



INDUSTRIAL INVESTMENT OPPORTUNITY AVAILABLE FOR SALE



151 PORCHTOWN ROAD | NEWFIELD, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



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 units are +/- 4,833 SF & +/- 5,600 SF respectively
- The building was built for a well-known baking company who has rented the facility since 1993

Contact Us

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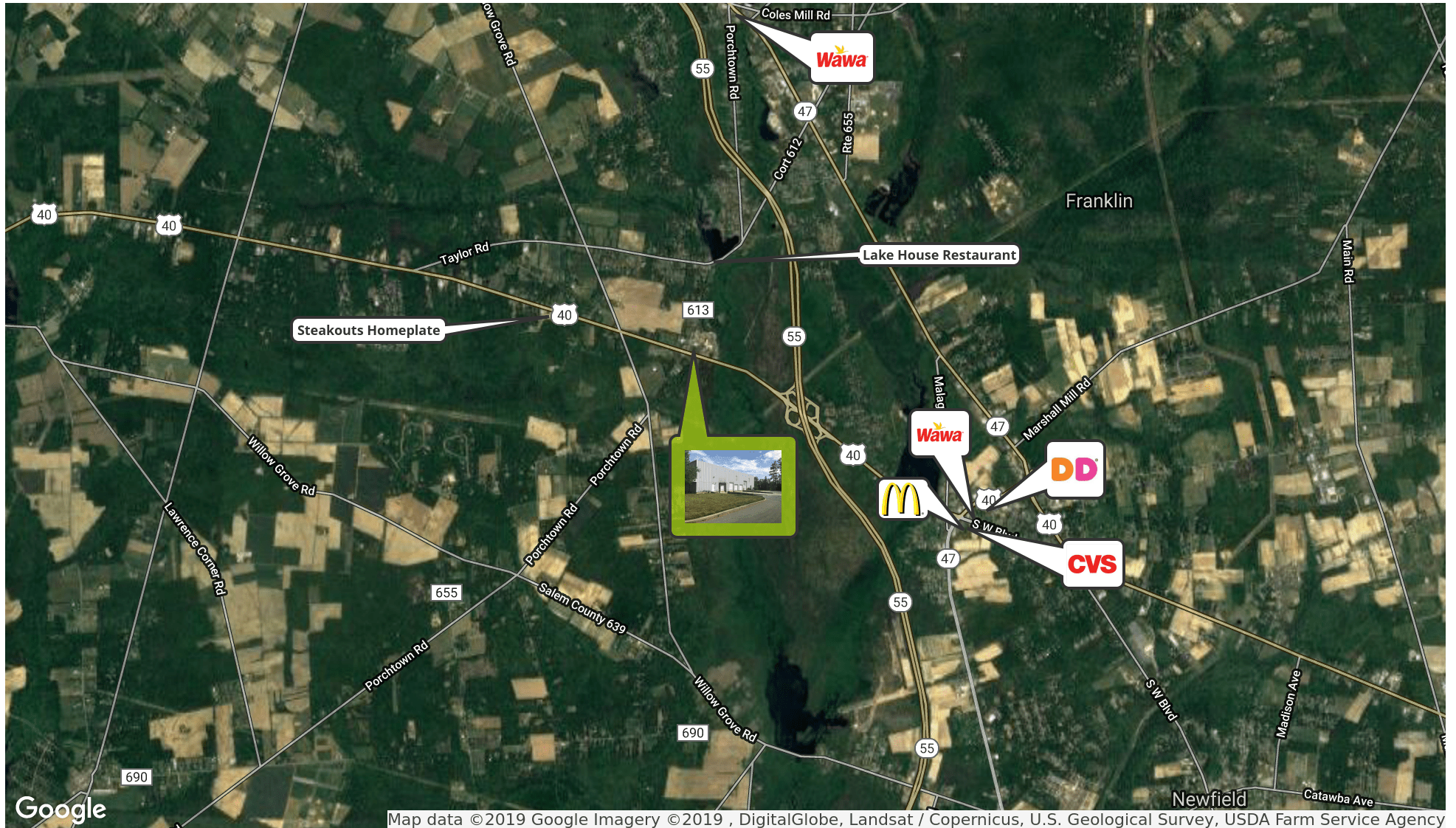
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ADDITIONAL PHOTOS



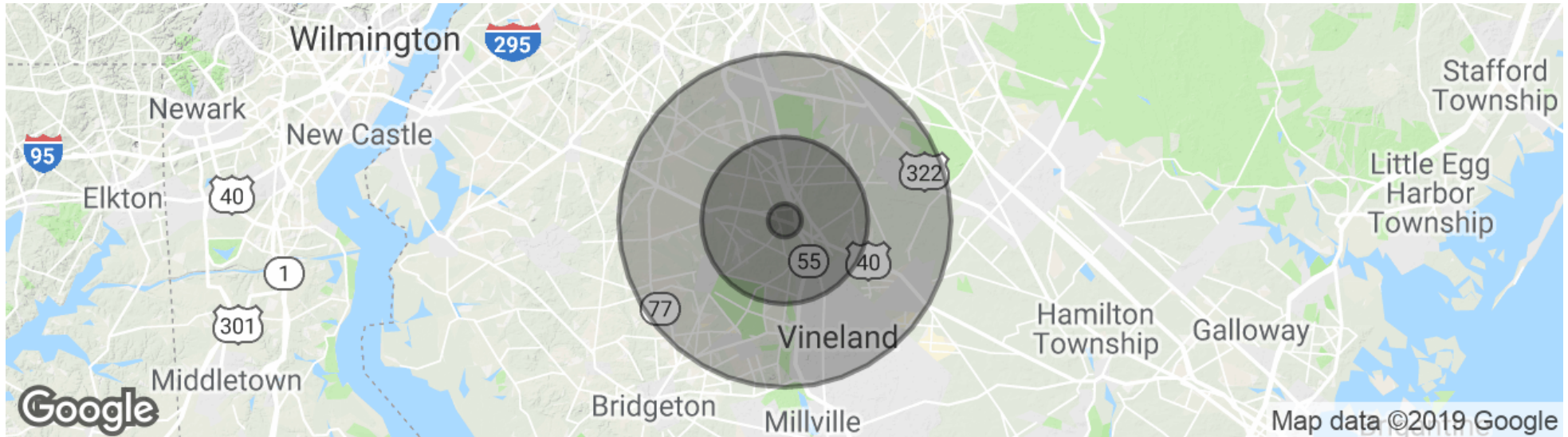
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RETAILER MAP



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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



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