



151 PORCHTOWN ROAD | NEWFIELD, NJ

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Industrial
Building Size	10,433 SF
Lot Size	+/- 2.19 acres
Sale Price	\$569,000

- Fully leased (2 Tenant) +/- 10,433 SF industrial building for sale
- Incoming Producing Investment opportunity
- NOI - \$60,782
- Located in close proximity to Routes 40, 47 & 55
- Situated on +/- 2.19 acres
- 20' Ceilings throughout
- 23' x 39' column spacing
- 4 tailgates: (1) 8' x 10' & (3) 8' x 8' (24" from ground)
- 1 Drive-in door 12' x 14'
- 10 distribution/bakery truck delivery tailgates (24" from ground)
- Gas fired heat
- Sodium vapor lighting
- Solid construction of steel & cinder block
- Constructed in 1993
- Metal standing seam roof
- Two tenants equally divide building - one tenant is Flowers Foods (Tastykake)
- Building was constructed for Tastykake and they have renewed since built

Contact Us

Ryan Barikian Senior Associate 856.857.6307 ryan.barikian@wolfcre.com	Michael Scanzano Associate 856.857.6386 mike.scanzano@wolfcre.com
--	--



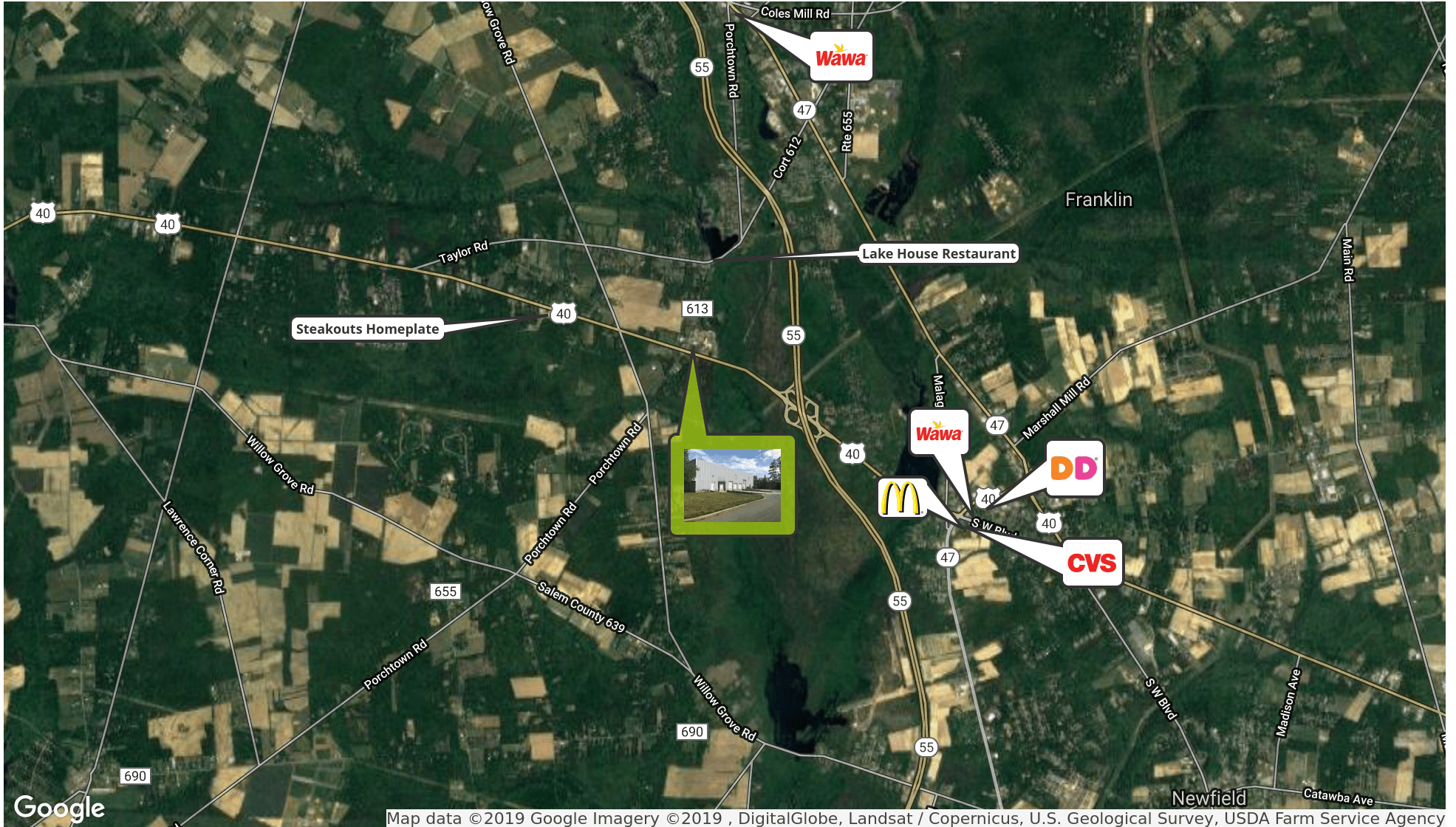
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

