

142 Blackwood Barnsboro Road

Sewell, New Jersey



142 Blackwood Barnsboro Road is comprised of 4,500 SF industrial flex buildings situated on 1.13 acres, including approximately 1 acre of gated parking and lot storage. Priced at \$550,000, this property offers a strategic location with close proximity to major roadways such as Delsea Drive, Egg Harbor Road, Route 55, Black Horse Pike, Route 42, and the New Jersey Turnpike. Additionally, the property is strategically placed near major retailers, such as Mcdonalds, Wawa, Playa bowls and Burger King.

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MAIN BUILDING

SQUARE FOOTAGE: 3,000 SF Total (+/- 250 SF Office Space)

DOORS:

- 2 Drive-In Doors (10'x12')
- 1 Tailgate Door (10'x8')

CEILING HEIGHT: 14'

ADDITIONAL DETAILS:

- Gas Fired Heat
- Well & Septic
- Solar Included with No Debt
- 6" Reinforced Concrete Pad
- 220-2 Phase Electric Service



SECOND BUILDING

SQUARE FOOTAGE: 1,500 SF (+/- 150 SF Office Space)

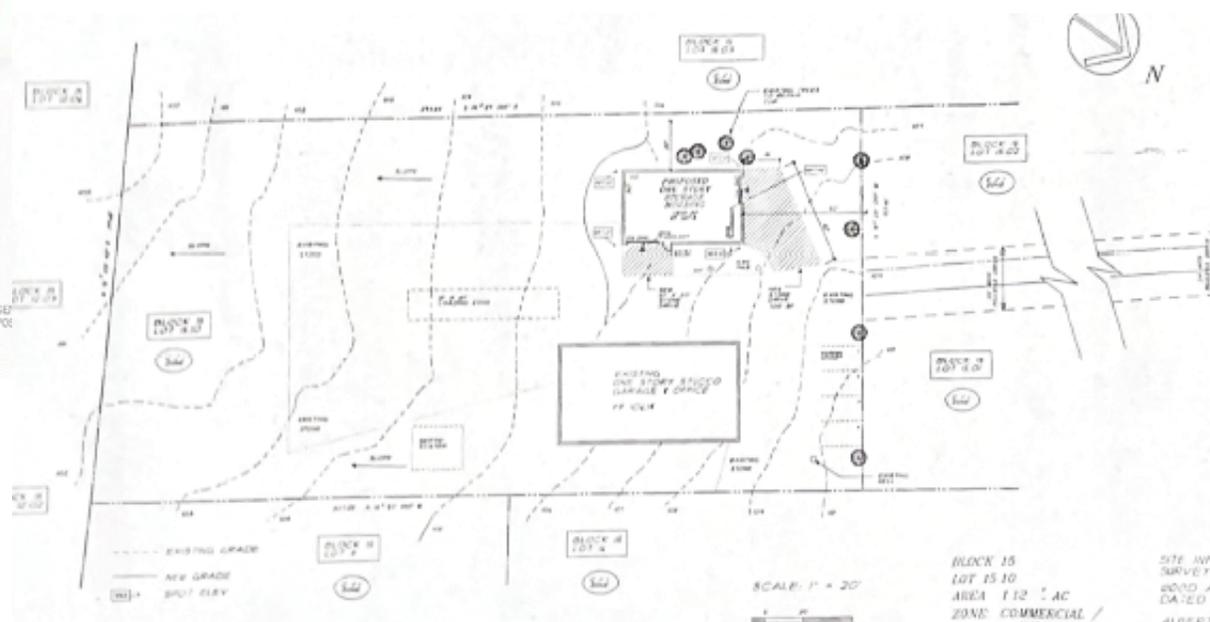
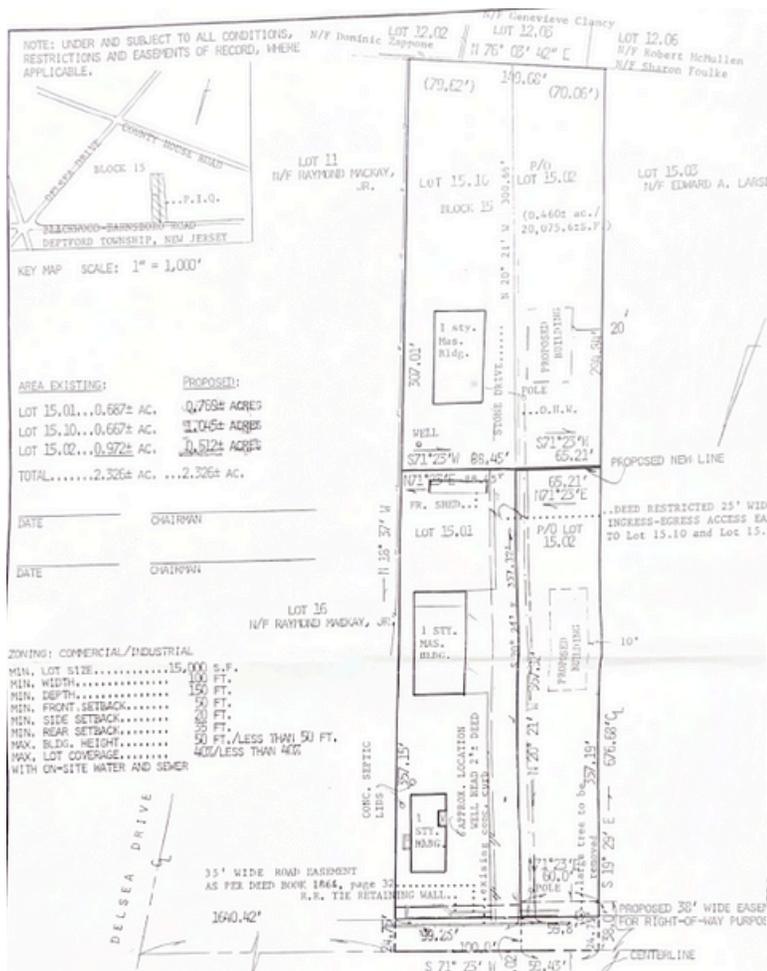
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- 1 Tailgate Door (10' x 8')

