



1776 BLOOMSBURY AVENUE

1776 Bloomsbury Avenue, Ocean Township, NJ 07712



PROPERTY DESCRIPTION

1776 Bloomsbury Avenue is an industrial facility being offered for sale in the Ocean Township Industrial Park.

PROPERTY HIGHLIGHTS

- Freestanding Industrial Manufacturing/Distribution facility
- Retail sales are permitted
- Expansive clear-span layout with generous ceiling heights
- Two (2) dock-high loading positions
- Manufacturing facilities recently built for cannabis production
- Ample paved parking for employees and visitors
- Strategic truck circulation minimizes on-site congestion

OFFERING SUMMARY

Sale Price:	\$4,900,000
Building Size:	20,000 SF
Lot Size:	1.64 Acres
Zoning:	I-1 Light Industrial
Ceiling Height:	18'
Loading Docks:	2
2026 Real Estate Taxes:	\$1.33 Per SF (\$26,705.21)
Utilities:	Electric, Natural Gas, City Water, Septic

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	114	510	2,926
Total Population	272	1,248	7,433
Average HH Income	\$143,576	\$154,408	\$142,102

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

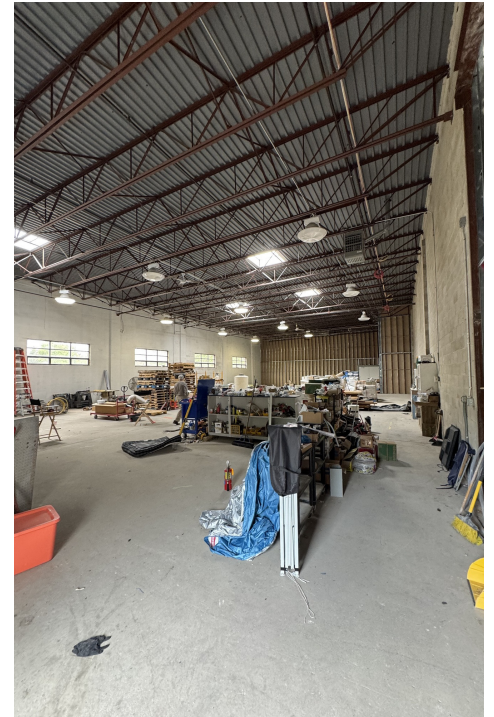
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INDUSTRIAL FOR SALE

