



AVAILABLE FOR SALE

460 NORTH BLACK HORSE PIKE

BLACKWOOD, NEW JERSEY

FLEX/OFFICE SPACE FOR SALE

EXCLUSIVELY LISTED BY:

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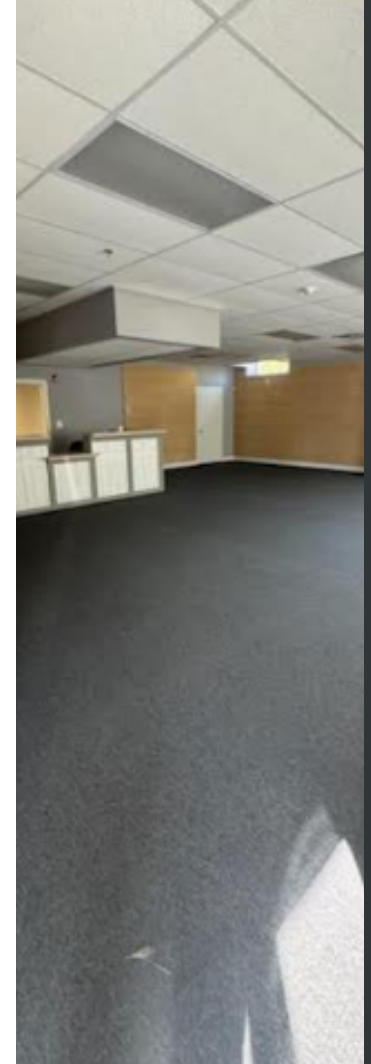
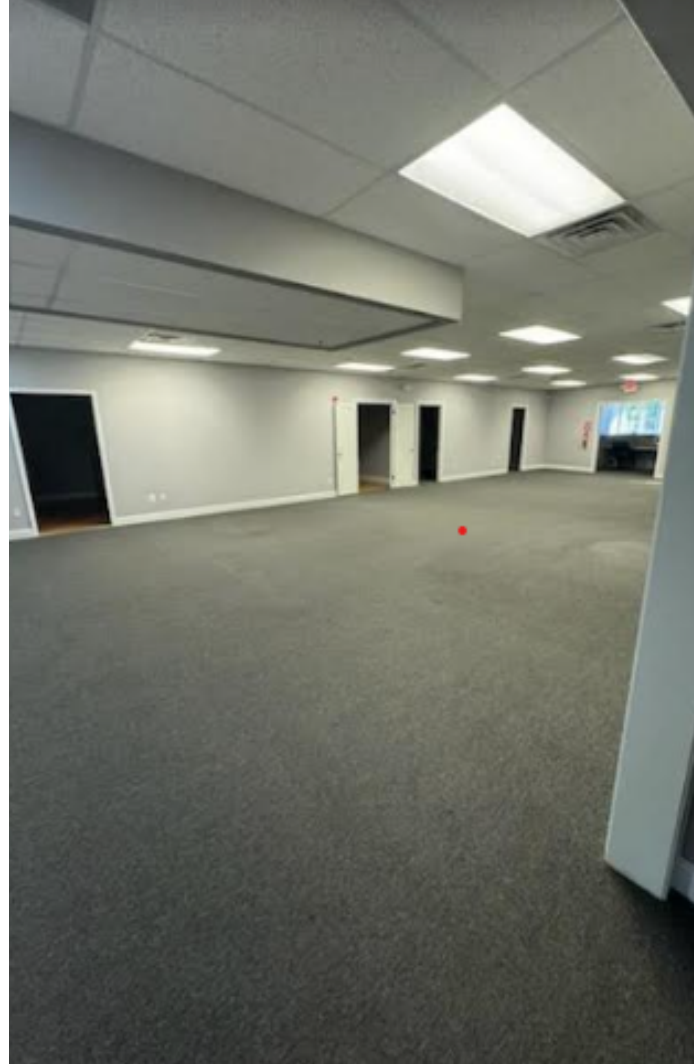
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SALE OPPORTUNITY

