



## PREMIER 34,000 SF WAREHOUSE FOR SALE



326 S. WADE BOULEVARD | MILLVILLE, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



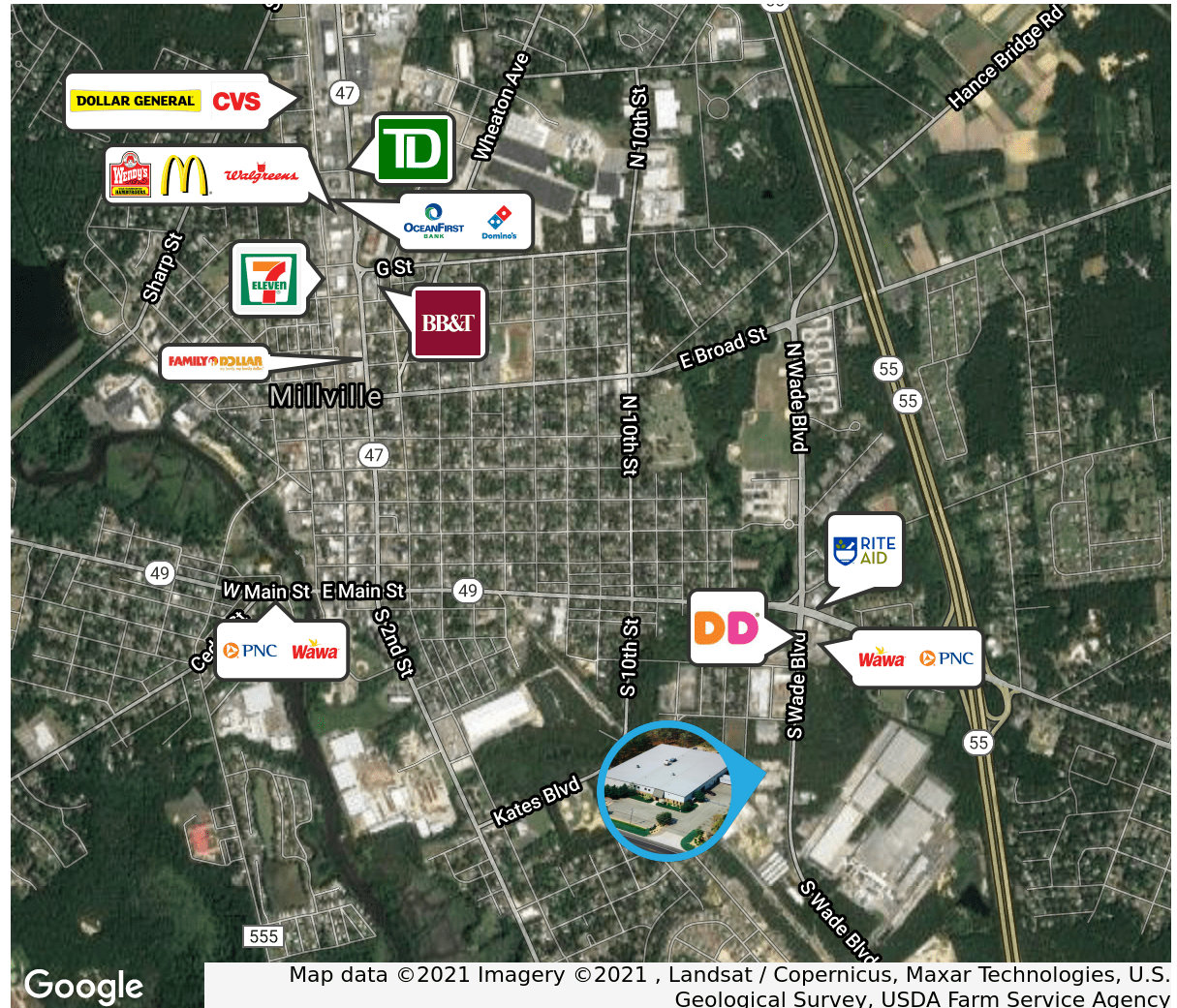


## PROPERTY DESCRIPTION

<b>Location</b>	326 South Wade Boulevard Millville, NJ 08332
<b>Size / SF Available</b>	34,000 SF
<b>Sale Price</b>	\$2,040,000
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Situated on approximately 5 acres</li> <li>+/- 1,500 SF of office space over two floors</li> <li>4 dock-height loading doors</li> <li>Two 14' x 14' drive-in doors</li> <li>Ceiling heights range from 16' to 40'</li> <li>Located in the Mike Lascarides Industrial Park</li> <li>Zoned I-1, general industry zone (all types of warehousing and manufacturing)</li> <li>Located within .5 miles from Route 55</li> <li>Easy access to Route 47 and Route 49</li> <li>Close proximity to banks, restaurants and retailers</li> </ul>

