



INDUSTRIAL PROPERTY FOR LEASE



1835 UNDERWOOD BOULEVARD | DELRAN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

- Location** 1835 Underwood Boulevard
Delran, NJ 08075
- Size / SF Available** 8,000 - 16,000 SF
- Lease Price** \$4.25 SF/yr (NNN)
- Occupancy** Available for immediate occupancy
- Property / Area Description**
- Available space with numerous private offices, bullpen area, training / conference rooms, kitchenette, and loading dock area
 - Electricity/Power – Heavy – 1000-1000a/120-460v
 - The park is zoned for office, light industrial, and warehouse use
 - Positioned at Chester Avenue and Route 130 in Delran Township. Minutes from the Betsy Ross and Tacony-Palmyra bridges providing convenient access to Philadelphia
 - NJ Transit bus line stop is located nearby on Chester Ave. and the Park is in close to NJ Transit's RiverLine commuter rail station in Riverside

Contact Us

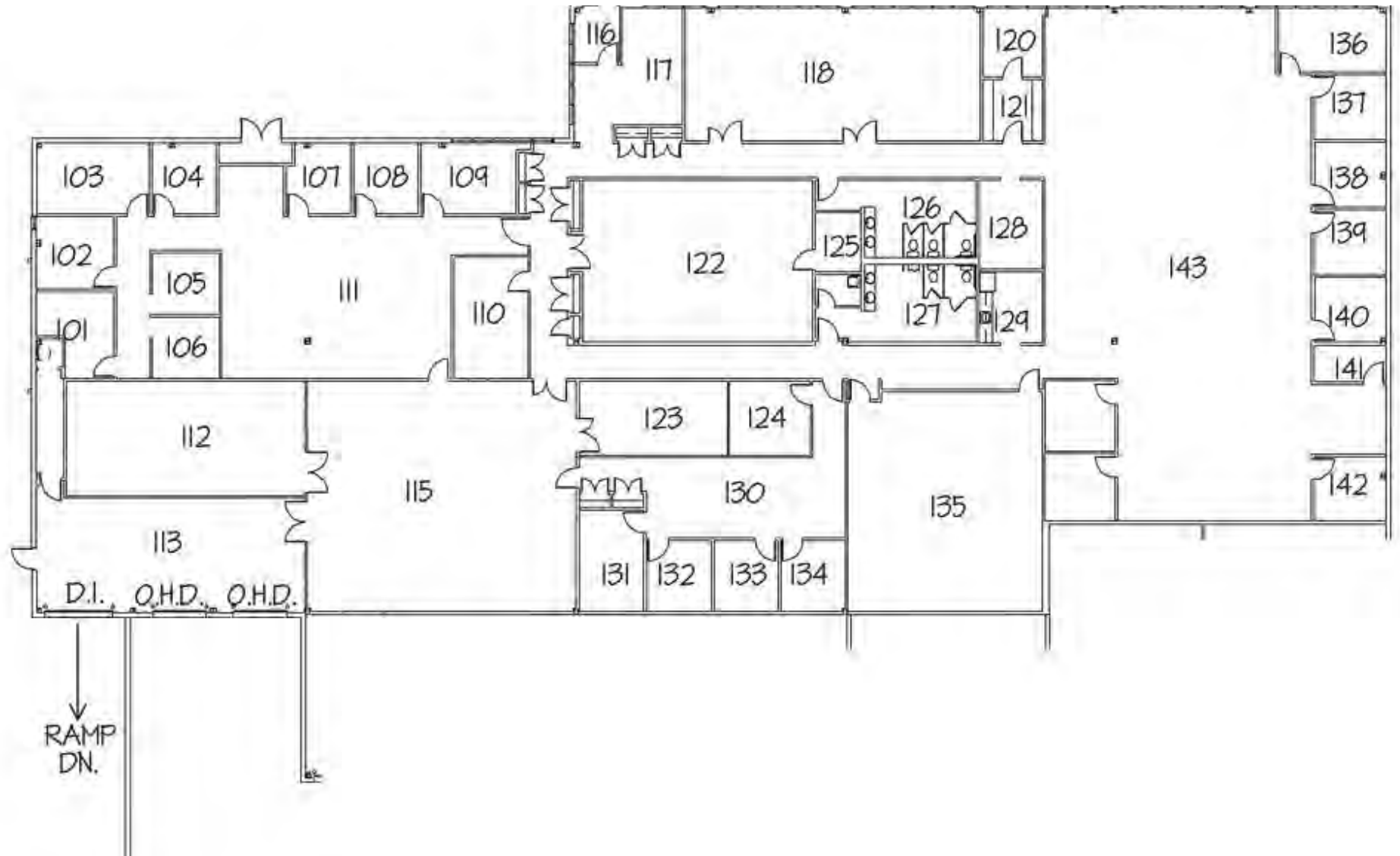
Christopher Henderson Principal & Vice President 856.857.6337 chris.henderson@wolfcre.com	Ryan Barikian Senior Associate 856.857.6307 ryan.barikian@wolfcre.com
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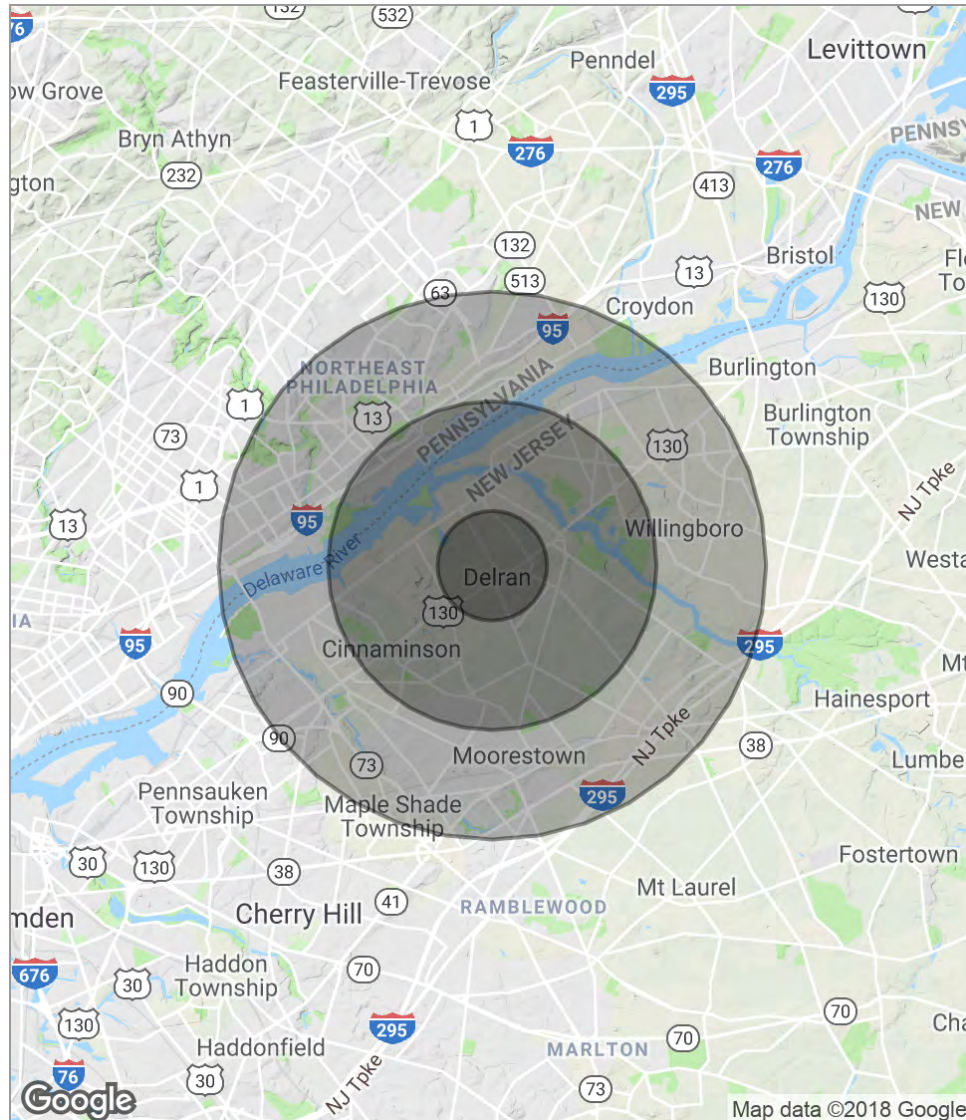
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FLOOR PLAN



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,282	58,985	222,268
Median age	39.1	41.1	39.7
Median age (male)	38.7	40.4	37.8
Median age (Female)	39.4	41.3	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,463	21,623	80,634
# of persons per HH	2.7	2.7	2.8
Average HH income	\$82,073	\$94,334	\$82,881
Average house value	\$267,525	\$285,569	\$257,645

** Demographic data derived from 2010 US Census*

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