

FOR SALE OR LEASE
ASKING PRICE UPON REQUEST

MOCCI INDUSTRIAL PARK

75 Port Reading Avenue
Woodbridge Township, NJ 07095

16,012 SF APPROVED FLEX SPACE DEVELOPMENT ON 1.76 ACRES

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Unmatched Regional Highway Access

Within close proximity to Routes 1, 35, and 95, Garden State Parkway, and NJ Turnpike. That puts it at the center of one of the most heavily traveled logistics corridors in the Northeast.

#2

Approved Flex Space

Owner or tenant can combine office, showroom, industrial, warehouse, or services. A rare opportunity for the Woodbridge market.

#3

Established Business Ecosystem

Woodbridge has a deep mix of logistics, professional services, and light industrial companies, providing an incoming user or owner immediate access to clients, vendors, and partners.

#4

Affluent, Educated Trade Area

Strong average household incomes within in 1 mile, and 40% of residents with a Bachelor's Degree or higher within 5 miles proves a strong consumer base and skilled labor pool for a flex user.



PROPERTY OVERVIEW

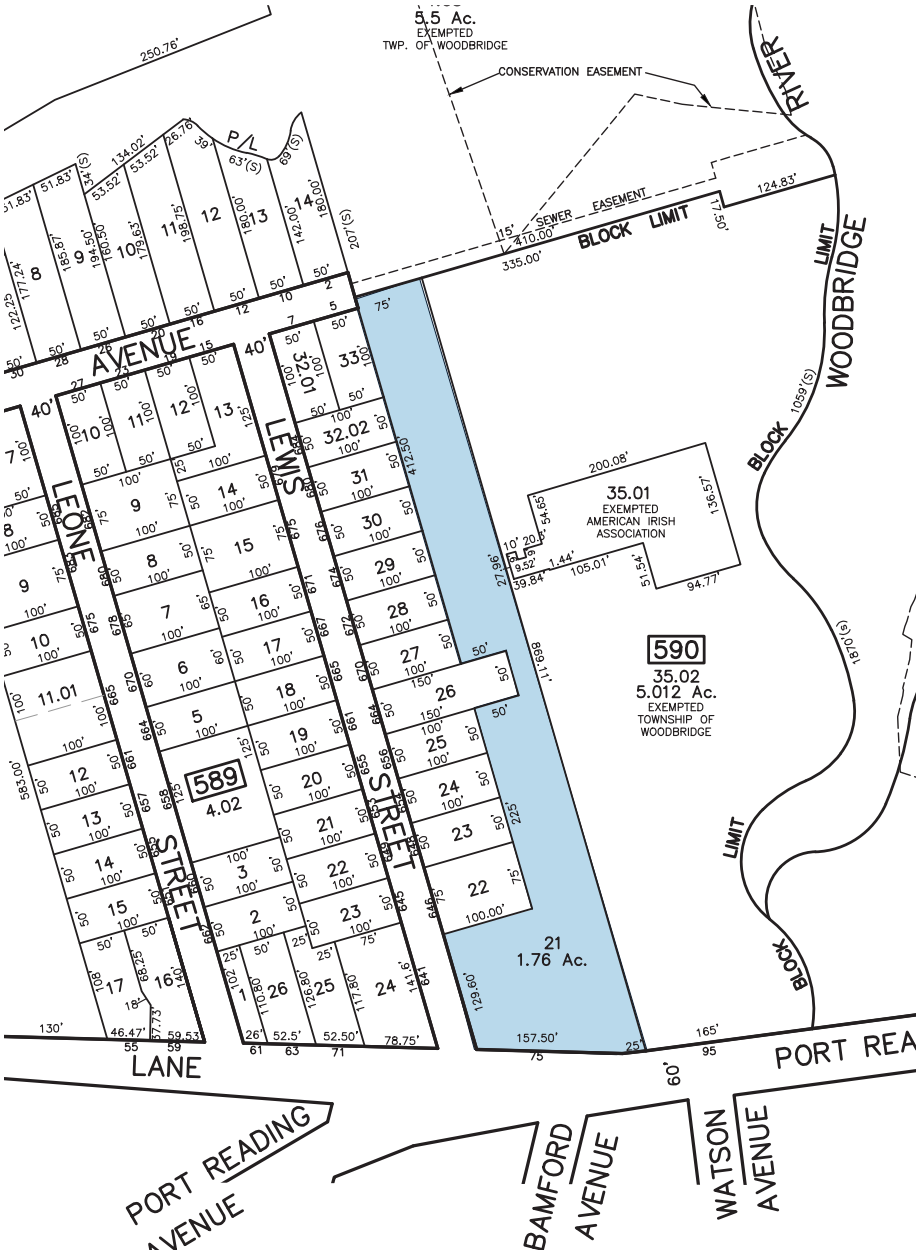
PROPERTY SUMMARY

THE OFFERING

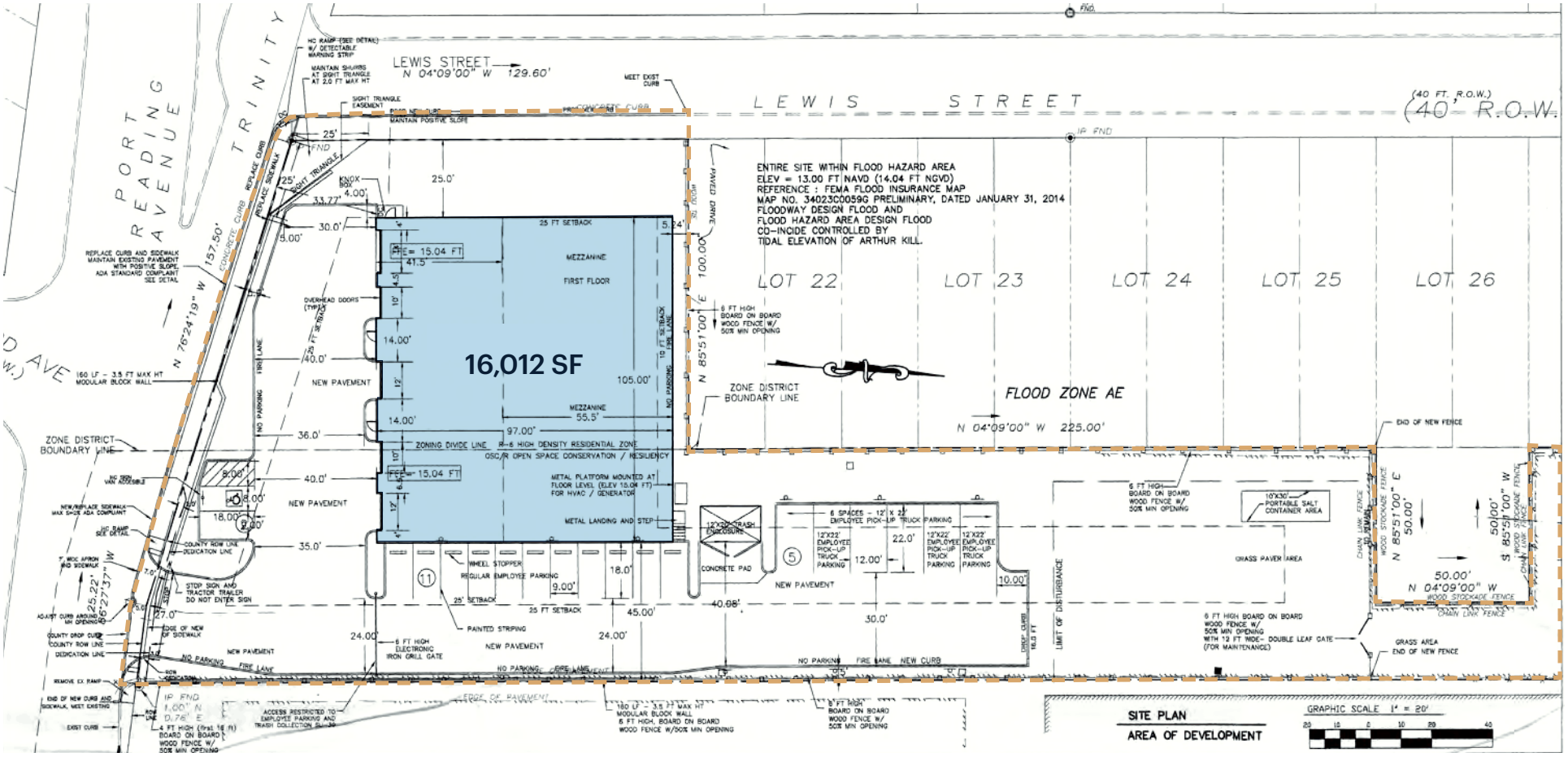
Address	75 Port Reading Avenue
Neighborhood	Woodbridge Township
County	Middlesex
Block	590
Lot(s)	21
Lot Size	1.76 Acres
Approved Land for Development	16,012 SF

