



FOR LEASE

IOS/TRUCK TERMINAL AVAILABLE FOR LEASE

405 N. 37TH STREET, PENNSAUKEN, NJ 08110



PROPERTY OVERVIEW

Property Summary

Property Specifications

ADDRESS	405 N. 37th Street, Pennsauken, NJ
LOT SIZE	3.184 Acres
BUILDING SIZE	4,380
OFFICE SIZE	1,200 SF
MAINTENANCE SHOP	Four (4) drive-thru service bays
CEILING HEIGHTS	18 FT under beam
ZONING	LI-Limited Industrial
UTILITIES	Public water & sewer



Property Highlights

MULTI-USE

Ideal uses include:

- Equipment maintenance/ rentals
- Container/trailer storage
- Managed truck/fleet center
- Contractor/bulk material yard and transload

3.18 ACRES

3.18 Acres available of industrial outdoor storage space for lease

SECURE PROPERTY

The property is fully fenced, lit, and secured



PROPERTY OVERVIEW



OUTDOOR STORAGE

EXISTING LOADING DOCK
CAN BE MADE USABLE

WAREHOUSE: 2,335 SF
4 DRIVE-THRU SERVICE BAYS

OFFICE: 1,200 SF
3 PRIVATE OFFICES

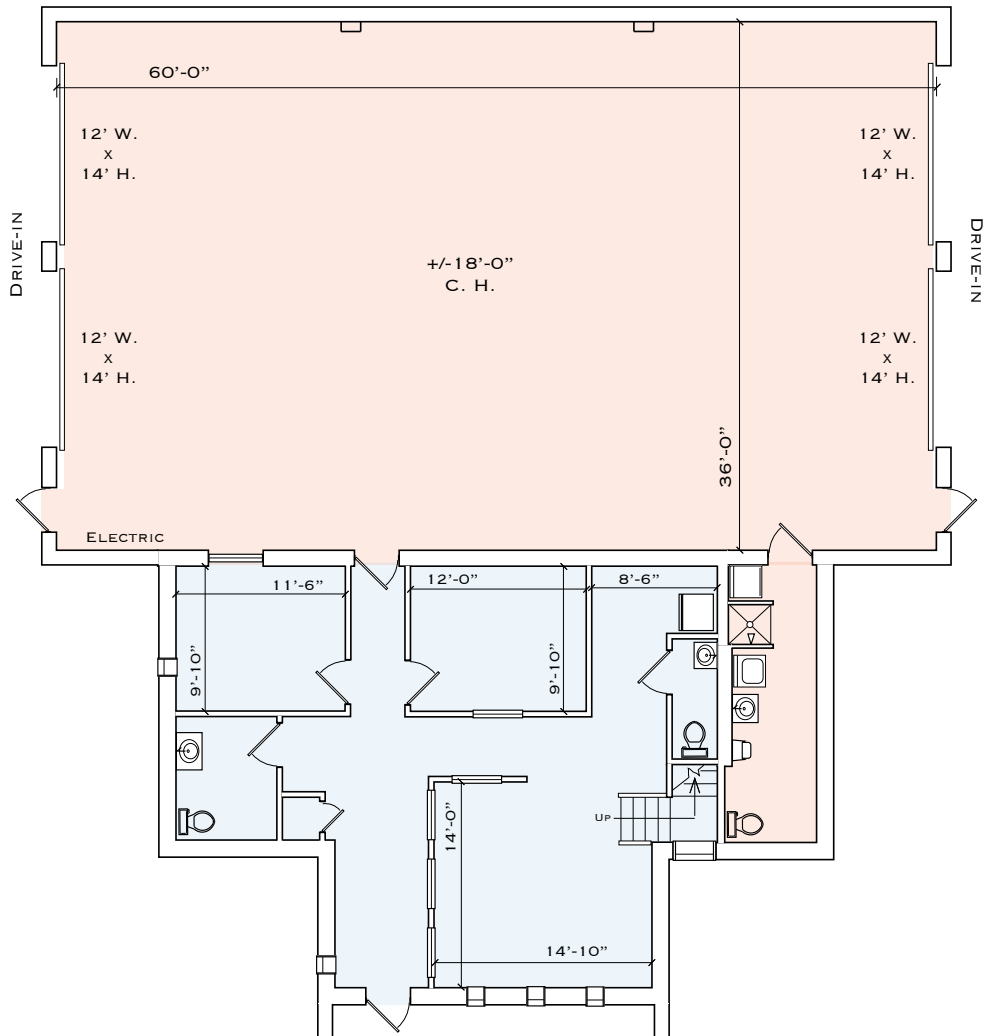
PROPERTY OVERVIEW

Floor Plans

FIRST FLOOR

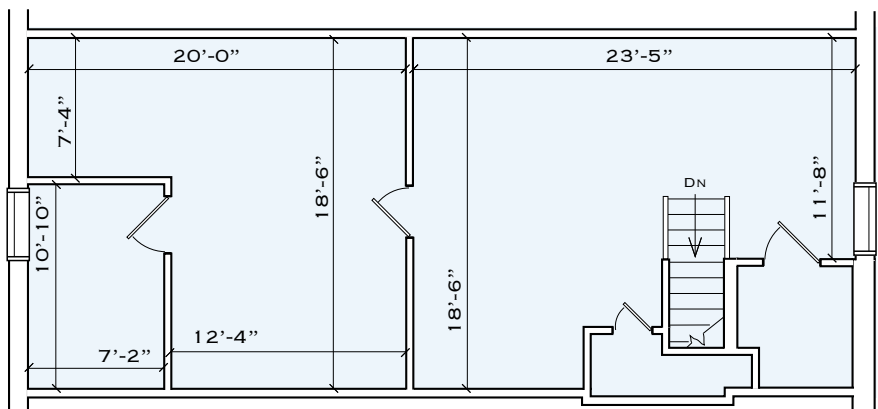
WAREHOUSE: 2,335 SF

OFFICE: 1,178 SF

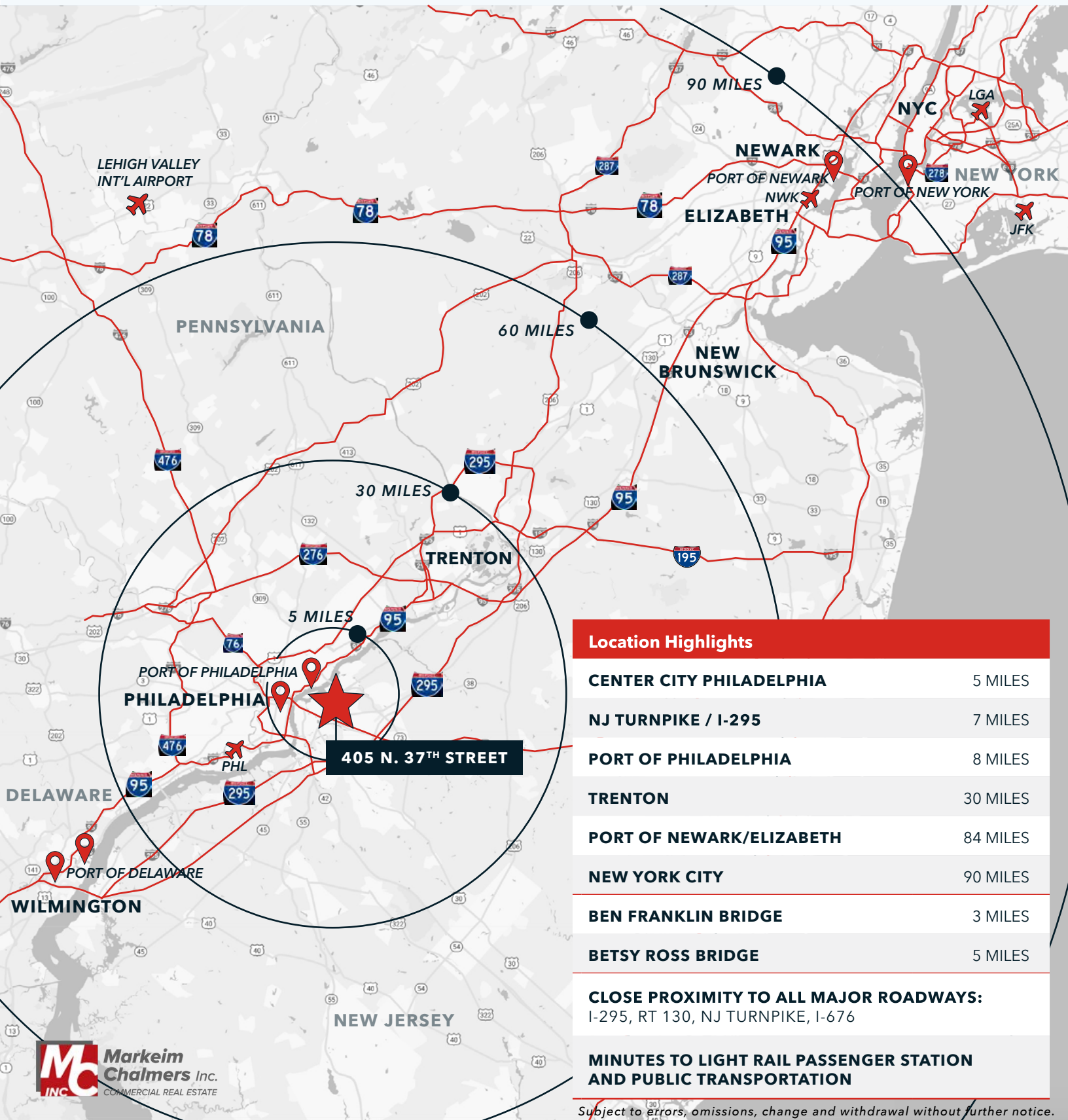


SECOND FLOOR

OFFICE: 860 SF



LOCATION OVERVIEW



