

110 Woodfern Road | Branchburg, NJ 08853

FOR SALE | 65,000 SF INDUSTRIAL PARK ON 17 ACRES



PROPERTY DESCRIPTION

This unique 17+ acre industrial park offers a rare opportunity for investors or developers seeking a strategic value-add redevelopment project. The offering includes 8 condo units totaling approximately 65,000 SF. The existing buildings require significant renovation, providing the opportunity for adaptive reuse or complete redevelopment.

The property's strategic value is enhanced by its township-approved entitlements, including multi-use commercial, light industrial, office, and laboratory uses per Board of Adjustment Resolution.

PROPERTY HIGHLIGHTS

- **Seller financing available**
- Majority ownership interest in the condo association
- Additional 33,000 SF of condo units available for purchase
- Clean Environmental (NFA Letters)
- Wide range of uses approved
- Development Areas: Two established areas (1.9 & 1.1 acres) for additional construction

OFFERING SUMMARY

Sale Price:	\$3,350,000
Lot Size:	17.78 Acres (no wetlands)
For Sale:	8 condo units
Total Building Size:	65,000 SF
Industrial Space:	54,000± SF
Office Space:	11,000± SF
Occupancy:	Fully vacant
Utilities:	Sewer and on-site well water
Loading:	Various tailboards and drive-in doors
2024 Taxes:	\$49,339
Block:	90.01
Lots:	1, 19, 4.011, 4.012, 4.021, 4.022, 4.03, 4.04