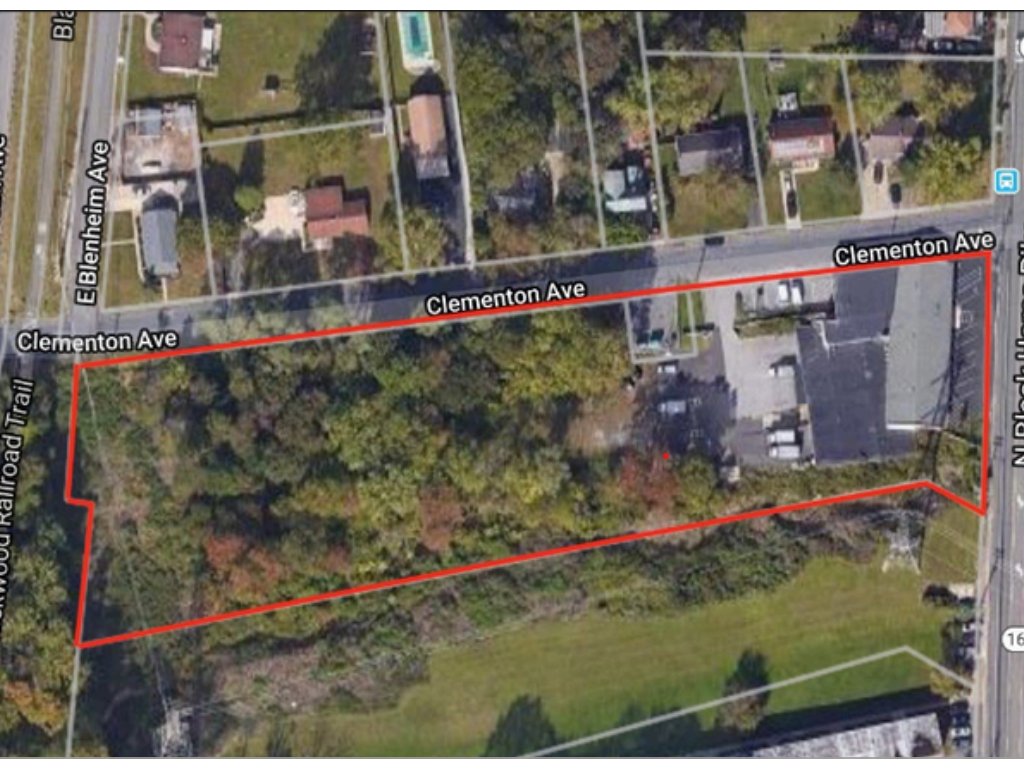
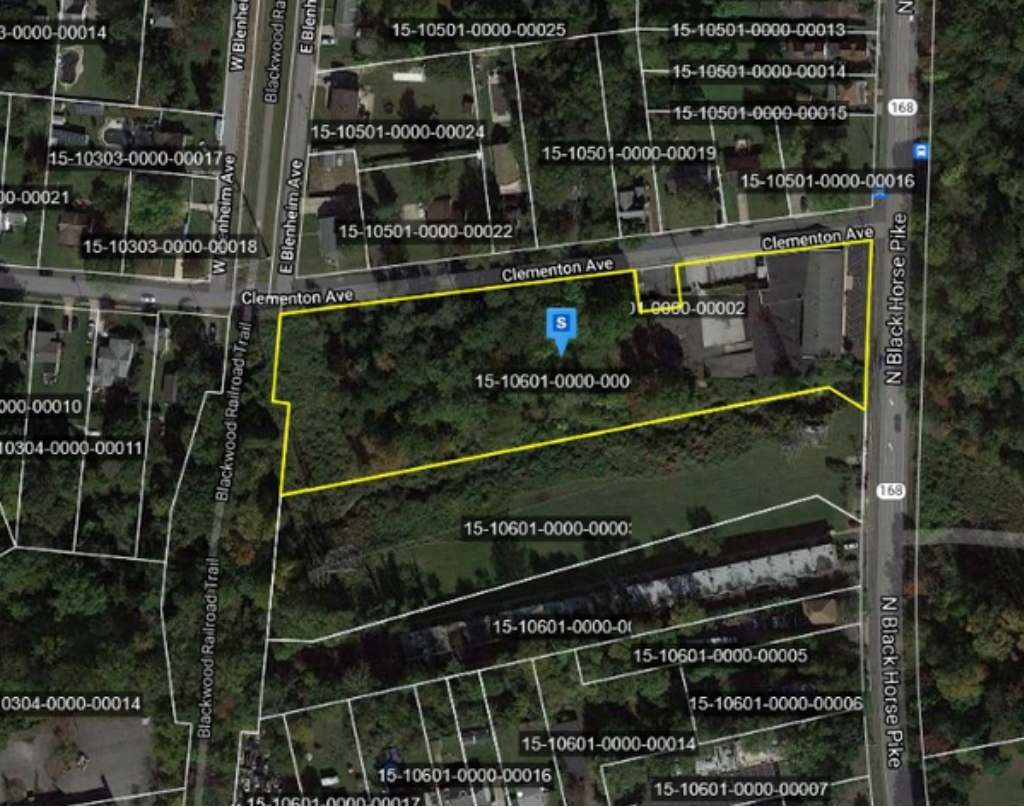
AVAILABLE FOR SALE

Flex Warehouse and Retail/Office Space Available

PROPERTY ADDRESS	460 North Black Horse Pike, Blackwood, New Jersey
SQUARE FEET	+/- 23,000 sqft
LOT SIZE	1.99 Acres
ASKING PRICE	\$2,800,000.00
ZONING	BW-RD: Blackwood West Redevelopment Zone
BUILDING FEATURES	Road frontage on the Black Horse Pike. Front and rear parking accessibility.
PARKING SPACES	20



SALE SUMMARY



PROPERTY SUMMARY

Highly visible flex warehouse, office and/or retail space available for immediate occupancy in BW-RD District of Gloucester Township (Blackwood, NJ). The BW-RD (Blackwood Redevelopment District) is a revitalization program for Gloucester Township's Commercial Center. The property is conveniently located directly on the Black Horse Pike, just minutes from the Route 42 on-ramp. The property is fully supported by all public utilities.