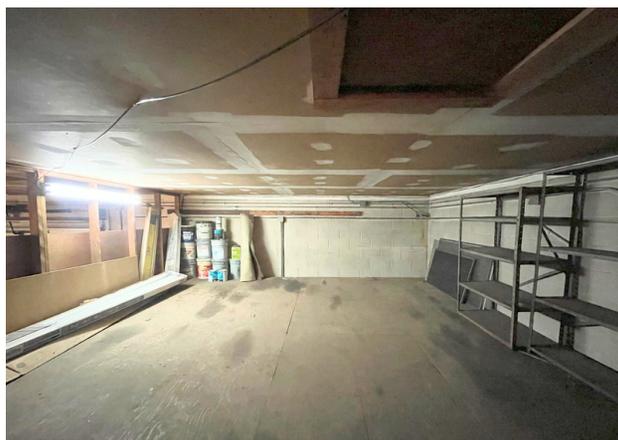
CEILING HEIGHT: 14'

ADDITIONAL DETAILS:

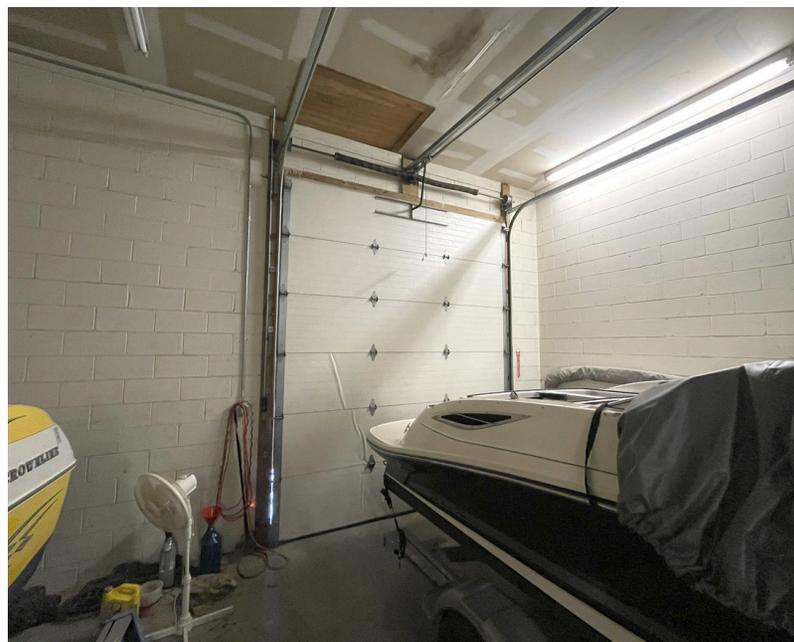
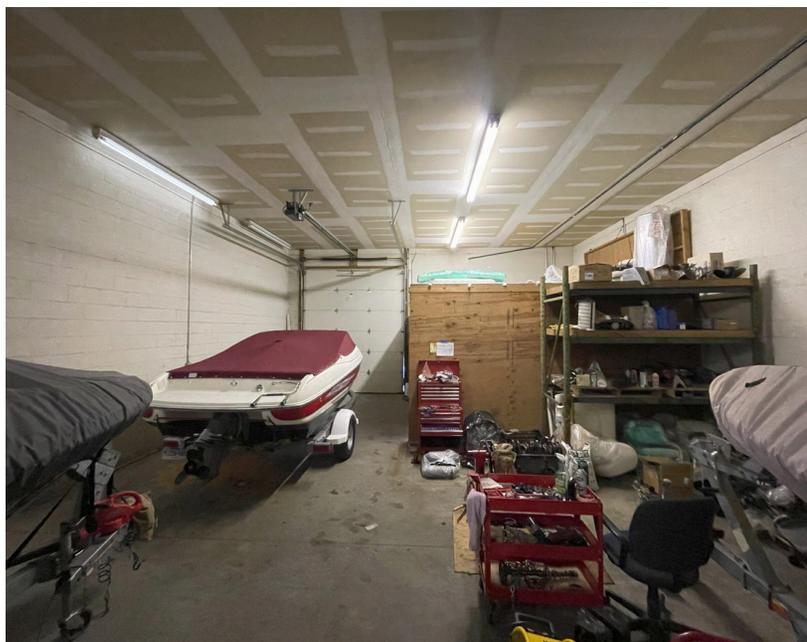
- Gas Fired Heat
- Solar Included
- 6" Reinforced Concrete Pad
- 220-2 Phase Electric Service
- Plumbing Available

