



82 E Browning Road
Bellmawr, NJ 08031
OFFERING MEMORANDUM

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BELLMAWR

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INVESTMENT SUMMARY

Welcome to 82 E Browning Rd, a prime investment opportunity in Bellmawr, NJ, offering a versatile multi-tenanted warehouse property with a range of income-generating features. Situated just outside Philadelphia in a bustling working-class town, this property provides easy access to major highways including I-295, NJ Turnpike, and I-76, making it a convenient location for tenants and businesses alike.

This expansive property is nearly fully occupied, housing a diverse mix of local contractors, landscapers, car and truck repair businesses, self-storage tenants, and more. All tenants are on flexible one-year or month-to-month leases, providing the owner with significant flexibility to increase rents, modify lease terms to net leases, or reconfigure the tenant mix. Most tenants have been long-term occupants and are paying below market rent, offering an opportunity for immediate rent adjustments.



PROPERTY SUMMARY

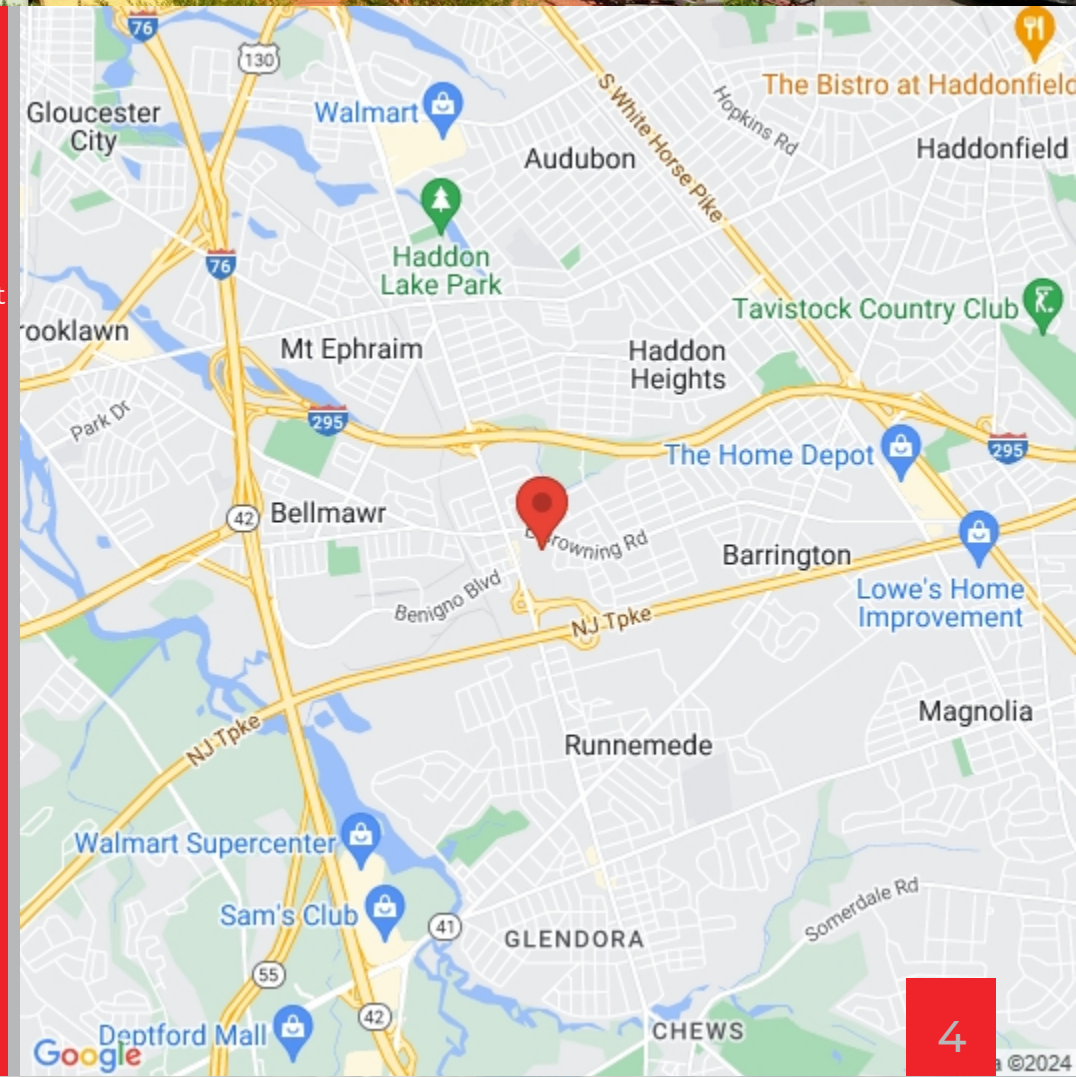
Offering Price	\$4,500,000.00
Building SqFt	33,000 SqFt
Lot Size (SF)	230,868.00 SqFt
Parcel ID	04 00137-0000-00043
Zoning Type	INDUSTRIAL
County	Camden
Frontage	171.00 Ft
Coordinates	39.865079,-75.076271





