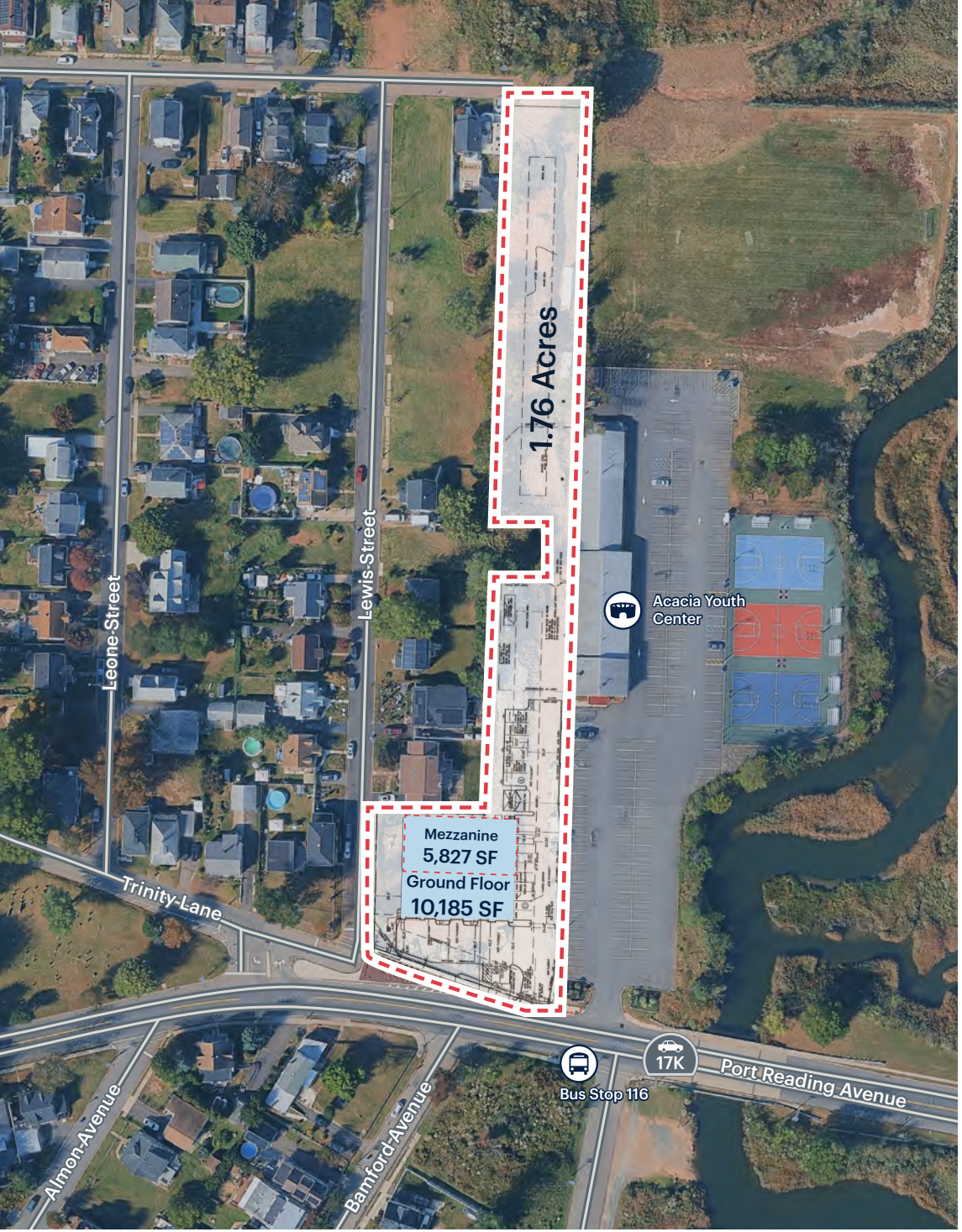


For Lease or Sale

RIPCO
RETAIL LEASING

Mocci Industrial Park

75 Port Reading Avenue
Woodbridge Township, NJ 07095

10,185 SF + 5,827 SF Mezzanine on 1.76 Acres

Approved Flex Space Development Site
for Lease or Sale

Contact
Exclusive Agent

Bill Lenaz
blenaz@ripconj.com | 732.991.7828

Space Details



Size	Land	1.76 Acres
	Ground Floor	10,185 SF
	Mezzanine	5,827 SF
	Total	16,012 SF on 1.76 Acres
Frontage	190 FT	
Possession	Immediate	
Rent	$40.00 PSF NNN	
Taxes & CAM	TBD	
Neighbors	Acacia Youth Center, Mulberry Street Restaurant, Barron Arts Center, Wonder, The UPS Store	
Comments	Within close proximity to Routes 1, 35, and 95, Garden State Parkway, and NJ Turnpike Approved flex space - tenant can combine office, showroom, industrial, warehouse, or