



INDUSTRIAL PROPERTY

FOR SALE & LEASE

±9,500 SF INDUSTRIAL OPPORTUNITY

706-720 Trumbull Street, Elizabeth, NJ 07201

For More Information, Contact the Exclusive Brokers

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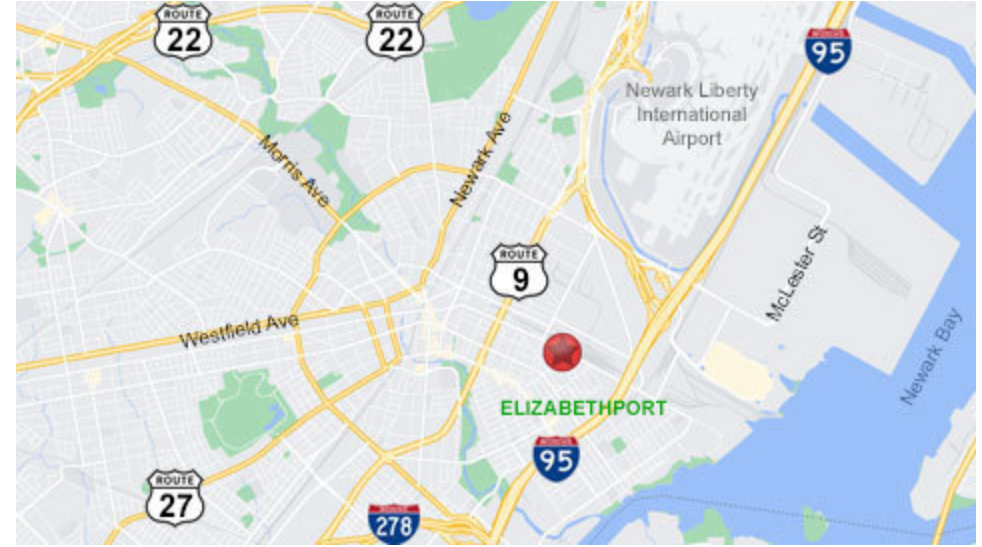
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 3 Miles to NJ Turnpike and Newark Liberty International Airport
 Approx. 5.8 Miles to Ports Newark and Elizabeth
 Approx. 12.8 Miles to Holland Tunnel
 Approx. 16.2 Miles to Lincoln Tunnel
 Approx. 18.9 Miles to Red Hook Terminals

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lease Rate:	Please Call for Lease Rate
Available SF:	9,500 SF
Building Size:	9,500 SF

PROPERTY HIGHLIGHTS

- Total Building: ±9,500 SF
- Total Acreage: ±0.32 AC (Block 7, Lot 1321-A)
- Available Unit: ±9,500 SF
- Heat: Gas Suspended
- Column Spacing: Varies
- Power: 800 Amps
- Ceiling Height: ±17'
- Loading: 5 TB, 1 DI
- Taxes: ±\$29,000 Per Annum