INVESTMENT HIGHLIGHTS

- Industrial Outdoor Storage: Ideal for contractors and businesses needing space to store materials and equipment.
- Contractor and Self-Storage Containers: High demand with a waiting list for additional storage units, presenting immediate revenue growth potential.
- Multi-Bay Garage: Suitable for automotive and repair businesses.
- Additional Smaller Warehouse: Perfectly suited for a mechanic shop or similar operations.
- Low Maintenance: The property is fully fenced and requires minimal upkeep, ensuring a hassle-free ownership experience.
- Expansion Potential: With ample space to add more storage containers, there is significant potential to increase revenue. The current high demand for storage space and the waiting list for units underscore this opportunity.





LOCATION HIGHLIGHTS

- Prime Location for Logistics: Immediate access to major highways (I-295, Route 42, New Jersey Turnpike) offers efficient routes to Philadelphia, New York City, and key East Coast ports, ideal for logistics and distribution operations.
- Established Industrial Zone: Located within a well-established industrial area with surrounding businesses in manufacturing, warehousing, and distribution, creating a synergistic environment for industrial operations.
- Robust Utility Infrastructure: Equipped with essential utilities (high-capacity electricity, water, gas) and high-speed internet, supporting large-scale and modern industrial operations.
- Access to Major Markets: Close to major consumer markets in Philadelphia and the Northeastern corridor, providing a strategic advantage for goods distribution and last-mile delivery.
- Growth and Expansion Potential: Opportunities for site expansion or redevelopment, with ongoing infrastructure improvements expected to enhance accessibility and increase property value.
- Strong Workforce Accessibility: Proximity to residential areas provides access to a skilled labor force, with public transportation options ensuring reliable employee commutes.
- Supportive Business Environment
Bellmawr and Camden County offer business-friendly policies, tax incentives, and grants aimed at attracting and retaining industrial enterprises, making it an attractive area for investment.
- Zoning and Permitting: The property is zoned for industrial use, ensuring compatibility with a wide range of industrial activities and streamlining the process for obtaining necessary permits.





