



25,000 SF COLD STORAGE FACILITY AVAILABLE FOR SALE OR LEASE



541 HARDING HIGHWAY | CARNEY'S POINT, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



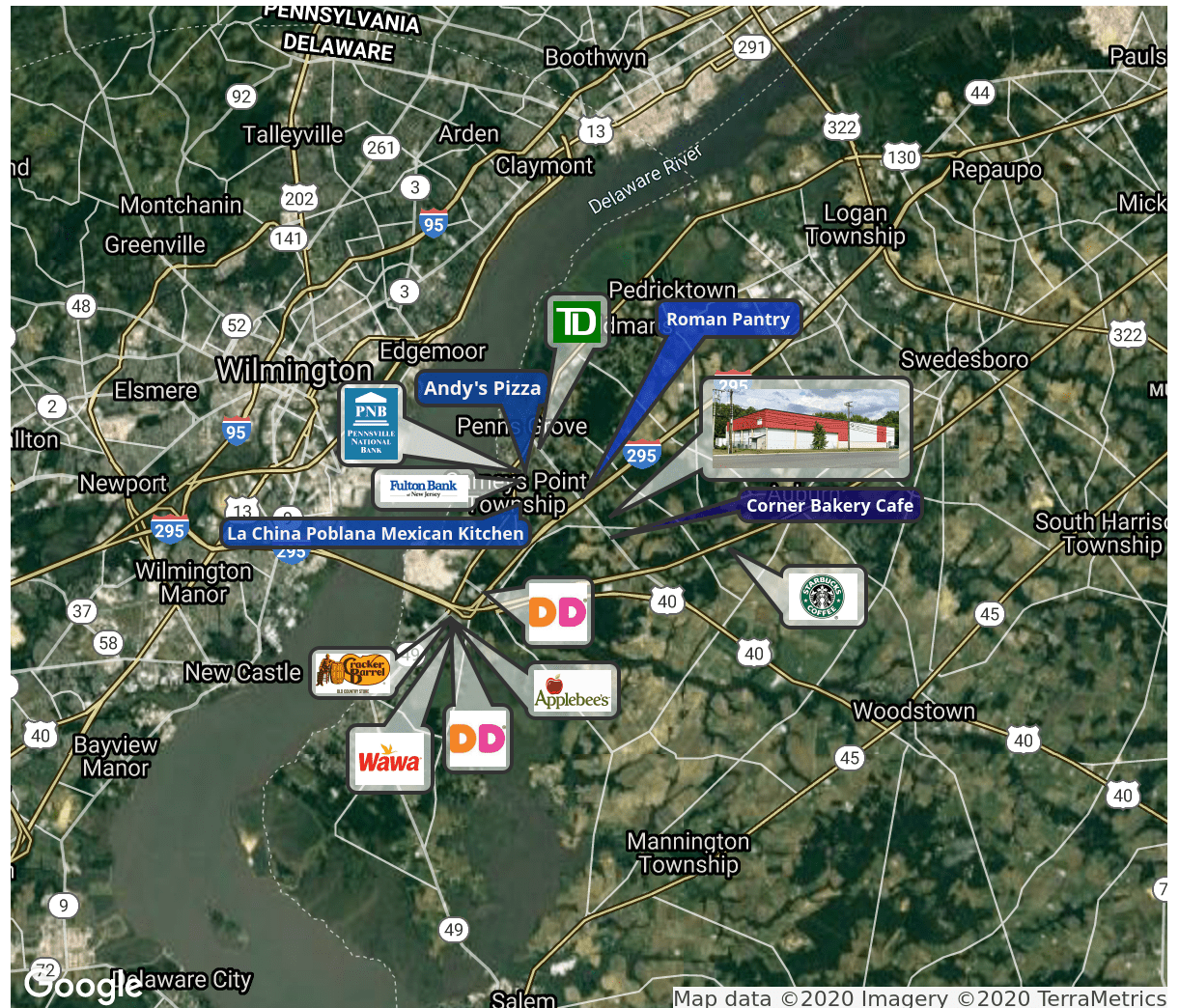
PROPERTY DESCRIPTION

Location	541 Harding Highway Carney's Point, NJ 08069
Size / SF Available	25,000 SF +/- 14,400 SF of Dry Warehouse Area +/- 7,600 of Cooler and Freezer Storage +/- 3,000 SF Office Situated on 3.58 Acres
Lease Price	\$9.00/SF NNN
Sale Price	\$2,400,000
Property / Area Description	<ul style="list-style-type: none"> • 28 foot clear height • Six (6) tailgate loading docks • HVAC- Heat blowers in dry warehouse, condensers for cooler/freezer space, HVAC for office • Electric- 400 Amps, 600 V • 30 parking spaces • Excellent access to Delaware Memorial and Commodore Barry Bridge