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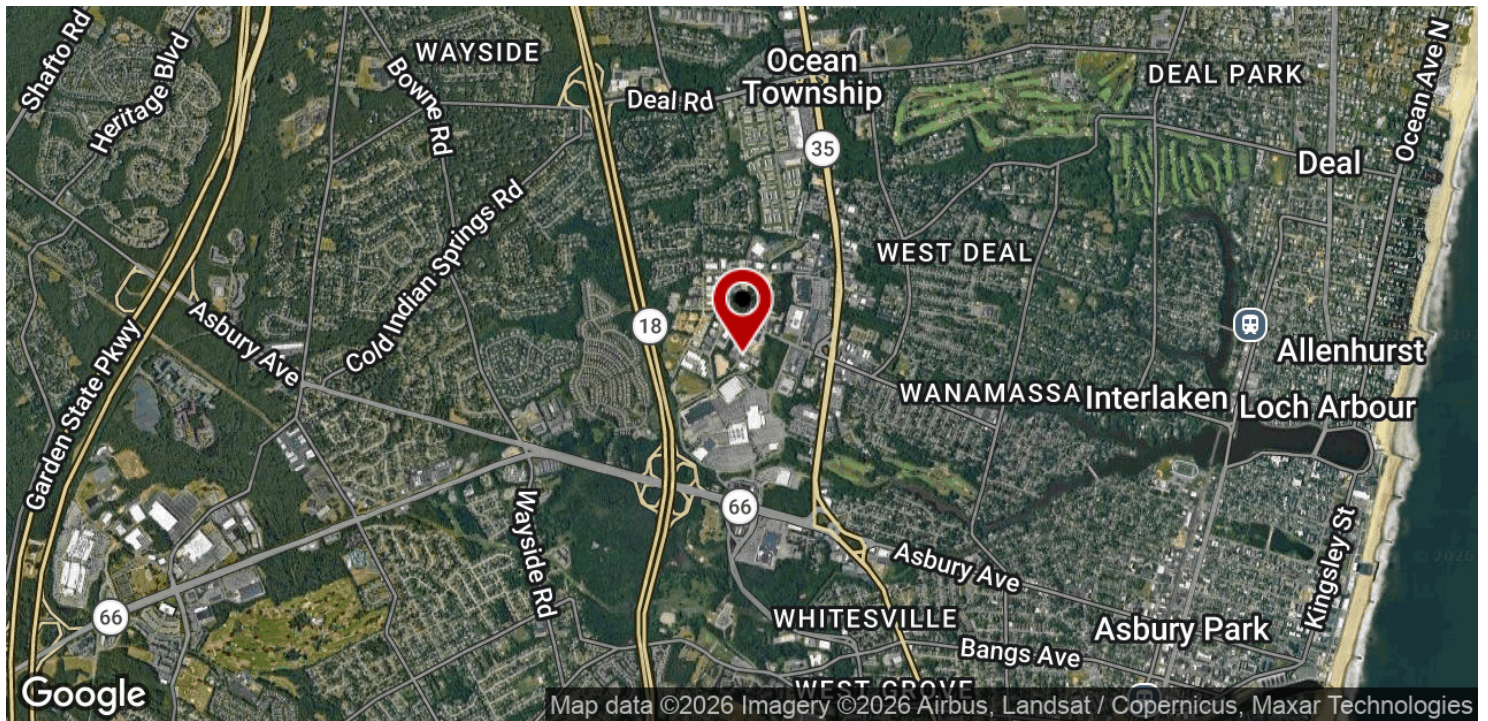
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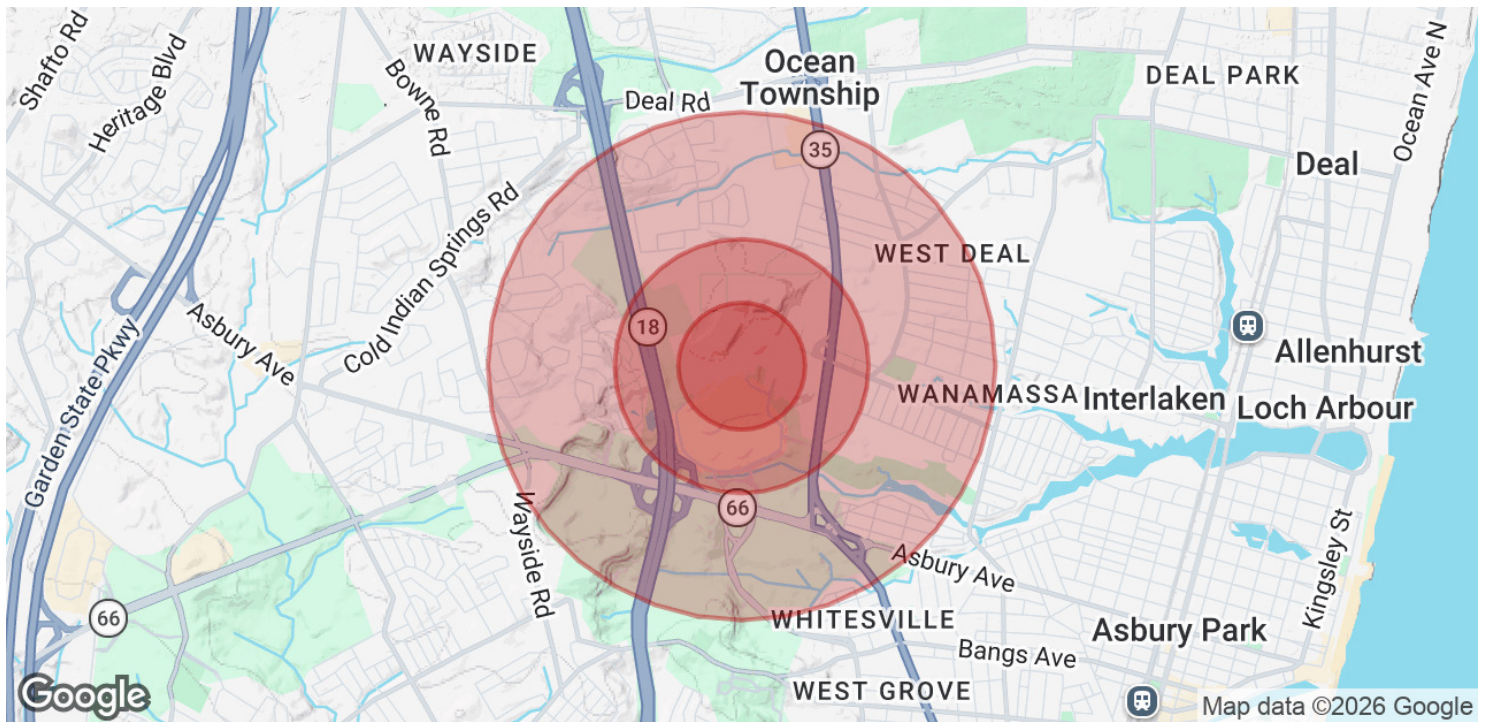
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	272	1,248	7,433
Average Age	47.1	48.2	46.3
Average Age (Male)	45.8	47.2	44.0
Average Age (Female)	48.2	48.8	45.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	114	510	2,926
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$143,576	\$154,408	\$142,102
Average House Value	\$668,731	\$633,489	\$579,750

2023 American Community Survey (ACS)

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