RENT ROLL

Space	Tenant	Type	Access	SF	2nd level	Cur-Rent
G1	Jeffers	Garage	Small overhead	550		\$335
G2	Jeffers	Garage	Small overhead	460		\$335
G3	Jeffers	Garage	Small overhead	250		\$335
G4	Jeffers	Garage	Small overhead	250		\$335
G5	Marone	Garage	Small overhead	250		\$260
G6	Marone	Garage	Small overhead	500		\$410
DW13 - DW14	Jeffers	Garage - office		2225		\$1190
W1F	Trawan	Warehouse	Overhead	1,670		\$1440
W1R	Tykwinski	Warehouse	Overhead	1,670		\$1425
W2 - W3	Orens	Warehouse	Overhead	1,740	620	\$1,625.00
W4	Orens	Warehouse	OH-from W2	780		\$455.00
W5F	Guntton	Warehouse	Overhead	1,496		\$1325
W5R	Pinnacle	Warehouse	Overhead	3,464		\$3786
3rd Fl Office - F	Pinnacle	Office	Regular door - steps	1600		
3rd Fl Office - R	Vacant	Office	Regular door - steps	800		
W6A	Phillips	Warehouse	Overhead	1200		\$925
W6B	Soil Borings	Warehouse	Overhead	1,200		\$1000
W7		Warehouse	Small overhead	1,200		\$1900
W7O		Office	Regular doors	1212		
W8	Stride	Warehouse	Overhead	910		\$1000
W9	Zgorski	Warehouse	Overhead	3,136		\$2650
W10	Sano	Warehouse	Overhead	595		\$700
W11	Sano	Warehouse	Regular door	1368 - 650		\$1775
W12	Sano	Warehouse	Overhead	905		\$0
P1	Jeffers	Parking lot				\$600
P2	Jeffers	Parking lot		8000		\$500
P3A	Romero	20-Container				\$119
P3B	Price	20-Container				\$119
P3C	Hardy	20-Container				\$119
P3D	Gilbert	20-Container				\$119
P3E	Gilbert	20-Container				\$119
P3F	Beck	20-Container				\$119
P3G	Christina	20-container		160		\$119
P3H	Niessner	20-Container				\$119
P3I	Waddell	20 container				\$119
P3J	Christina	20 container		160		119
P3K-L	Chappell	40 container				200
P3M	Jeffers	40-container		320		200
P3V	Brandt	20 container				119
P3W	Woodward	20 container				119
P3X	Fogarty	20 container				119
P3Y	Hardy	20 container				119
P3Z	Gallucci	20-container				119
P4 - P5A	Direnzo	Parking lot				\$395
P5B	D'Alonzo	22' wide				\$90
P6	Tykwinski	Parking lot - grass		3000		\$450
FP-1						
FP-2	Pella	Dumpster				
FP-3	Pella	Parking Space				
FP-4	Bonomo	Parking space				\$50
RC-1	Allyson C	20 container		160		\$119
RC-2	Allyson C	20 container		160		\$119
RC-3	Polanco	20 container		160		\$119
RC-4	Gabriel	20 container				\$119
RC-5	Rattel	20 container				\$119
RC-6	Asher	20 container				\$119
RC-7	Gallucci	20-container		160		\$119

Space	Tenant	Type	Access	SF	2nd level	Cur-Rent	Pot-Rent
C1	Sano	20-Container		160		\$119	
C2	Christina	20-Container		160		\$119	
C3	Zgorski	20-Container		160		\$119	
C4	Jacob	20-Container		160		\$119	
C5	Barwise	20-Container				\$144	
C6	Gallucci	20-Container		160		\$119	
C7	Rettig	20-Container				\$119	
C8	Seidemann	20-Container				\$119	
C9	Kasprzyk	20-Container				\$119	
C10	Chappell	20-Container		160		\$119	
C11	Edmonds	20-Container		160		\$119	
C12	Faison	20-Container		160		\$119	
BC-1							\$119
BC-2							\$119
BC-3							\$119
BC-4							\$119
BC-5							\$119
BC-6							\$119
BC-7							\$119
BC-8							\$119
BC-9							\$119
BC-10							\$119
BC-11							\$119
BC-12							\$119
BC-13							\$119
LC-6	Bazan	40-Container		320		\$200	
LC-7	Murphy	40-Container		320		\$200	
LC-8	Formisano	40-Container		320		\$200	
LC-9	Glowski			320		\$200	
LC-10	Merlino	40-Container		320		\$250	
LC-11	Edmonds	40-Container		320		\$200	
RP1-2	Halas	Parking				\$100	
RP-3	Pendino	Parking				\$50	
RP-4	Pendino	Parking				\$50	
T-1	Fleig	Trailer				\$75	
T-2	Ajaodi	Tent				\$50	
House		House				\$1750	
						\$33087	\$1547
							\$34,634.00

OVERVIEW & ASSUMPTIONS

Total Operating Income	415,608.00
Expenses	
Utilities	23,547.91
Maintenance	24,365.32
Cleaning and Janitorial	1,335.63
Lawn and Snow Removal	1,947.60
Property and Liability Insurance	20,105.71
Real Estate Tax	30,208.00
Total Operating Expense	101,510.17
NOI - Net Operating Income	314,097.83