services, a rare opportunity for the Woodbridge market The area is home to a mix of businesses across logistics, professional services, and light industrial sectors, offering any incoming tenant immediate access to an established network of potential clients, vendors, and partners Minutes from Woodbridge Center Mall, Walmart, Target, restaurants, and convenience stores, ensures easy access for employees, clients/customers, and vendors Site is for sale or lease	

RIPCO RETAIL LEASING

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant or Buyer must independently verify and assumes risk for inaccuracies.

Area Retail



RIPCO RETAIL LEASING

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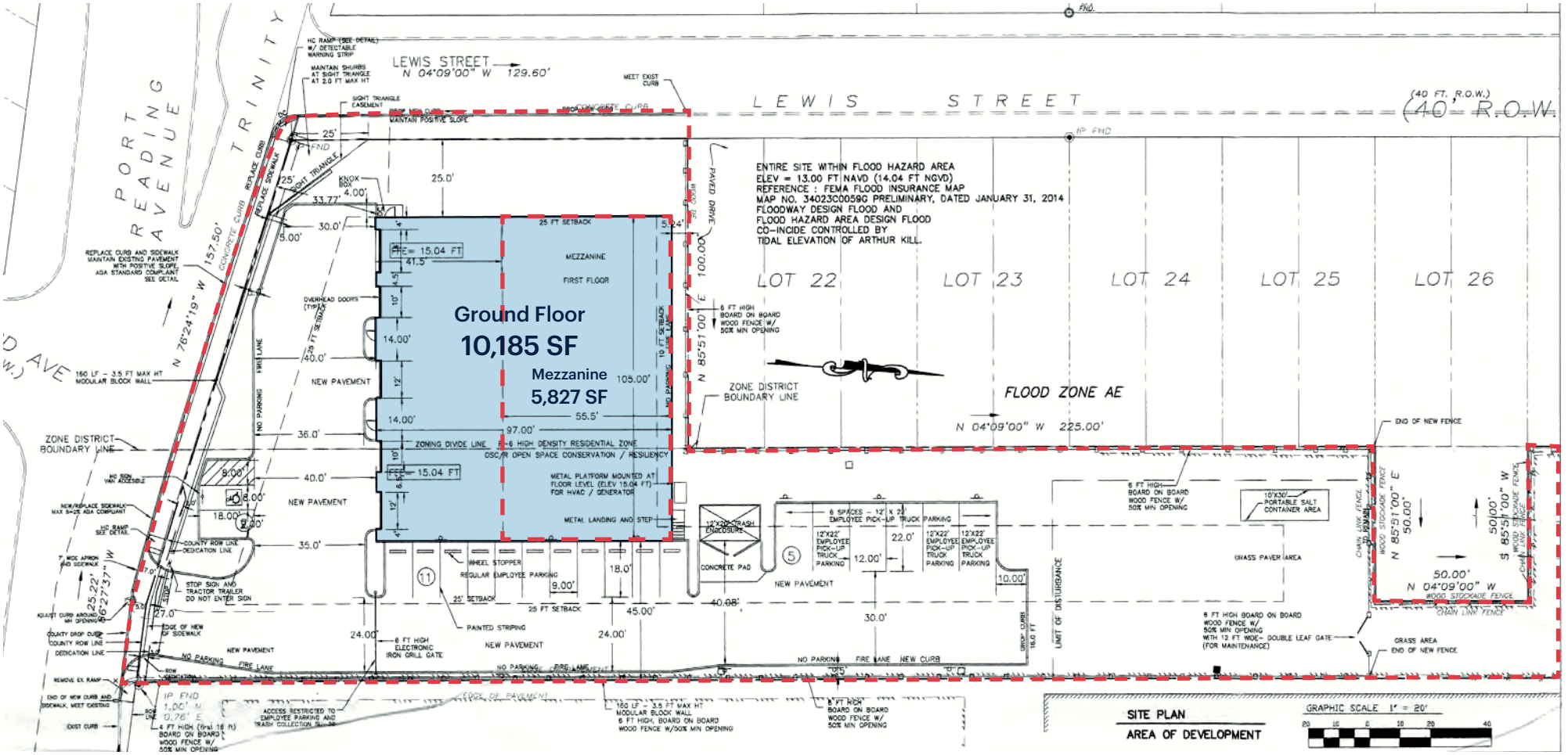
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Site Plan

