

INDUSTRIAL FOR SALE

1315 HWY 34

1315 State Route 34, Farmingdale, NJ 07727



PROPERTY DESCRIPTION

Perfect site on the Route 34 corridor in the midst of several new commercial developments. Existing warehouse plus retail zoning (HB-200) makes this a very desirable site for a wide variety of users.

Halfway point between NYC and Philadelphia with highway access in all directions to the Garden State Parkway, I-195, Routes 18, 33 34 and 66.

PROPERTY HIGHLIGHTS

- 17,900 SF warehouse on 2.60 acres with outdoor storage
- On heavily travelled Rt 34 corridor - 27,071 VPD
- 332' of Rt 34 highway frontage
- Retail uses are permitted
- Located between Rt 33/34 circle and Wyckoff Road jughandle
- Across from WaWa and new condominium development

OFFERING SUMMARY

Asking Price:	Subject to Offer
Lot Size:	2.6 Acres
Building Size:	17,900 SF
Office Space:	3,700 SF
Ceiling Height:	14'
Loading:	1 Drive-In /2 Loading Docks/ 1 Loading Platform

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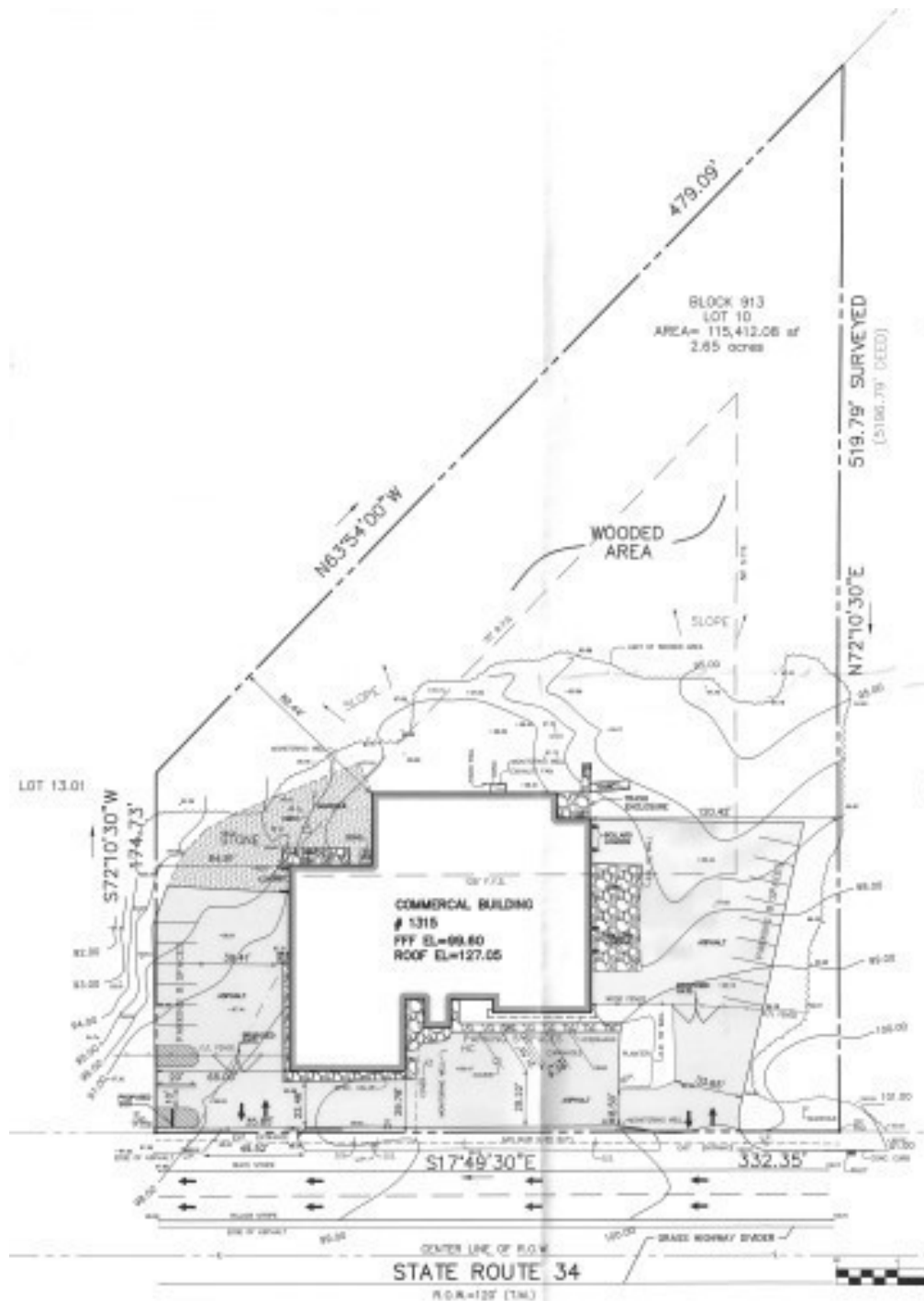
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Property Survey