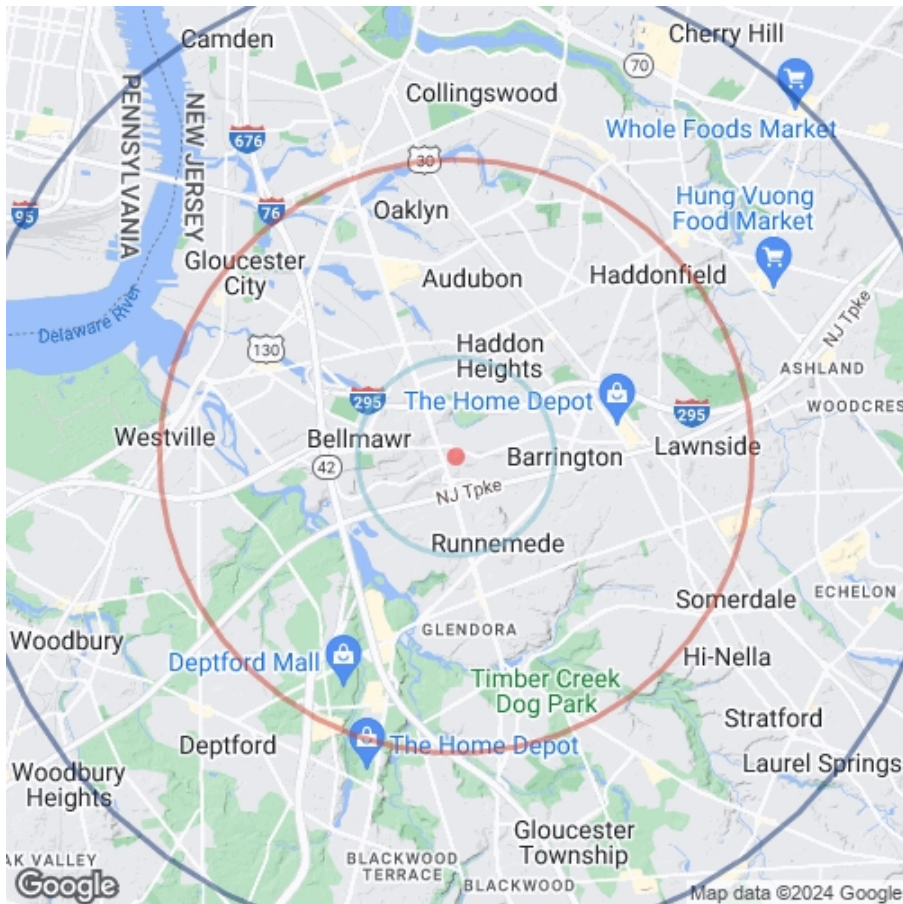




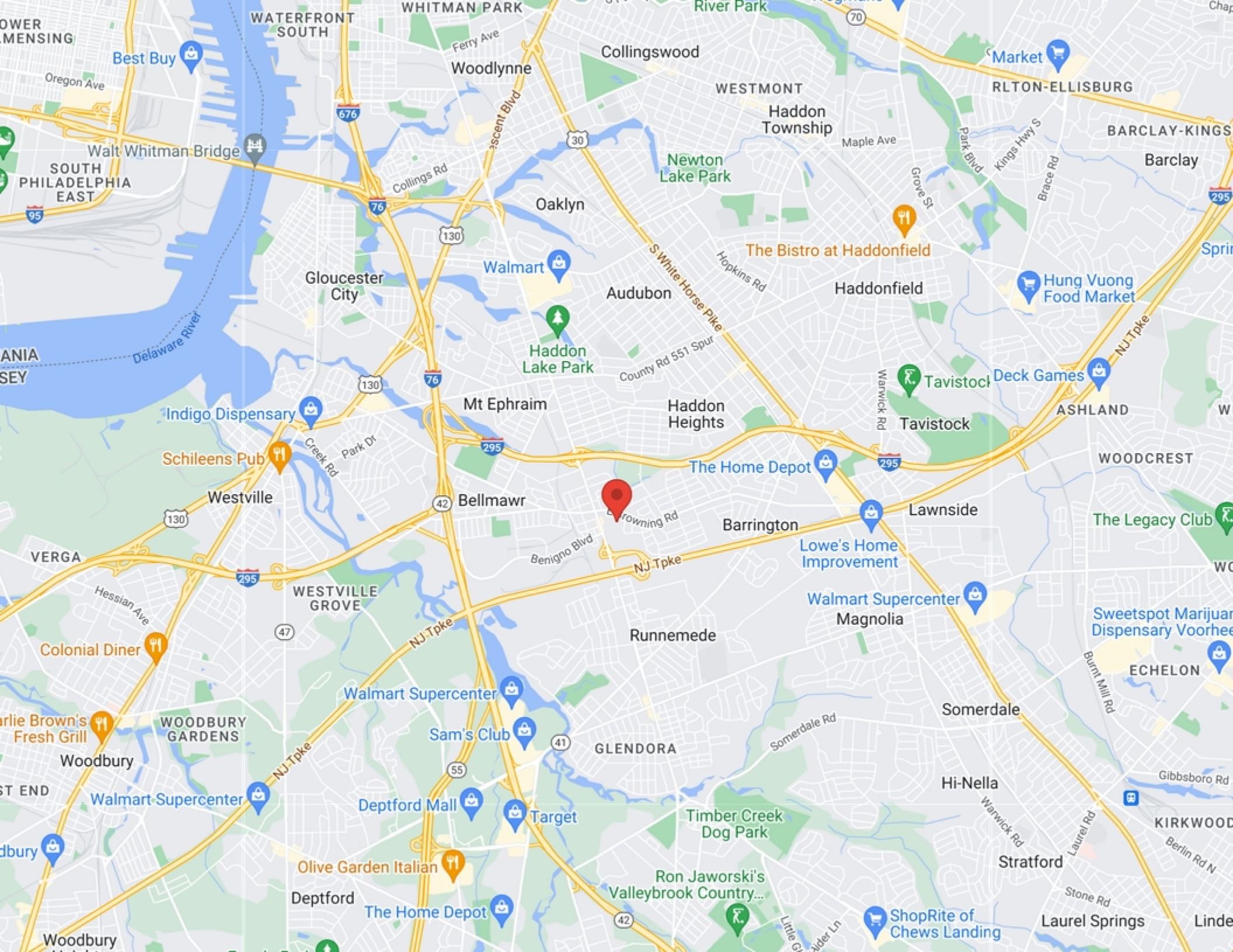
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,516	103,988	272,947
2010 Population	12,777	106,036	273,136
2024 Population	12,667	107,438	277,899
2029 Population	12,412	106,282	277,181
2024-2029 Growth Rate	-0.41 %	-0.22 %	-0.05 %
2024 Daytime Population	11,249	88,238	251,125

