



INDUSTRIAL WAREHOUSE FOR SALE

200-210 Kaighn Avenue, Camden, NJ 08103

LOCATION DESCRIPTION

Superb location along Camden's Central Waterfront, with easy access to I-676, US Route-30, I-76, I-295, and bridges to Philadelphia. The property is served by the Broadway at Kaighn Avenue stop close to the property, which accommodates bus routes 301, 402, 410, 450, 453, 457, & 460.

PROPERTY HIGHLIGHTS

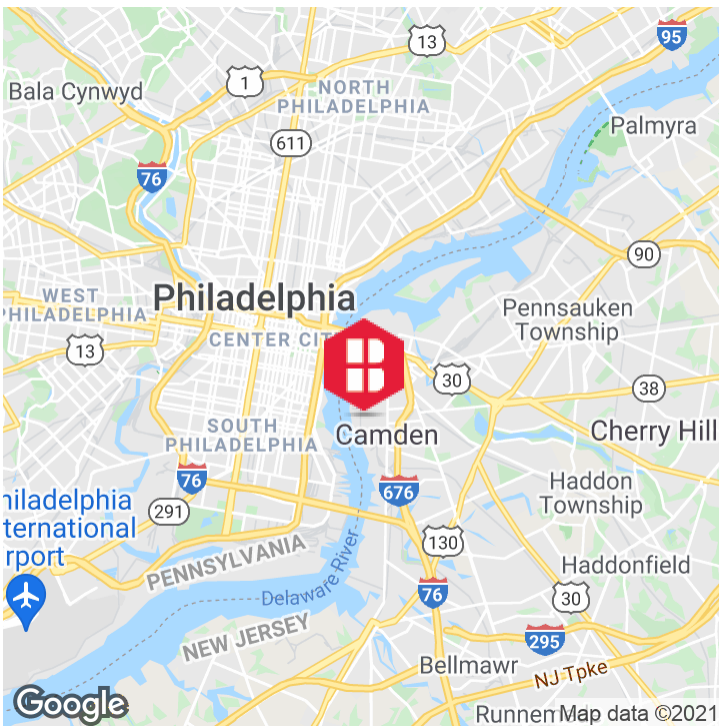
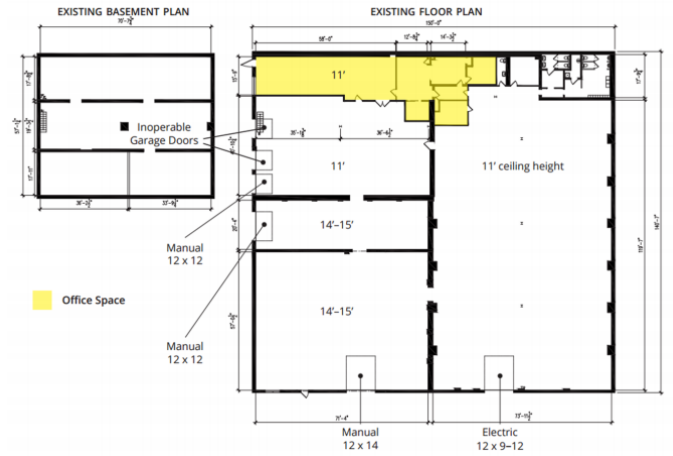
- Four (4) drive-in doors
- 400 amp 240v 3-phase service
- 8" Chatt automatic system, 100% wet
- Foundation: brick and rubblestone
- Exterior: Parged concrete & brick
- Roof: Hot tar built-up over wood planks, supported by
- 3"x12" wood joists over steel beam/columns
- Plumbing: cast iron & PVC waste, copper supply lines
- 11' - 15' clear Ceiling Heights
- \$4,476 in Estimated Taxes



90
YEARS



BINSWANGER
Established 1931



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,550	105,777	290,683
Total Population	10,466	255,316	726,490
Average HH Income	\$39,269	\$59,780	\$56,507



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