

**1920 S 12TH STREET ROUTE 54**  
FOLSOM, NJ

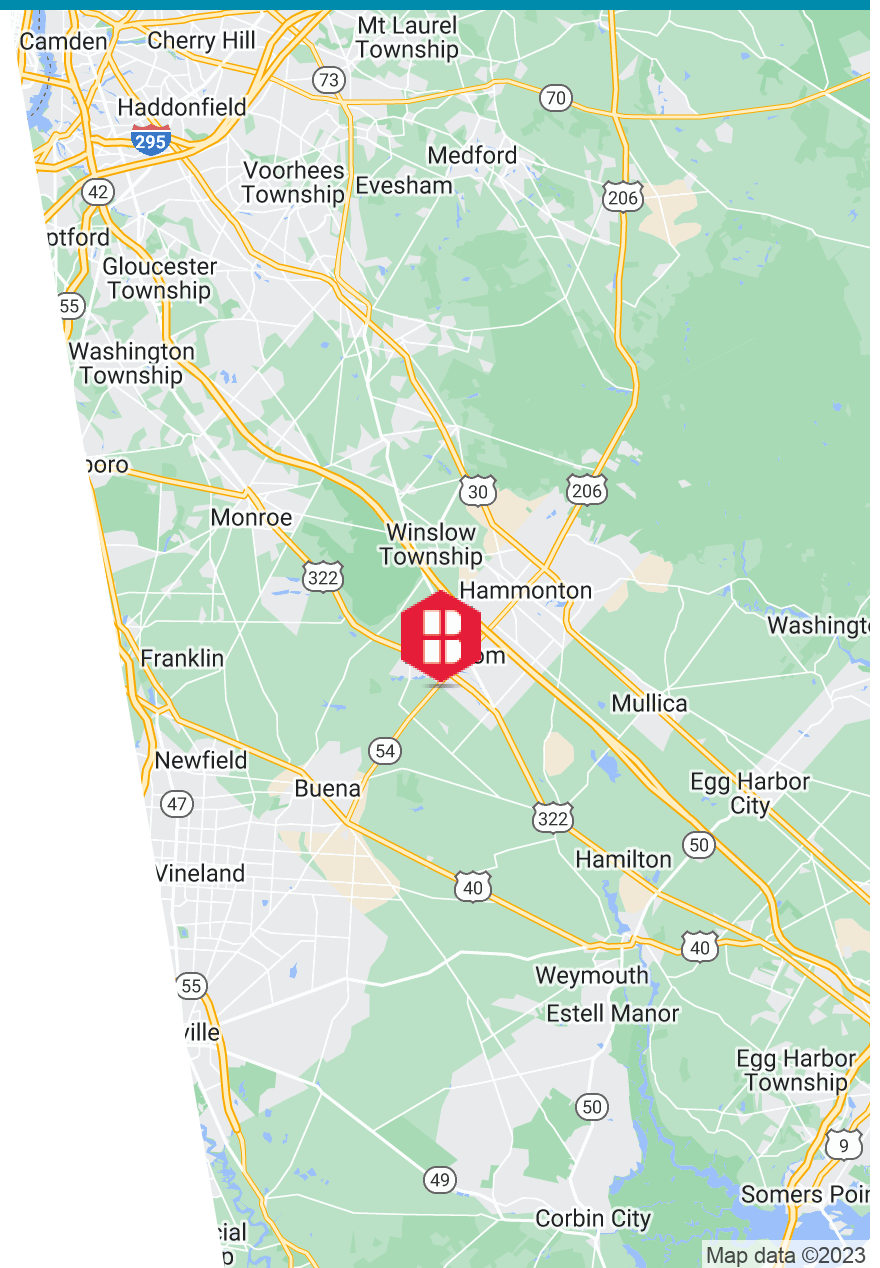
AVAILABLE FOR SALE AND LEASE  
**INDUSTRIAL PROPERTY**

25,000 SF  
30+ ACRES



## PROPERTY HIGHLIGHTS

- 25,000 SF (Clear Span) on 30+- Acres (Additional acreage available for potential expansion)
- 31' Clear Height
- Crane Served
- Multiple loading points
- Potential for rail service
- Zoned RDI – Rural Development Exclusive Industry (Buena Vista Township) and Rural Development (Folsom Borough).
- Restrictive deed prohibiting the site to be used for or permit the use of (i) mining, excavation or extraction of sand, gravel, clay, overburden, dolomite, limestone, sandstone, boulders, stones or rocks suitable for use in building, construction and road making (including concrete, clay brick, asphalt, roadbeds, railroad ballast or other use), (ii) operation of an asphalt plant or asphalt-related business, (iii) operation of a concrete, concrete block, glass, or other building products plant, or (iv) operation of concrete batch plant (including both ready-mix plants and central-mix plants) or (v) operation of a concrete paver, edger or pre-built modular hardscapes plant.
- Close proximity to AC Expressway, Route 322 & Route 30



