

FLEX BUILDING FOR SALE OR LEASE

801 E CLEMENTS BRIDGE RD | RUNNEMEDE | NJ



Contact Us

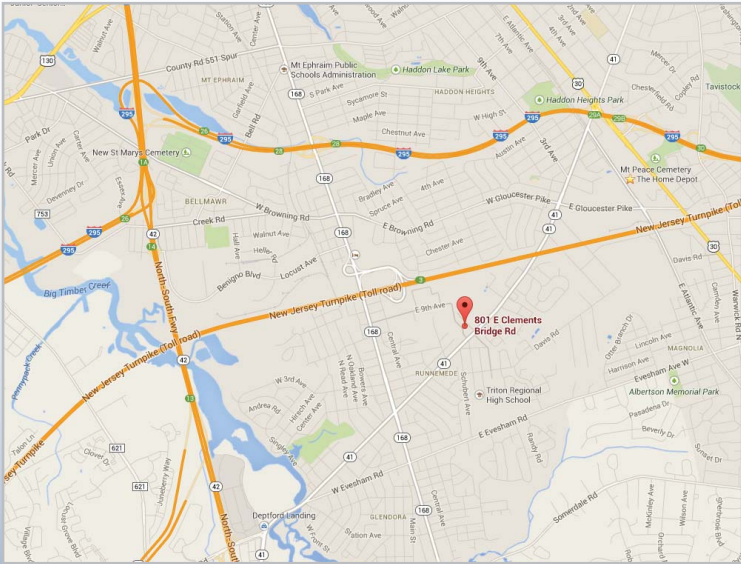
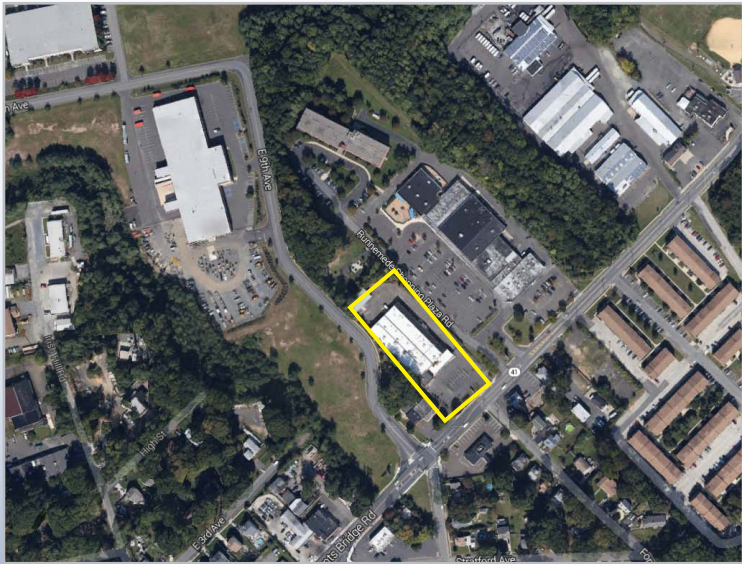
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Building Features	
Location	801 E Clements Bridge Road Runnemede, NJ
Size/SF Available Acres	+/-25,000 sf 1.77 acres
Asking Sale Price Asking Lease Price	\$650,000 (\$26.00/sf) \$4.50/sf NNN
Parking	25 surface spaces
Occupancy	Available for immediate occupancy
Signage	Building and monument signage available
Property Description	<ul style="list-style-type: none"> ▶ 16' Ceiling height ▶ 22,160 SF of Industrial and 1,840 SF of Office space ▶ 2 Loading Docks, 1 Drive-in ▶ Fenced Lot
Area Description	<ul style="list-style-type: none"> ▶ Directly across from New Jersey Transit Bus stop ▶ Next to large retail shopping center anchored by Dollar General ▶ Conveniently located near the entrances to both I-295 and the New Jersey Turnpike

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DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	14,996	97,765	276,327
Household	6,090	38,975	109,921
Median HH Income	\$51,155	\$65,327	\$61,211
Avg HH Income	\$65,251	\$82,511	\$78,370
Traffic Count	14,497 (E Clements Bridge & E 2nd St)		

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