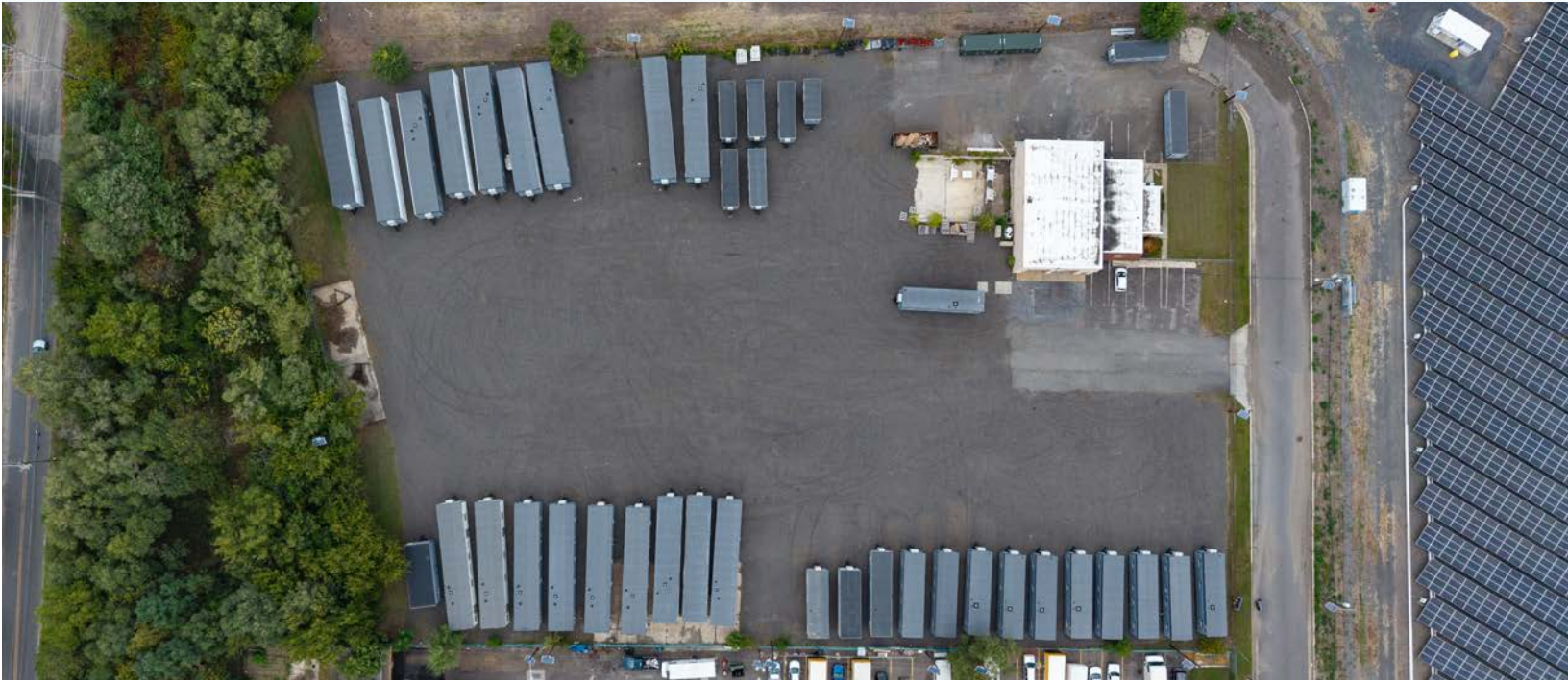
Location Highlights

CENTER CITY PHILADELPHIA	5 MILES
NJ TURNPIKE / I-295	7 MILES
PORT OF PHILADELPHIA	8 MILES
TRENTON	30 MILES
PORT OF NEWARK/ELIZABETH	84 MILES
NEW YORK CITY	90 MILES
BEN FRANKLIN BRIDGE	3 MILES
BETSY ROSS BRIDGE	5 MILES

CLOSE PROXIMITY TO ALL MAJOR ROADWAYS:
I-295, RT 130, NJ TURNPIKE, I-676

MINUTES TO LIGHT RAIL PASSENGER STATION AND PUBLIC TRANSPORTATION

SITE OVERVIEW



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. Catalyst's portfolio of closed and under-contract properties spans over 100 industrial sites across the United States.