Contact Us

Ryan Barikian
Senior Associate
856.857.6307
ryan.barikian@wolfcre.com

Phil Costa
Associate
215.799.6195
phil.costa@wolfcre.com



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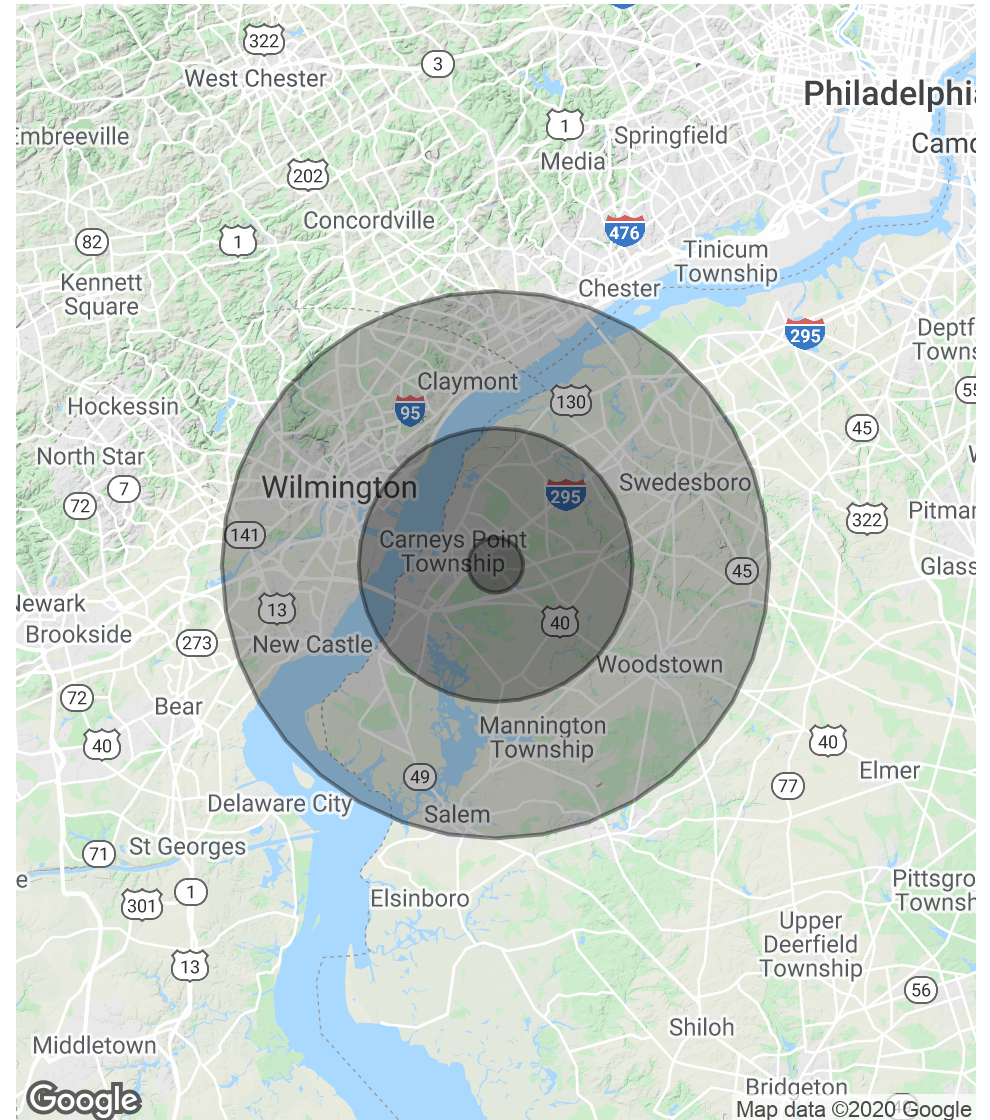
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	692	26,036	319,549
Average age	41.0	38.5	38.0
Average age (Male)	37.3	37.3	36.4
Average age (Female)	43.1	39.5	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	252	10,312	125,552
# of persons per HH	2.7	2.5	2.5
Average HH income	\$67,939	\$62,058	\$68,891
Average house value	\$203,817	\$196,626	\$277,847

* Demographic data derived from 2010 US Census



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