16,012 SF Approved Flex Space Development



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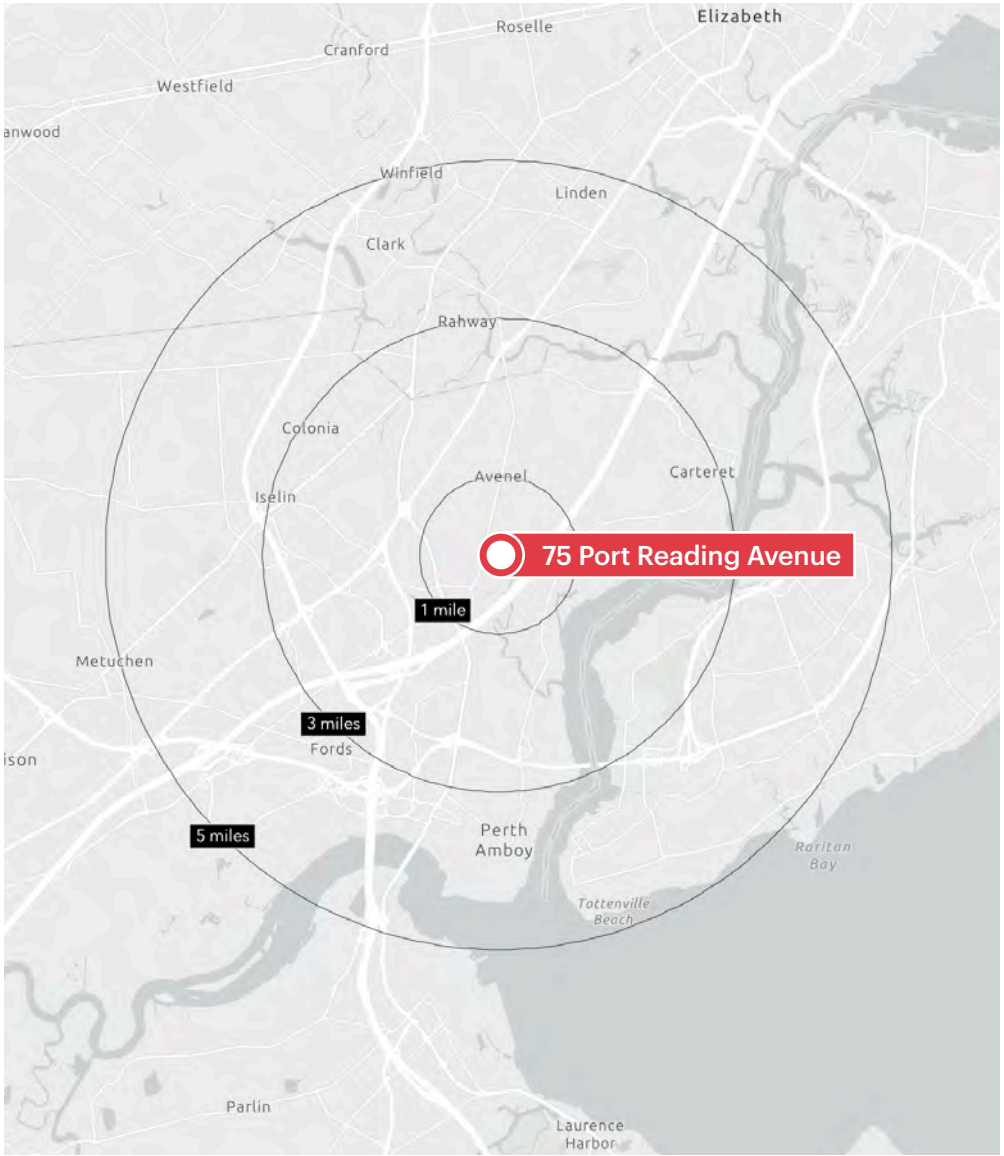
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Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	16,781	137,197	379,280
Total Households	6,592	49,174	135,465
Average Household Income	$131,330	$128,588	$136,205
Median Household Income	$116,963	$107,926	$108,862
% Population with Bachelors +	37.25%	37.02%	39.76%
Daytime Population	13,524	132,434	353,908
Total Daytime Employees	5,985	63,380	161,851
Total Businesses	578	4,277	11,057

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