ADDITIONAL PHOTOS



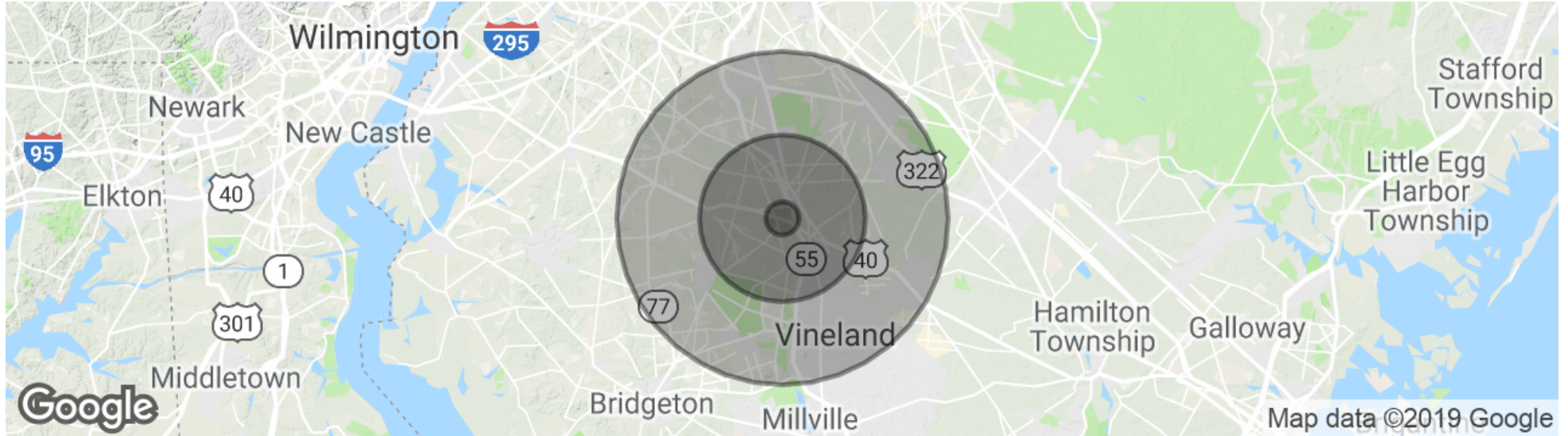
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

RETAILER MAP



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	892	26,155	184,214
Median age	42.0	39.9	37.0
Median age (Male)	41.4	39.1	35.6
Median age (Female)	42.7	40.6	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	315	9,236	63,397
# of persons per HH	2.8	2.8	2.9
Average HH income	\$79,369	\$82,986	\$75,705
Average house value	\$255,959	\$251,318	\$240,321

* Demographic data derived from 2010 US Census



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.