

OFFERING MEMORANDUM

227 DELSEA DRIVE

SEWELL, NEW JERSEY

**COMMERCIAL
INDUSTRIAL
SALE OPPORTUNITY**

EXCLUSIVELY LISTED BY

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THE OFFERING

Truck and Classic Car Distribution Facility

PROPERTY ADDRESS	227 Delsea Drive, Sewell, NJ
SQUARE FEET	10,000
LOT SIZE	1.99 Acres
ZONING	Commercial Industrial Zone - Delsea Drive Redevelopment Area
BUILDING FEATURES	6 Drive in Bays
PARKING SPACES	45



PROPERTY SUMMARY

This is a unique opportunity in Washington Township's Commercial/Industrial Zone. The +/- 2 acre parcel boast a newly renovated 10,000 square foot building with six drive in bay doors. The interior layout includes six offices, two post car lifts, new electrical compressor, and fully conditioned interior space. The property is in close proximity to Route 55 and Route 47, and the location is less than 30 minutes to the Walt Whitman and Ben Franklin Bridge.

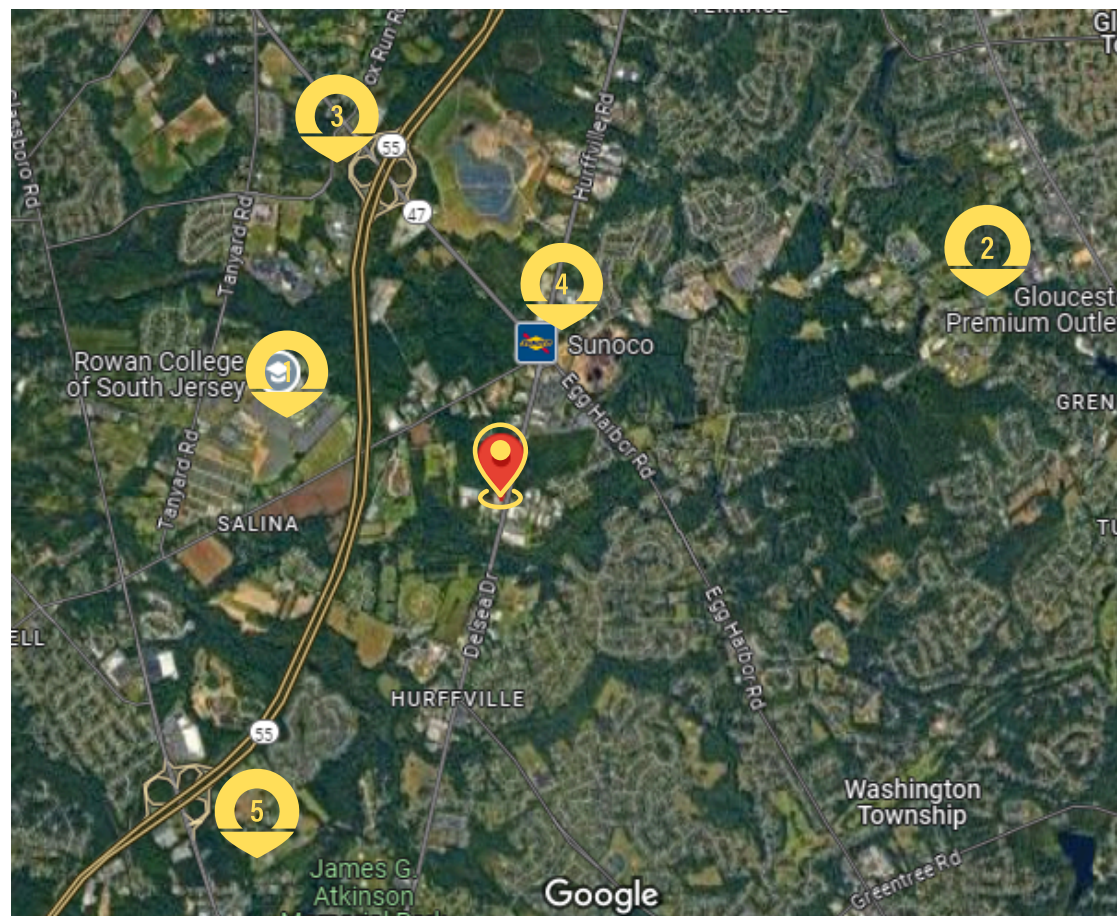
BUILDING HIGHLIGHTS

- Renovated in 2022 with a new facade and newly paved parking lot
- Six drive-in bays
- Fully conditioned interior
- Six office spaces
- Open floorplan
- Two post car lifts
- Appoxy concrete floor



NEARBY AMENITIES

- 1 Rowan College
- 2 Gloucester Premium Outlets
- 3 Route 55 and Route 47
- 4 Five Point Circle - WaWa
- 5 Target, Lowes, Chicfila
- 6 Inspira Hospital



DEMOGRAPHICS

	2 mile	5 mile	10 mile
2020 Population	17,904	173,358	567,470
2024 Population	18,024	175,346	569,947
2029 Population Projection	18,582	179,612	578,203
Annual Growth 2020-2024	0.2%	0.3%	0.1%