# ADDITIONAL PHOTOS





# DEMOGRAPHICS MAP & REPORT

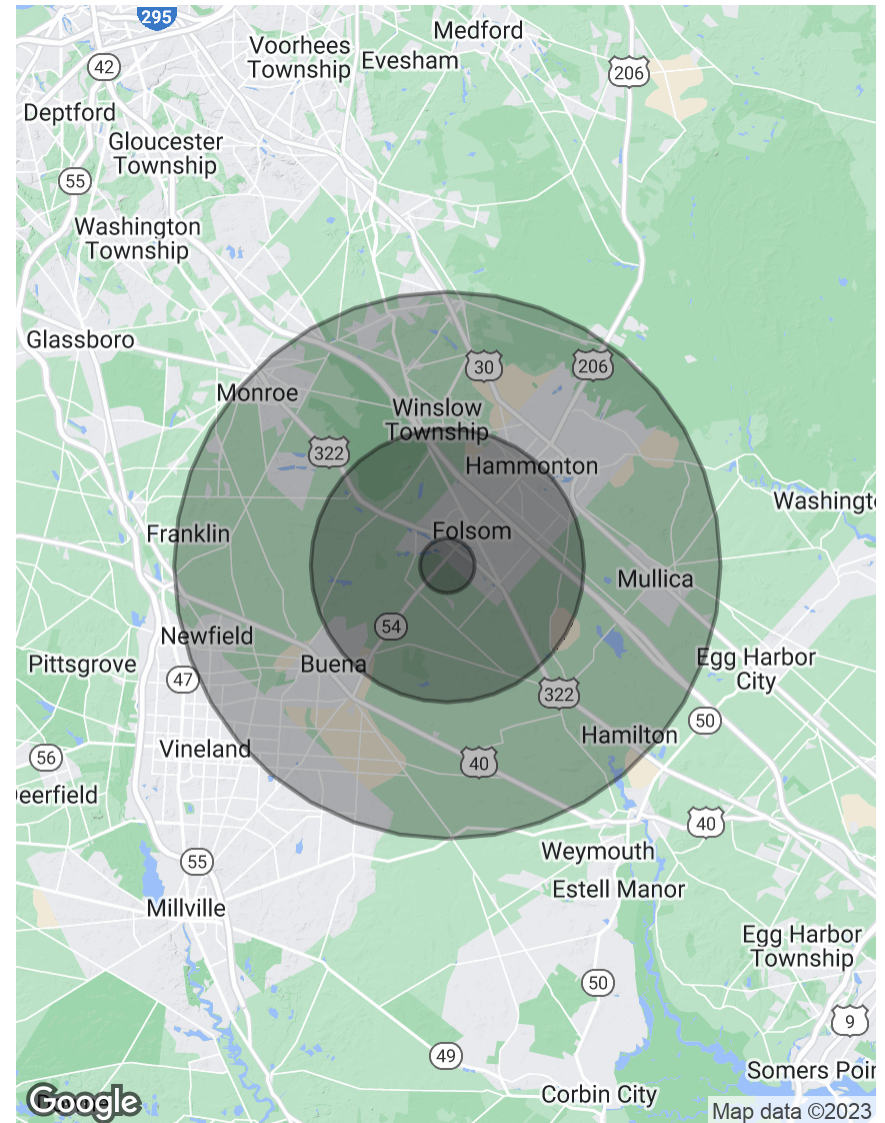
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	760	14,918	88,869
Average Age	39.3	41.8	40.8
Average Age (Male)	35.4	40.2	39.4
Average Age (Female)	46.4	44.6	42.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	294	6,182	33,981
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$81,867	\$76,880	\$86,765
Average House Value	\$207,368	\$206,604	\$211,751

\* Demographic data derived from 2020 ACS - US Census



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