## Contact Us

Ryan Barikian  
Vice President  
856.857.6307  
ryan.barikian@wolfcre.com



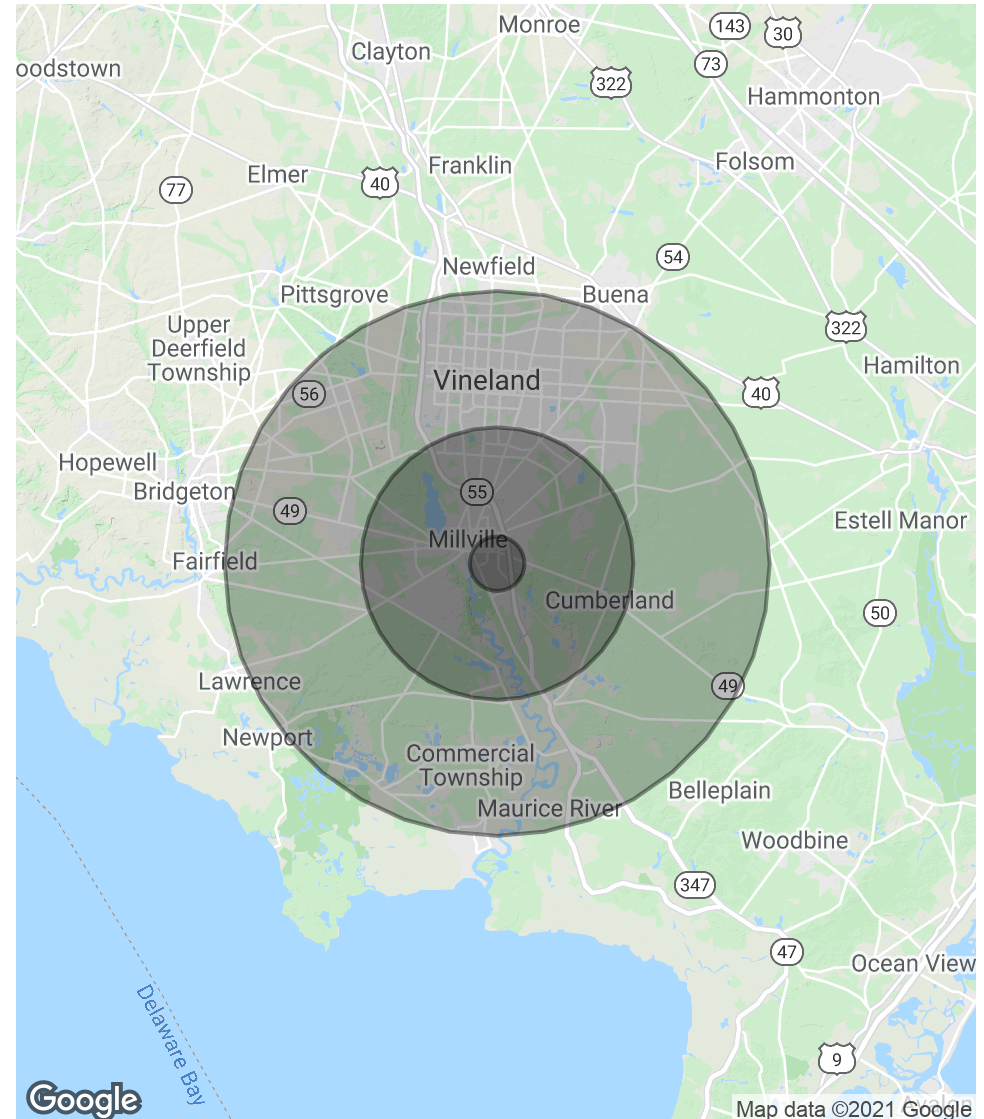
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## DEMOGRAPHICS MAP & REPORT