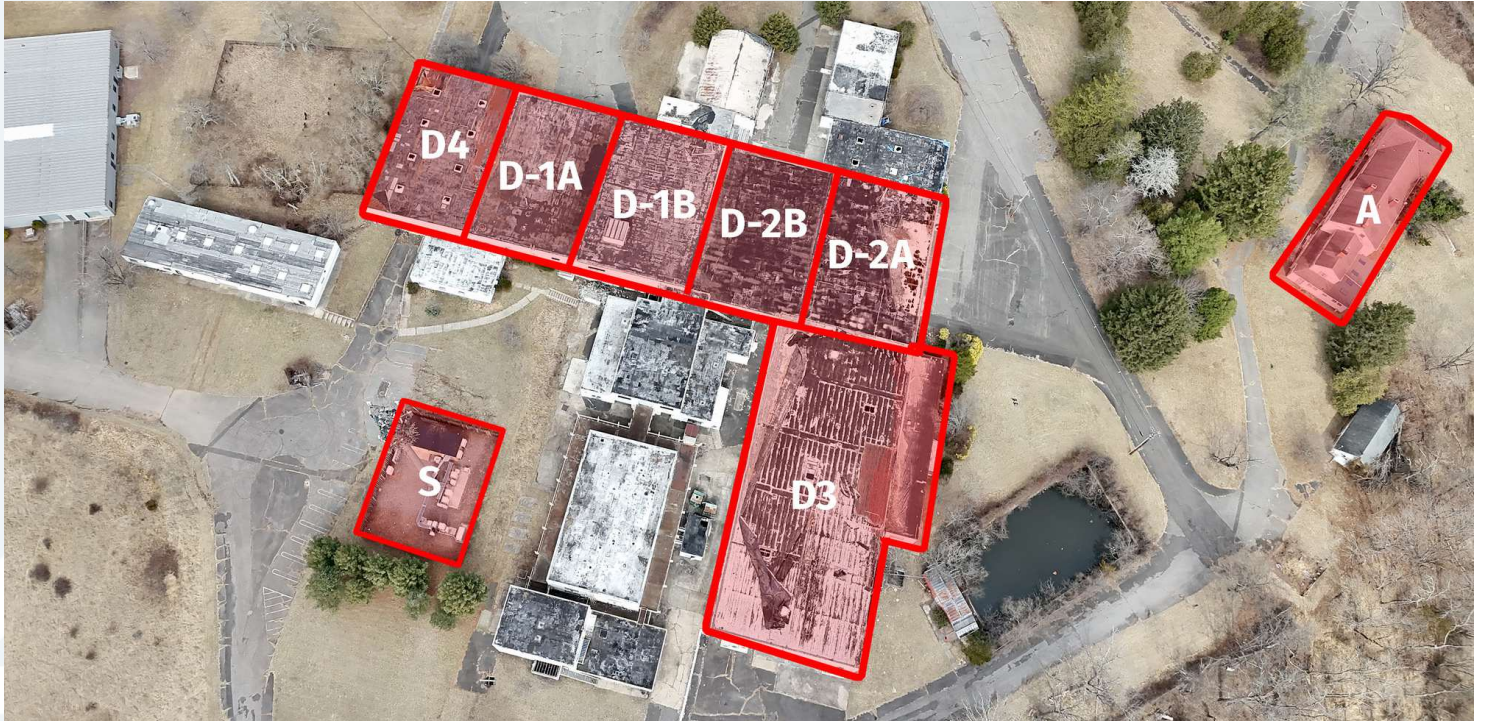
MAX LEVINSTON

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ADDITIONAL PHOTOS

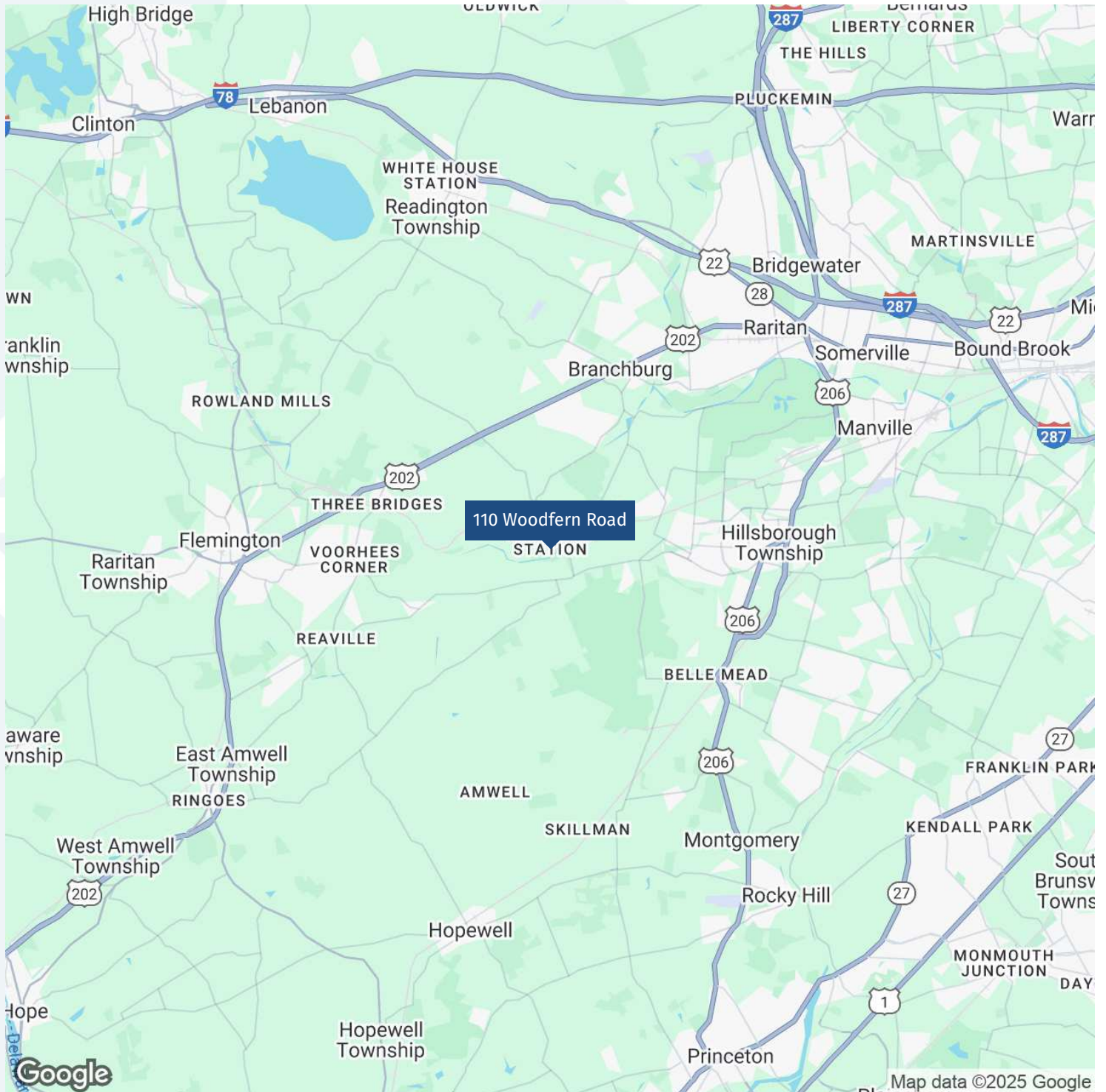


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LOCATION MAP

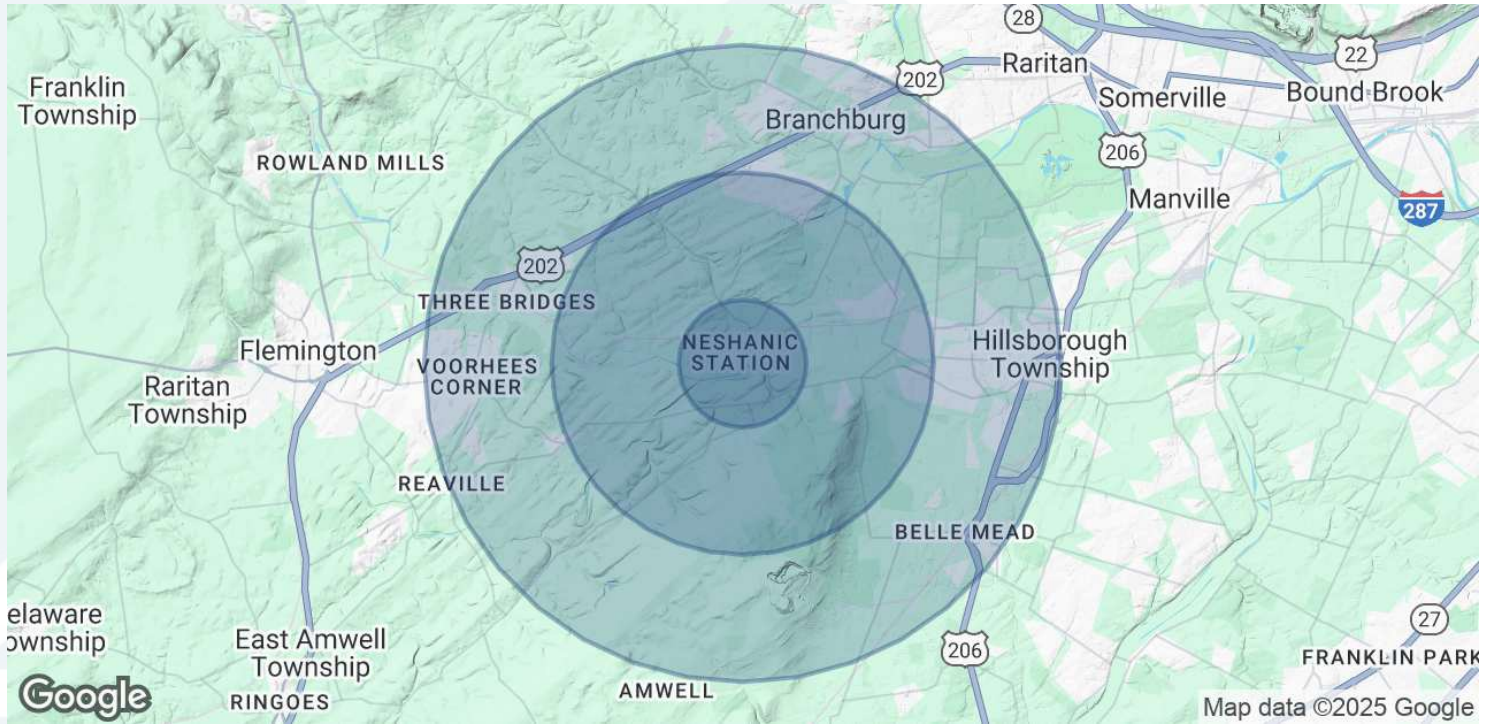


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	931	11,205	49,993
Average Age	44	44	42
Average Age (Male)	43	43	41
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	306	3,822	18,102
# of Persons per HH	3	2.9	2.8
Average HH Income	\$279,678	\$253,978	\$224,413
Average House Value	\$764,217	\$677,857	\$613,525

Demographics data derived from AlphaMap

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