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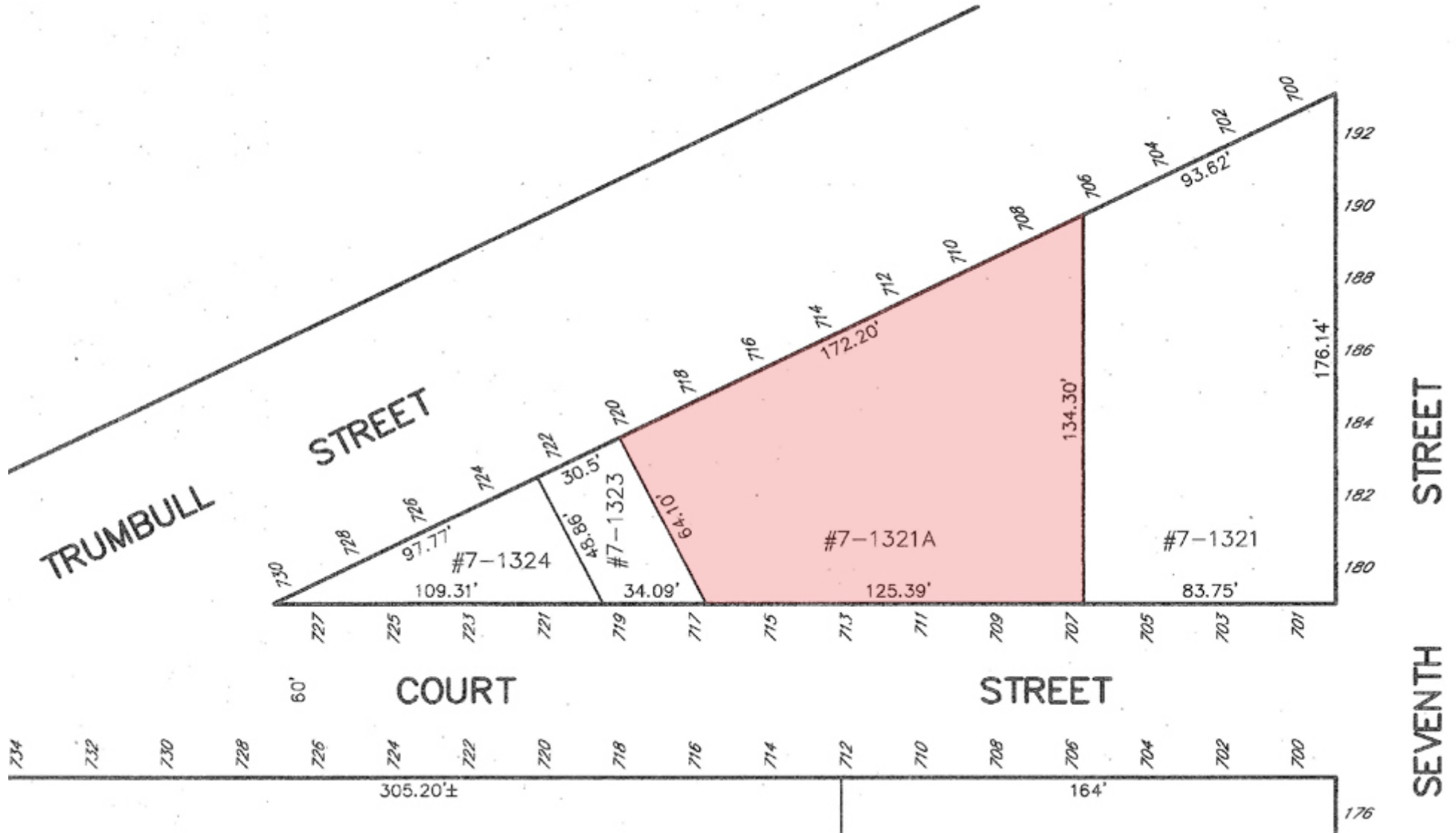
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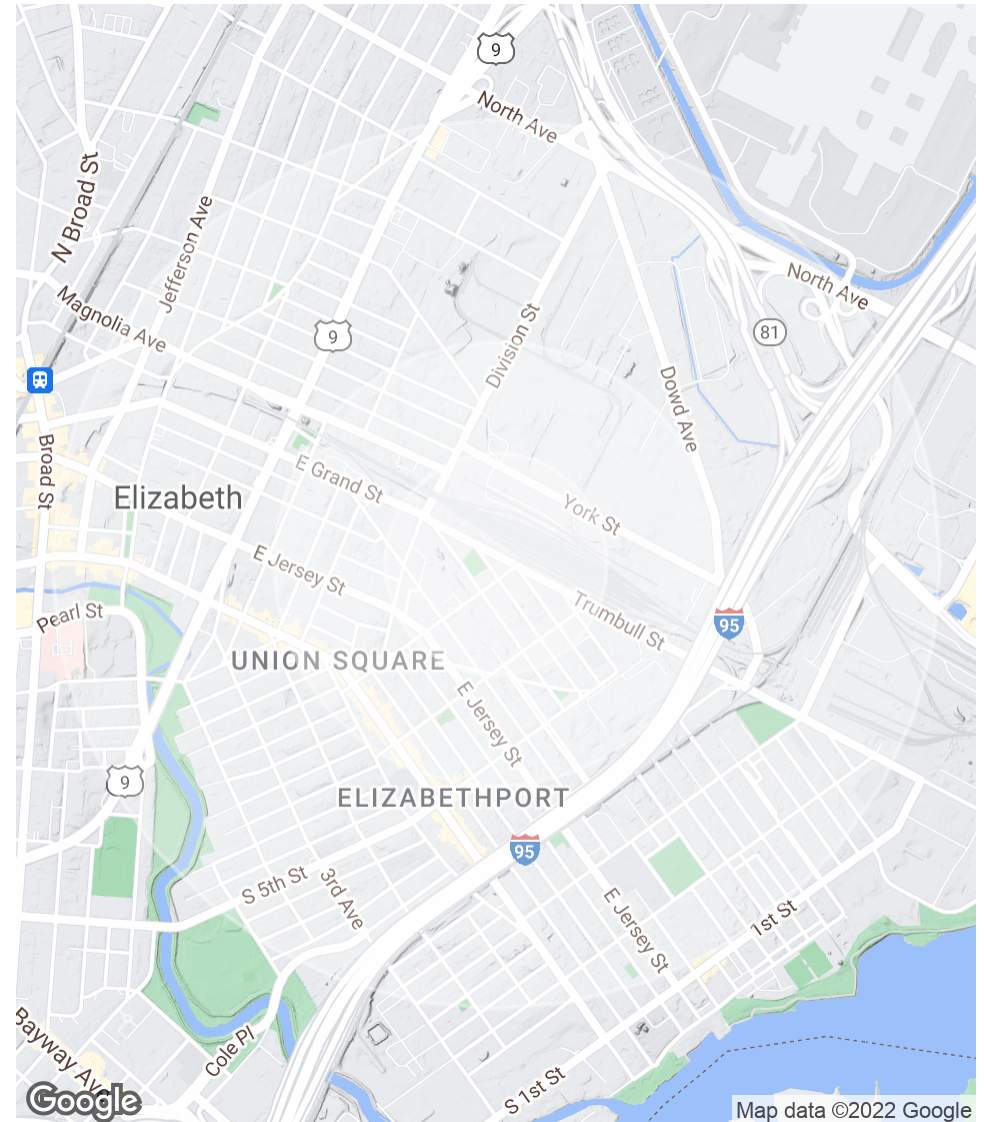
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,414	11,180	43,914
Average Age	32.5	33.3	33.0
Average Age (Male)	25.1	33.1	32.8
Average Age (Female)	35.3	33.7	33.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	670	3,645	14,402
# of Persons per HH	3.6	3.1	3.0
Average HH Income	\$56,433	\$54,233	\$55,101
Average House Value	\$180,428	\$202,165	\$228,731

* Demographic data derived from 2020 ACS - US Census



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