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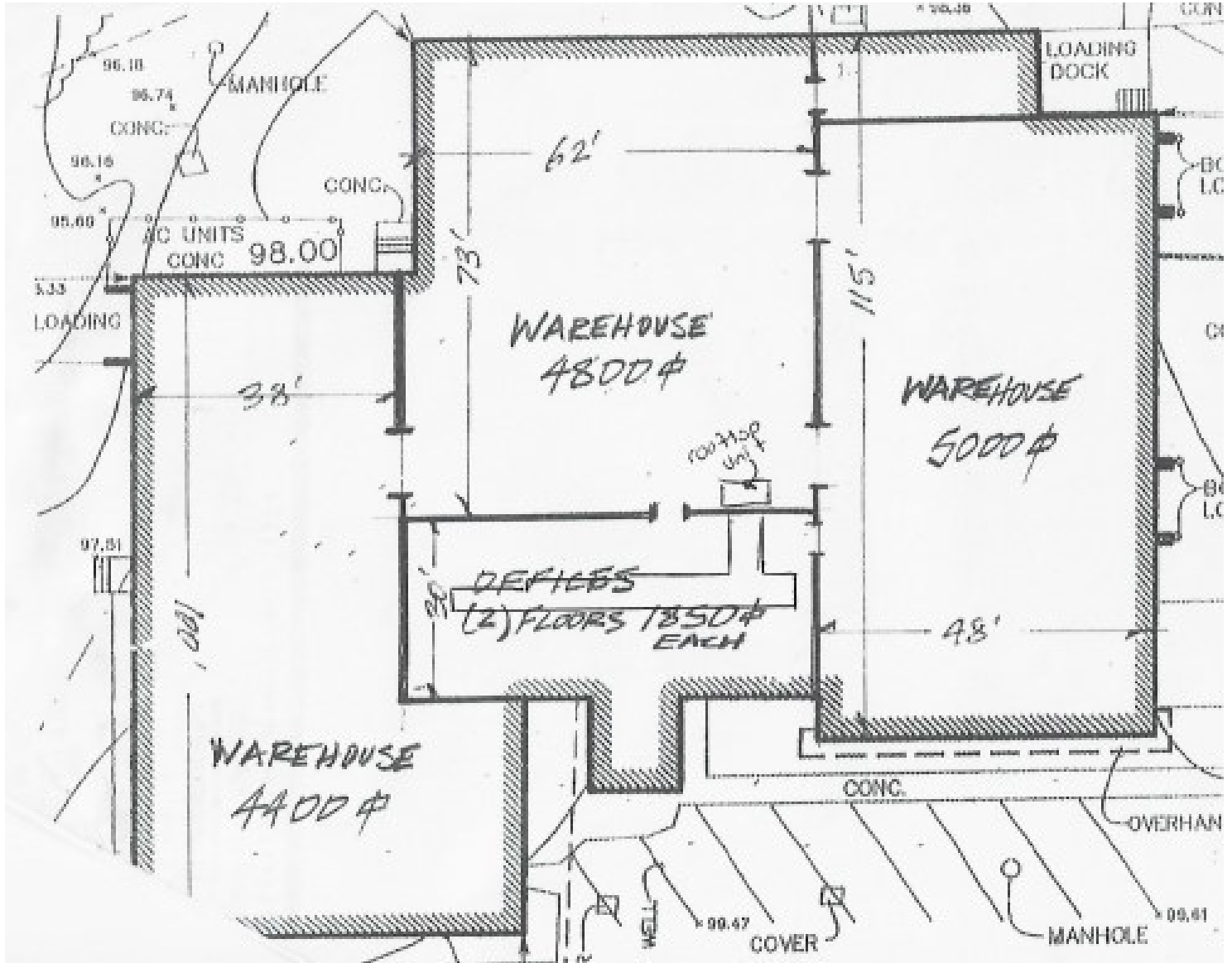
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Floor Plan