TAX INFORMATION

Assessment (2025)	$103,600
Tax Rate (Commercial)	12.034
Gross Property Taxes	$12,467.22



SITE PLAN - APPROVED FOR DEVELOPMENT



SURROUNDING AREA



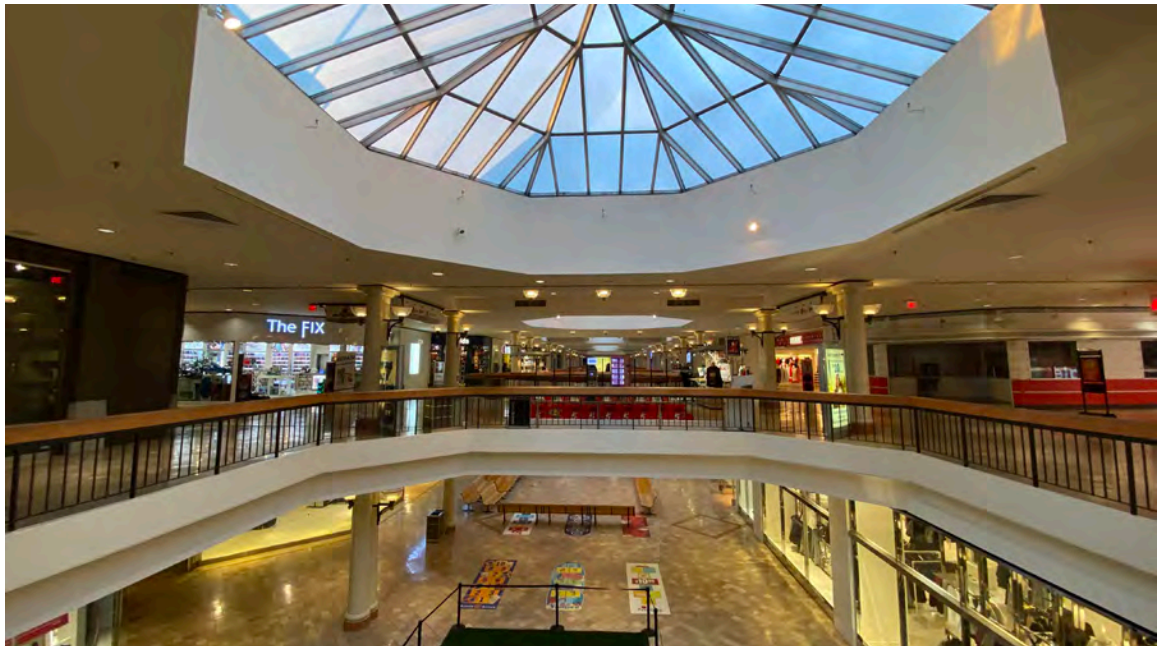
MARKET OVERVIEW

WOODBRIDGE TOWNSHIP

Woodbridge Township is one of Central New Jersey's most connected and economically active municipalities. It sits where the Garden State Parkway meets the New Jersey Turnpike, which makes it prime logistics ground, and the township has been converting former industrial sites into modern distribution space at scale.

Beyond business, Woodbridge offers a lot to do. The township is made up of ten distinct communities, including Avenel, Colonia, Fords, Iselin, Port Reading, Sewaren and Woodbridge proper. Woodbridge Center, at roughly 1.5 million SF, is one of the largest malls on the East Coast, and it is home to SeaQuest, an interactive aquarium with sharks, rays and birds. Arts and culture lovers can visit the Barron Arts Center or head to Oak Tree Road in Iselin, known for its diversity and its large Indian and Pakistani community and the dining scene that comes with it. Outdoor options include eco tours that highlight the area's tidal marshes and estuarine life, plus boating and fishing along the Raritan Bay waterfront. Nearby, residents can catch shows at PNC Bank Arts Center or spend an evening at Topgolf Edison, and Manhattan is about forty minutes away.