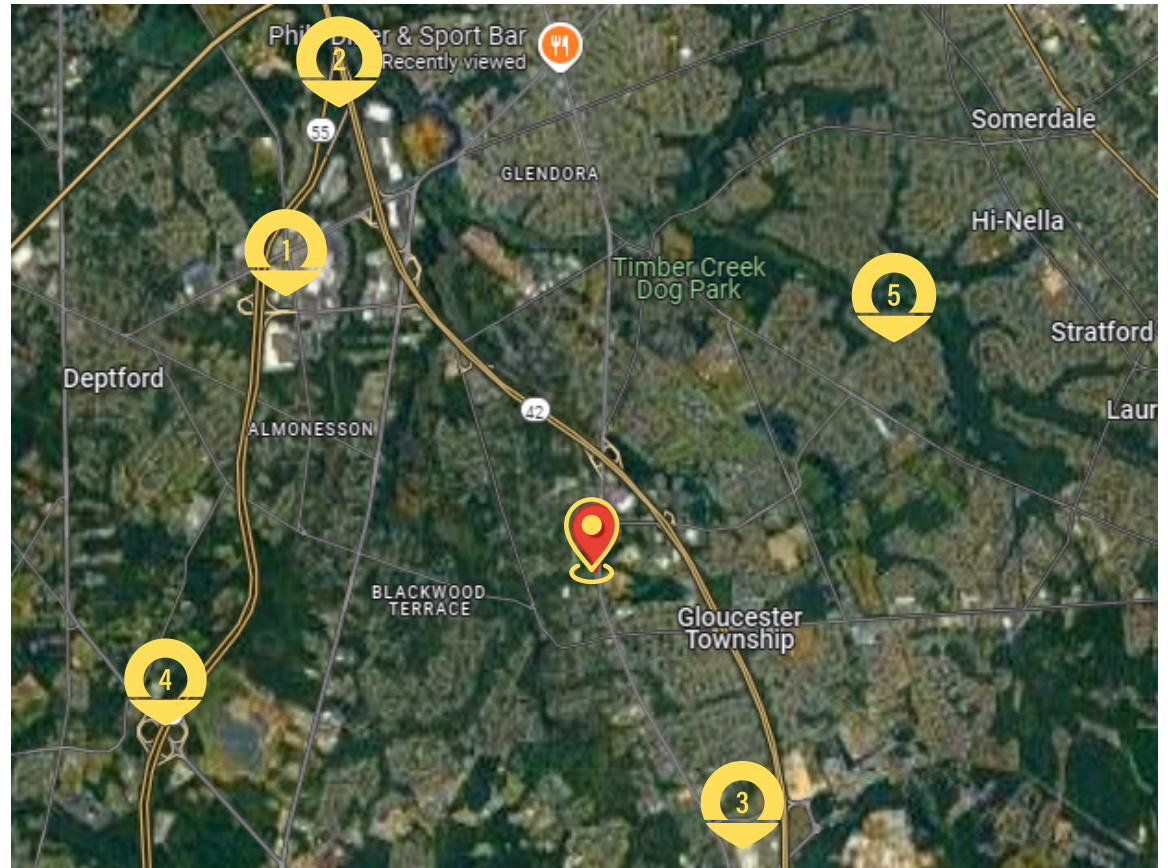
Gloucester Township continues to experience exponential growth with new housing developments and continued focus on the commercial redevelopment of exiting commercial centers.

BUILDING HIGHLIGHTS

- Fully fit-out as an existing flex/office space with warehouse space
- 15,000 square feet of warehouse and 8,000 square feet of office
- Corner lot with turning lane on Black Horse Pike
- Office floor plan consist of multiple offices, kitchenette, two bathrooms, and conference room
- Six (6) parking spaces off of the Black Horse Pike and rear parking availability

NEARBY AMENITIES

- 1 Deptford Mall
- 2 Route 42 and Route 55 Interchange
- 3 Gloucester Premium Outlets
- 4 Route 47 (Delsea Drive) and Route 55
- 5 Trump National Golf Course



DEMOGRAPHICS

Population

	1 mile	3 mile	5 mile
2020 Population	9,798	72,381	221,326
2024 Population	10,229	71,325	218,430
2029 Population Projection	10,392	71,743	220,213