/200 Amp- 4 Wire Service 9 (PSEG)
<b>WATER SERVICE</b>	NJ American Water
<b>GAS SERVICE</b>	PSE&G
<b>SEWER SERVICE</b>	Delaware NO 1 WPCF Sewer System
<b>ZONING</b>	LI
<b>TAX ID</b>	<b>Block:</b> 1104, <b>Lot:</b> 40,41
<b>ROOF</b>	Replaced 2019

## Property Highlights

### THE PROPERTY

- **13,120 SF Warehouse/Office**
- **Vacant Industrial Land By-Right Industrial Zoning**

### 1601 BOULEVARD AVE OFFERS CLOSE PROXIMITY TO:

- **Routes 130, 73, and 90**
- **Betsy Ross and Tacony-Palmyra Bridges into Philadelphia**
- **NJ Turnpike & I-295**

**AVAILABLE IMMEDIATELY**

**LEASE PRICE: CALL FOR DETAILS**



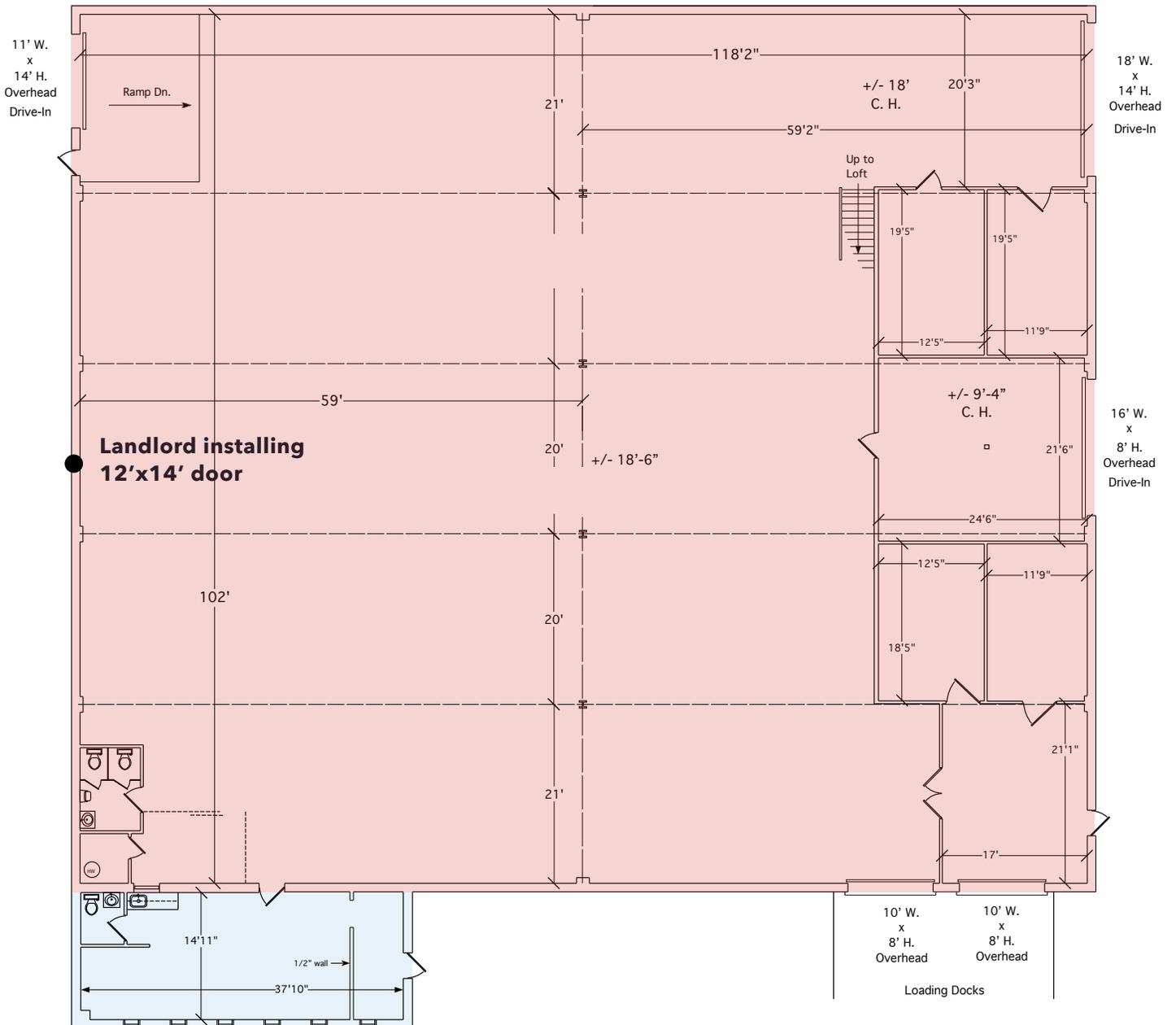
# PROPERTY OVERVIEW

## Floor Plans

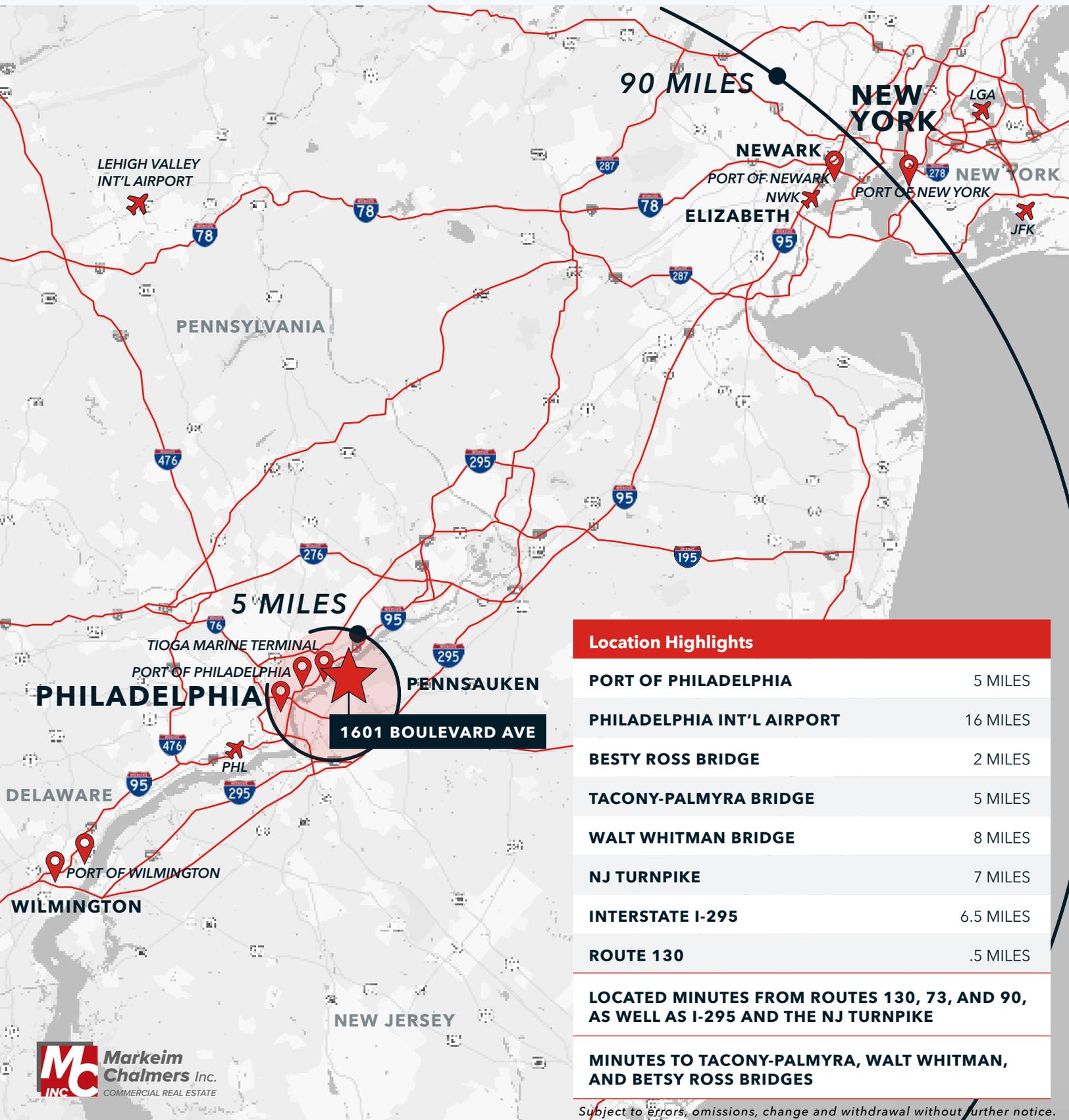
WAREHOUSE: 12,500SF

OFFICE: 640 SF

TOTAL: 13,120 SF



# LOCATION OVERVIEW



## Location Highlights

PORT OF PHILADELPHIA	5 MILES
PHILADELPHIA INT'L AIRPORT	16 MILES
BESTY ROSS BRIDGE	2 MILES
TACONY-PALMYRA BRIDGE	5 MILES
WALT WHITMAN BRIDGE	8 MILES
NJ TURNPIKE	7 MILES
INTERSTATE I-295	6.5 MILES
ROUTE 130	.5 MILES
LOCATED MINUTES FROM ROUTES 130, 73, AND 90, AS WELL AS I-295 AND THE NJ TURNPIKE	
MINUTES TO TACONY-PALMYRA, WALT WHITMAN, AND BETSY ROSS BRIDGES	

# CONTACT INFORMATION

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Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties. Catalysts portfolio of closed and under-contract properties spans over 90 industrial sites across the United States.



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