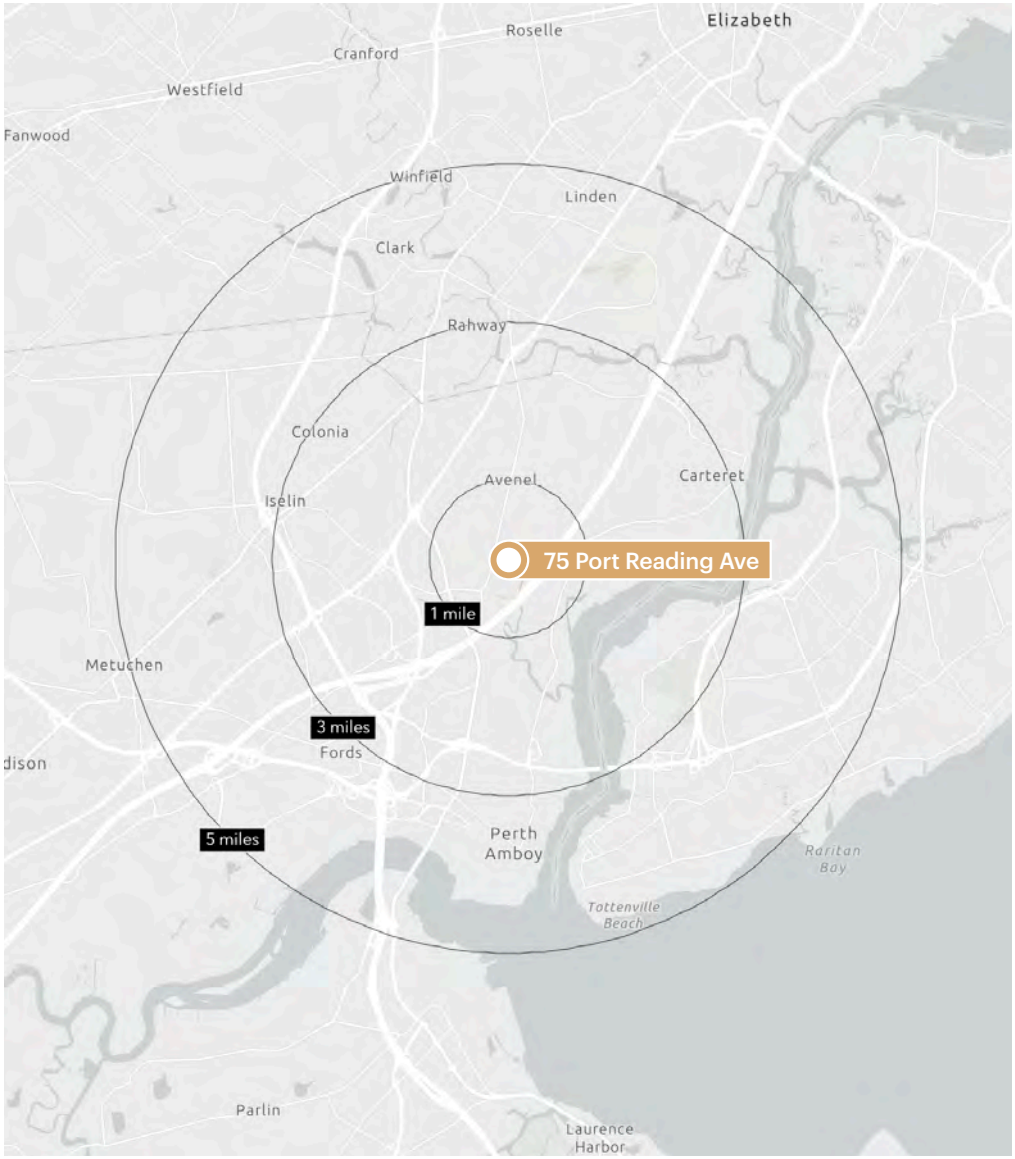
Woodbridge Township has a traditional small-town main street. The Main Street business district hosts several parades a year and the annual St. James Street Fair, and the train station offers NJ Transit service to Newark and New York City. A Downtown Special Improvement District manages the corridor.







DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	16,781	137,197	379,280
Number of 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
College Graduates	37.25%	37.02%	39.76%
Total Businessess	578	4,277	11,057
Total Employees	5,985	63,380	161,851
Daytime Population	13,524	132,434	353,908

CONTACT EXCLUSIVE AGENT

FOR SALE INQUIRIES:

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.