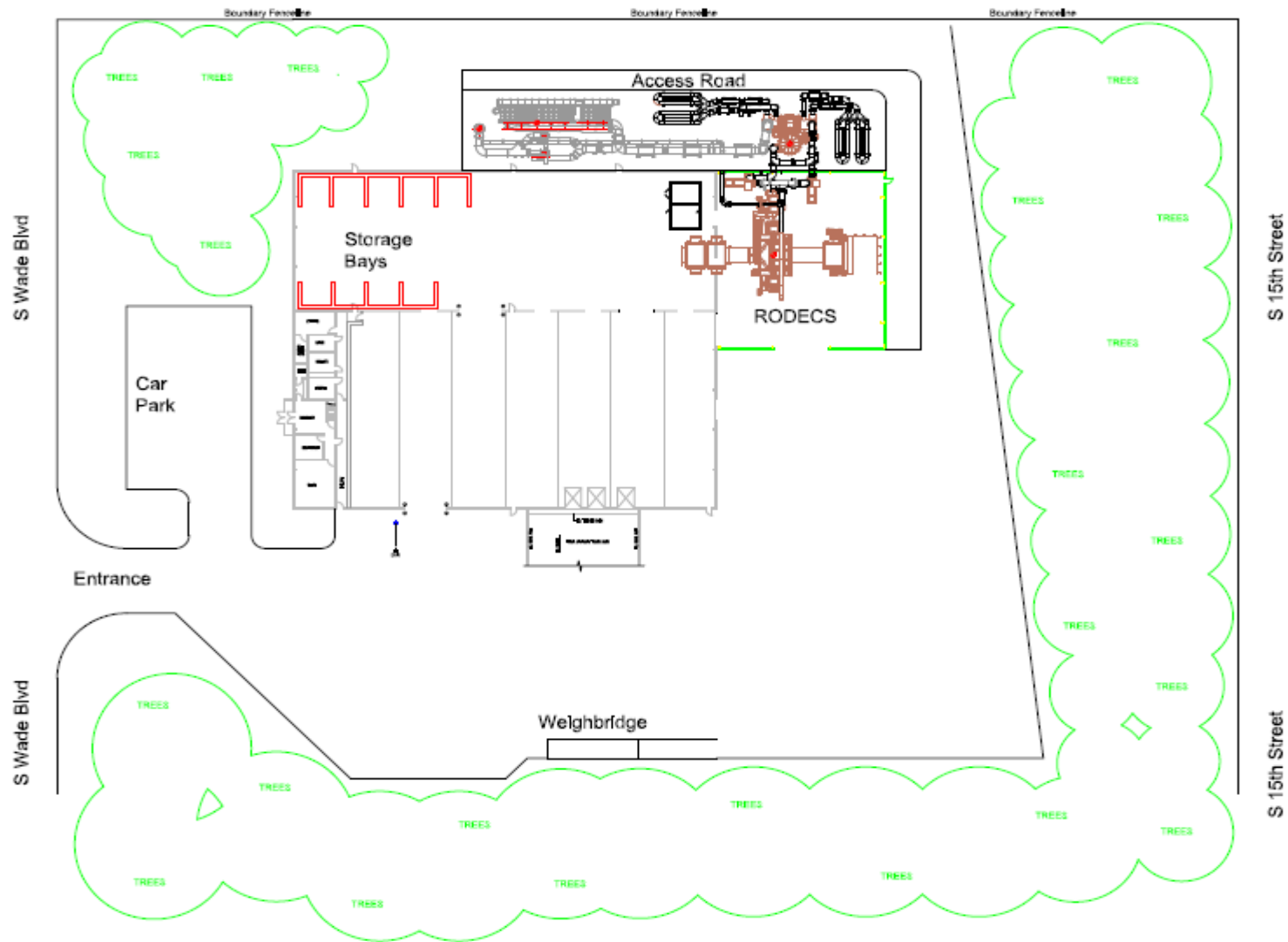
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,131	39,383	128,226
Average age	36.5	37.3	37.3
Average age (Male)	34.0	36.0	35.6
Average age (Female)	37.5	38.2	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,476	14,041	45,000
# of persons per HH	2.8	2.8	2.8
Average HH income	\$45,770	\$63,246	\$65,131
Average house value	\$225,228	\$220,855	\$205,617

