INDUSTRIAL INVESTMENT OPPORTUNITY AVAILABLE FOR SALE

151 PORCHTOWN ROAD I NEWFIELD, NJ

Wolf Commercial Real Estate

www.WolfCRE.com
Property Details & Highlights

- 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
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.
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**Demographics Map & Report**

**Population**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>892</td>
<td>26,155</td>
<td>184,214</td>
</tr>
<tr>
<td>Median age</td>
<td>42.0</td>
<td>39.9</td>
<td>37.0</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>41.4</td>
<td>39.1</td>
<td>35.6</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>42.7</td>
<td>40.6</td>
<td>38.5</td>
</tr>
</tbody>
</table>

**Households & Income**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>315</td>
<td>9,236</td>
<td>63,397</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.8</td>
<td>2.8</td>
<td>2.9</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$79,369</td>
<td>$82,986</td>
<td>$75,705</td>
</tr>
<tr>
<td>Average house value</td>
<td>$255,959</td>
<td>$251,318</td>
<td>$240,321</td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*

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