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	272	2,977	10,317
\$15000-24999	351	2,543	6,552
\$25000-34999	333	2,382	6,096
\$35000-49999	423	3,600	9,517
\$50000-74999	776	6,697	17,577
\$75000-99999	792	6,119	14,387
\$100000-149999	1,144	8,614	20,992
\$150000-199999	629	5,362	13,037
\$200000 or greater	556	6,029	15,134
Median HH Income	\$ 88,476	\$ 89,551	\$ 85,051
Average HH Income	\$ 112,278	\$ 121,556	\$ 117,658



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,064	41,550	106,777
2010 Total Households	5,174	42,632	108,580
2024 Total Households	5,275	44,331	113,625
2029 Total Households	5,288	44,777	115,599
2024 Average Household Size	2.4	2.42	2.43
2024 Owner Occupied Housing	3,952	31,085	73,331
2029 Owner Occupied Housing	4,129	32,890	77,957
2024 Renter Occupied Housing	1,323	13,246	40,294
2029 Renter Occupied Housing	1,159	11,888	37,641
2024 Vacant Housing	318	2,318	7,661
2024 Total Housing	5,593	46,649	121,286



CITY OF BELLMAWR

AREA

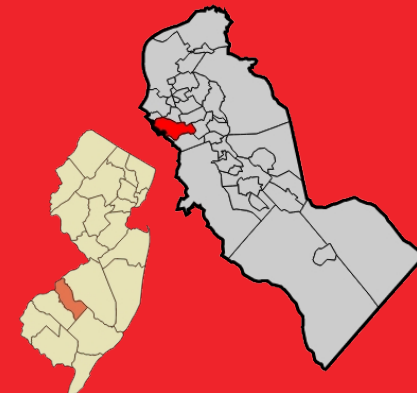
POPULATION

POPULATION	11,707
ESTIMATE (2023)	11,724
RANK	216
DENSITY	3,923.30 SQ MI



ABOUT BELLMAWR

Bellmawr (pronounced "BELL-mar") is a borough in Camden County, in the U.S. state of New Jersey. As of the 2020 United States census, the borough's population was 11,707, an increase of 124 (+1.1%) from the 2010 census count of 11,583, which in turn reflected an increase of 321 (+2.9%) from the 11,262 counted in the 2000 census. Bellmawr is home to the main post office for the area, one of the largest in the state of New Jersey, handling an average of 4.5 million pieces of mail daily.



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