\* Demographic data derived from 2010 US Census



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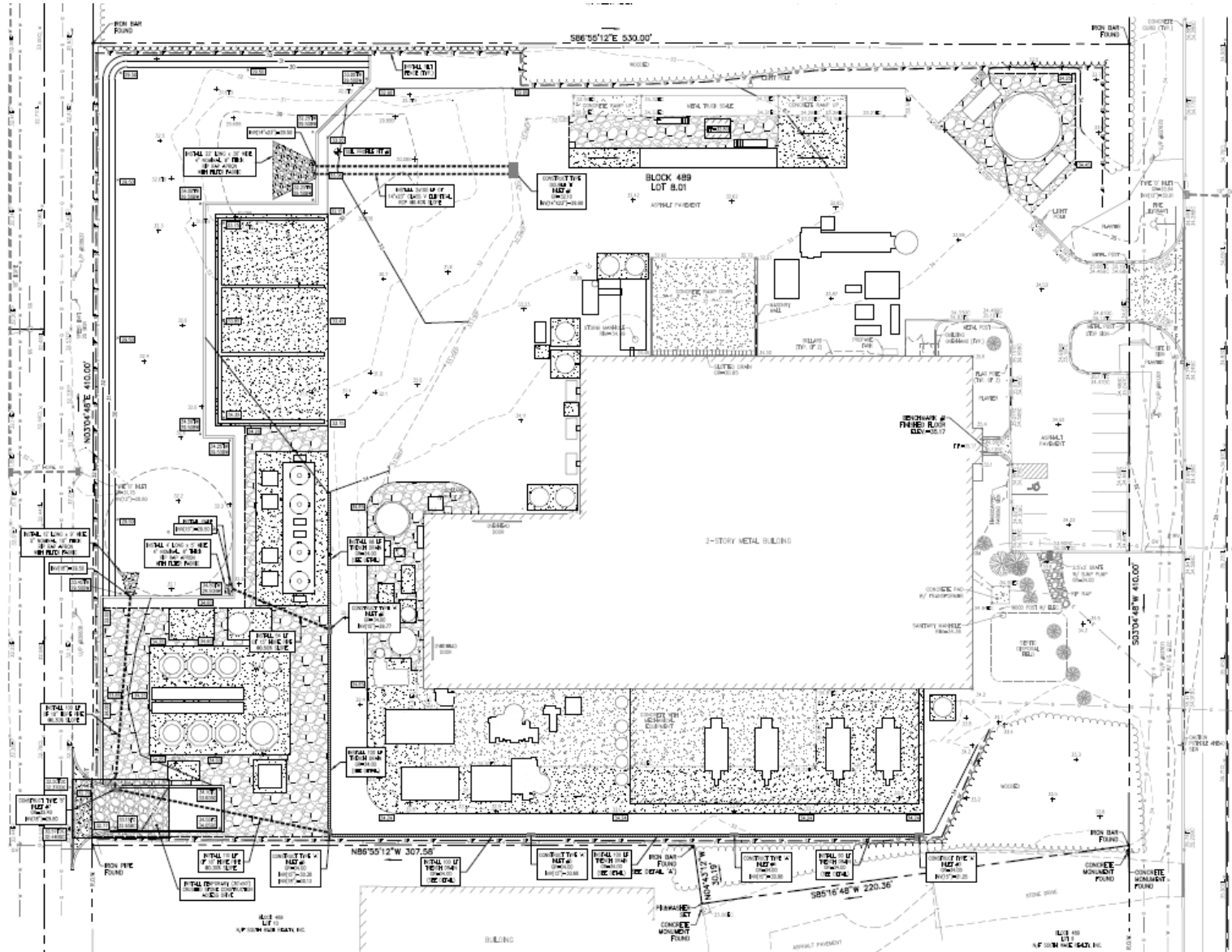
EXISTING LAYOUT



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PLANNING DRAWINGS



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