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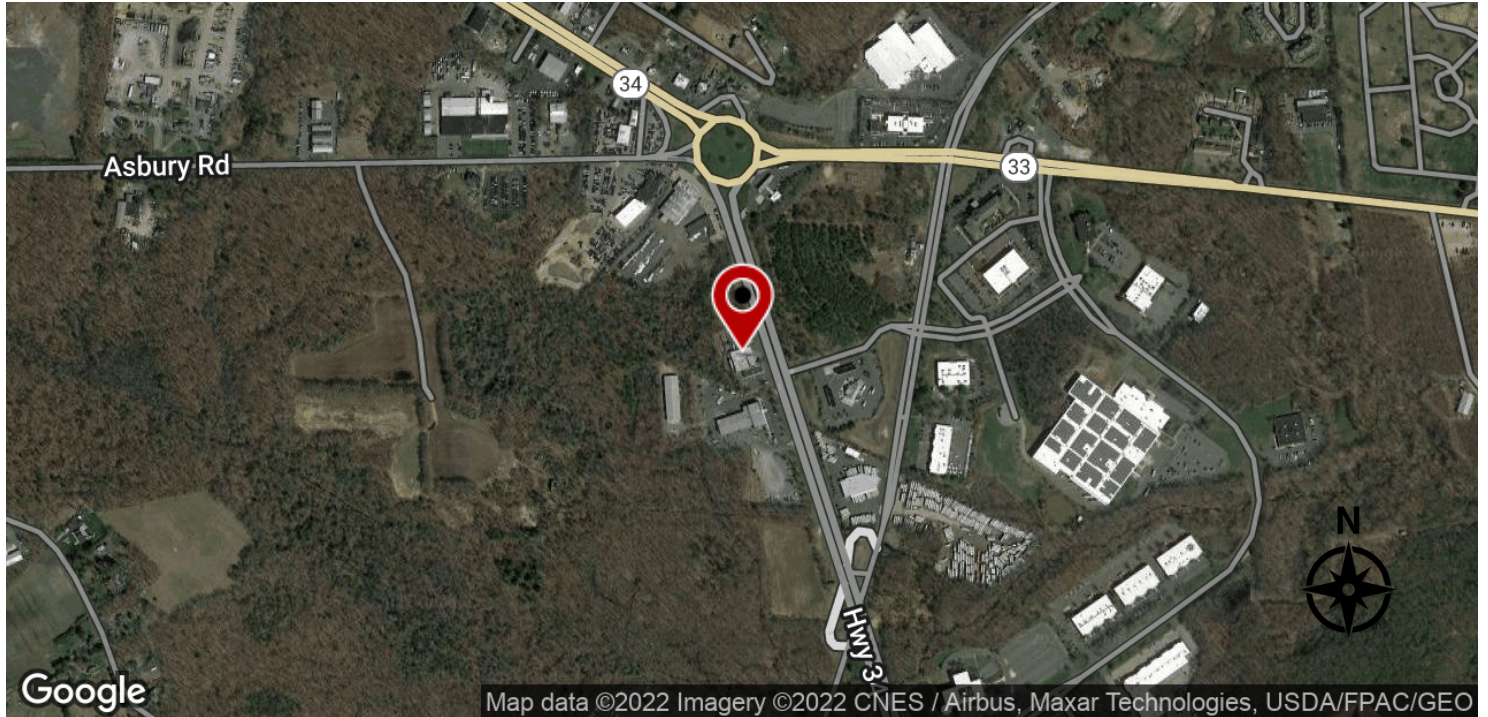
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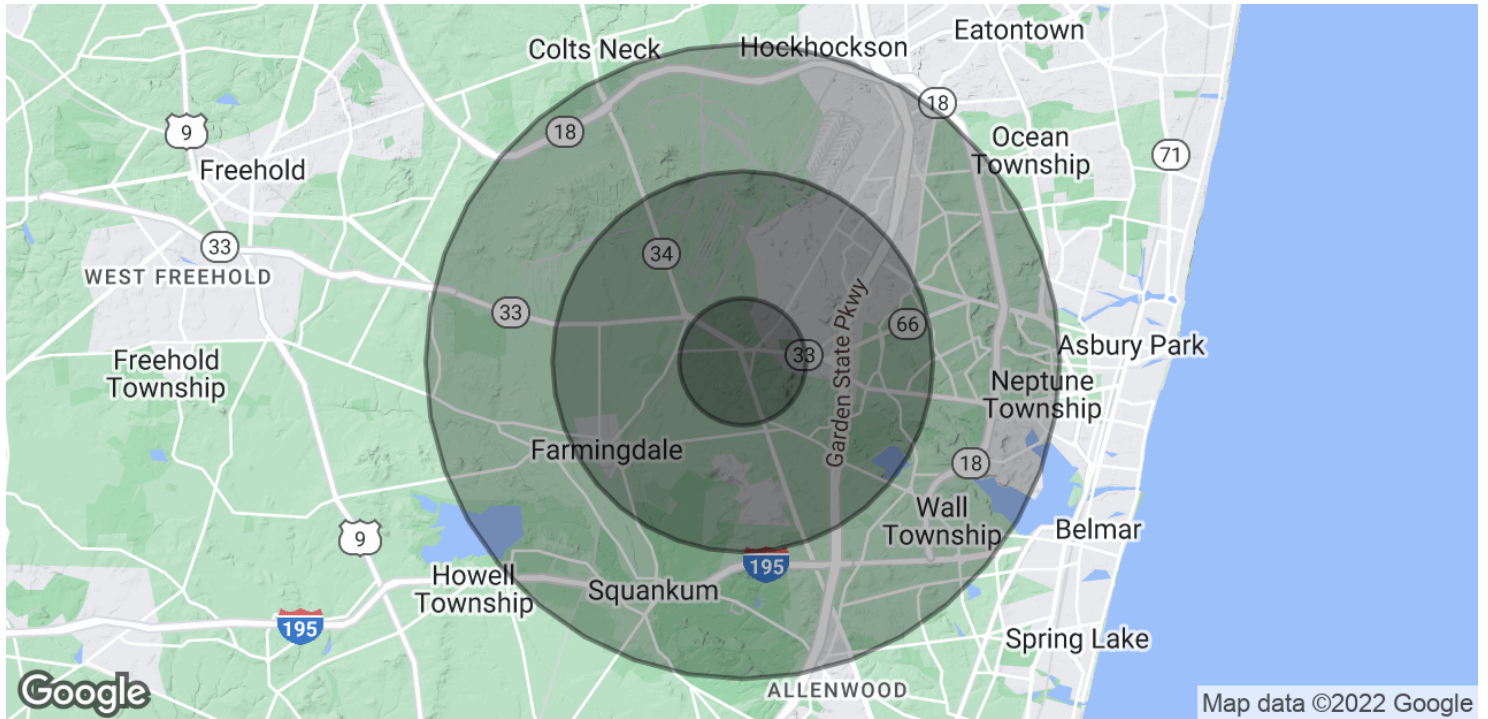
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	746	10,652	49,565
Average Age	37.5	52.7	46.0
Average Age (Male)	32.8	52.7	45.5
Average Age (Female)	39.6	54.7	48.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	278	5,395	21,131
# of Persons per HH	2.7	2.0	2.3
Average HH Income	\$125,083	\$96,451	\$114,838
Average House Value	\$1,113,164	\$646,042	\$566,652

* Demographic data derived from 2020 ACS - US Census

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