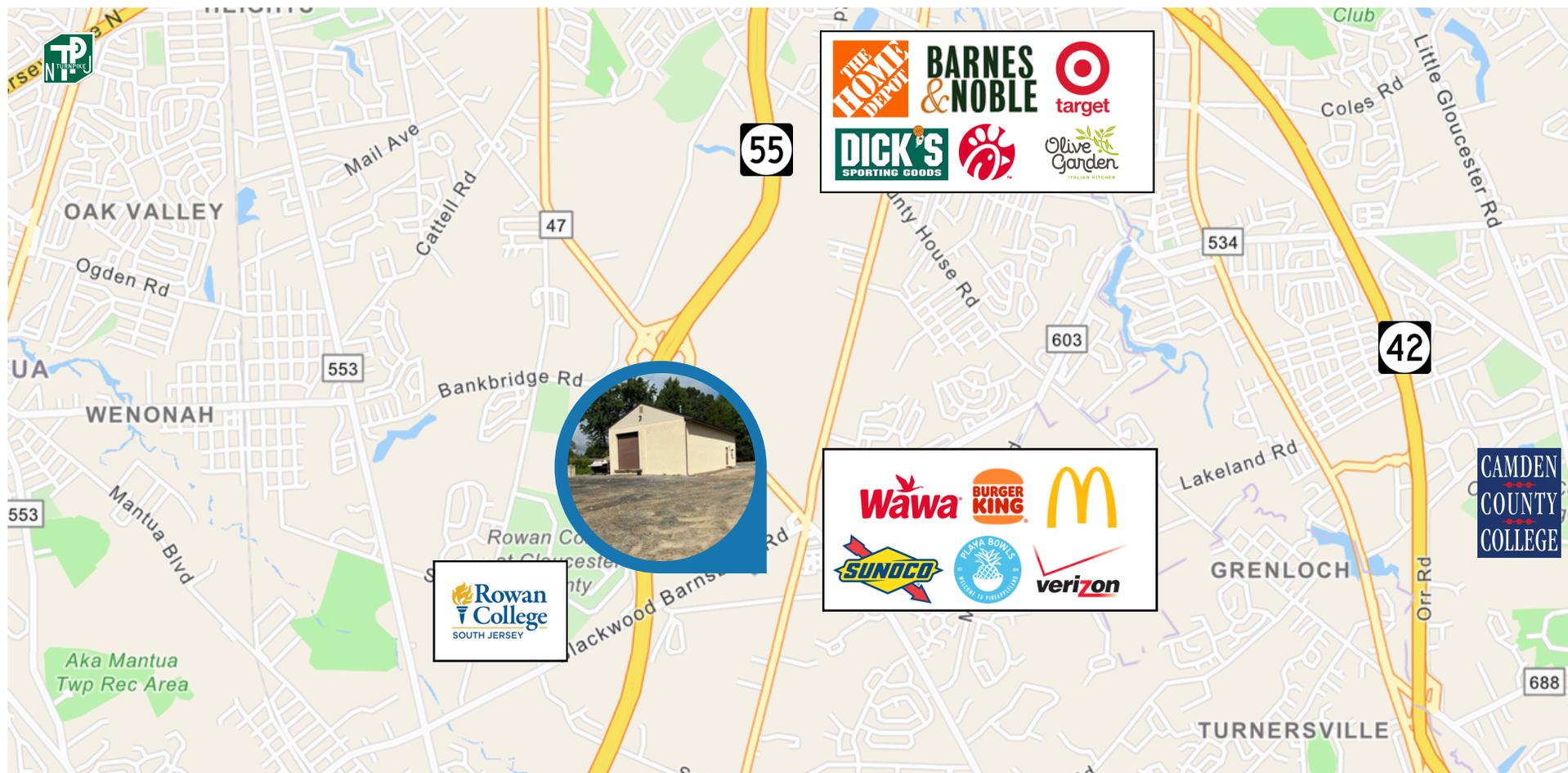


MAIN BUILDING



SECOND BUILDING





DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Average HH Income	\$172,001	\$131,908	\$115,789
Total Households	1,392	17,813	67,601
Total Population	3,996	49,284	178,007