



OFFICE BUILDING

FOR SALE & LEASE

PROFESSIONAL AND MEDICAL OFFICE BUILDING B

239 New Road, Parsippany, NJ 07054

For More Information, Contact the Exclusive Broker

DYLAN MEADE

Associate

dmeade@blauberg.com

973.379.6644 x115



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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.3 Miles to I-280

Approx. 0.5 Miles to Route 46

Approx. 1.3 Miles to I-280

Approx. 18.7 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	20,025 SF
Building Size:	20,025 SF

PROPERTY HIGHLIGHTS

- 20,025 SF Professional and Medical Office
- 38% Vacancy
- Value Add Opportunity
- Well Maintained HVAC
- Elevator
- Parking Ratio: 3.30/1,000
- 250 - 20,025 SF Available Space

SOLAR

- Installed in 2012
- 150 KW System Size
- 172,500 Annual KWs Produced

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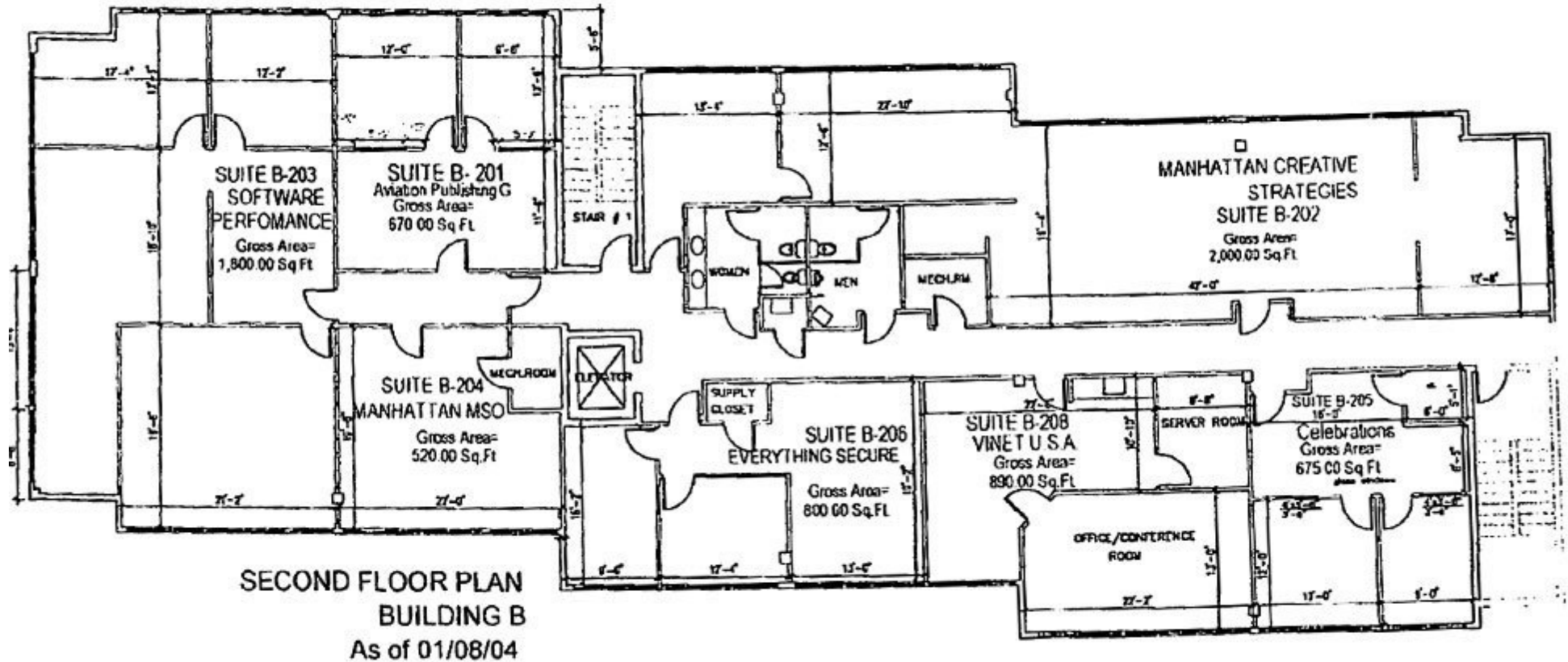
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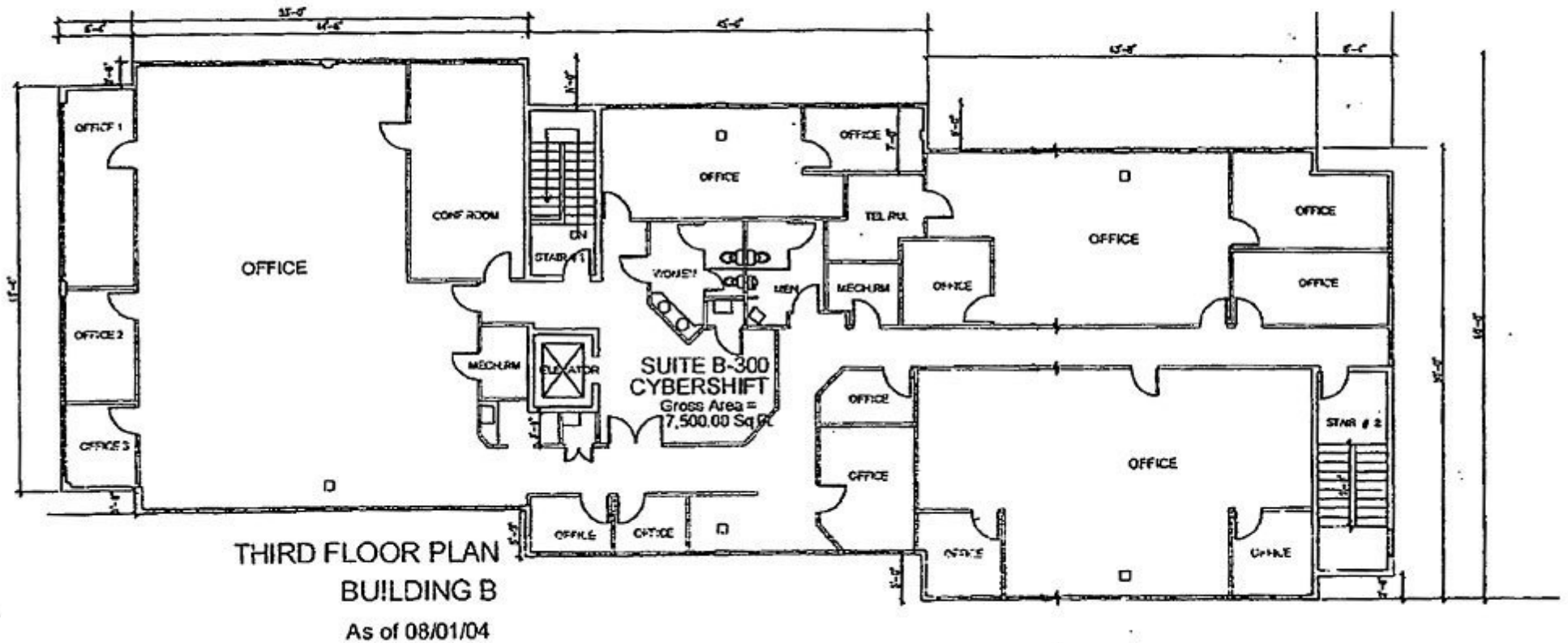
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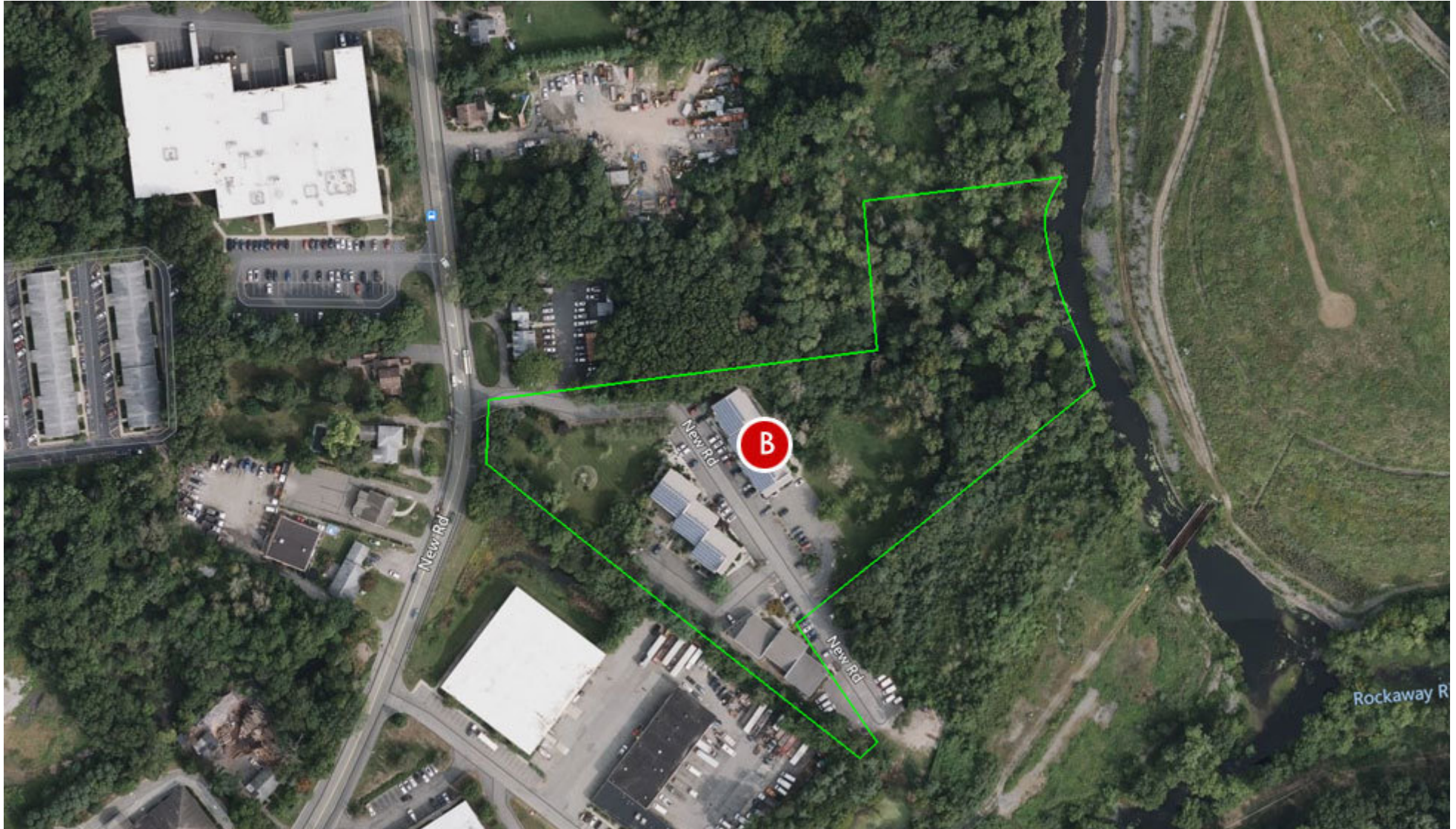
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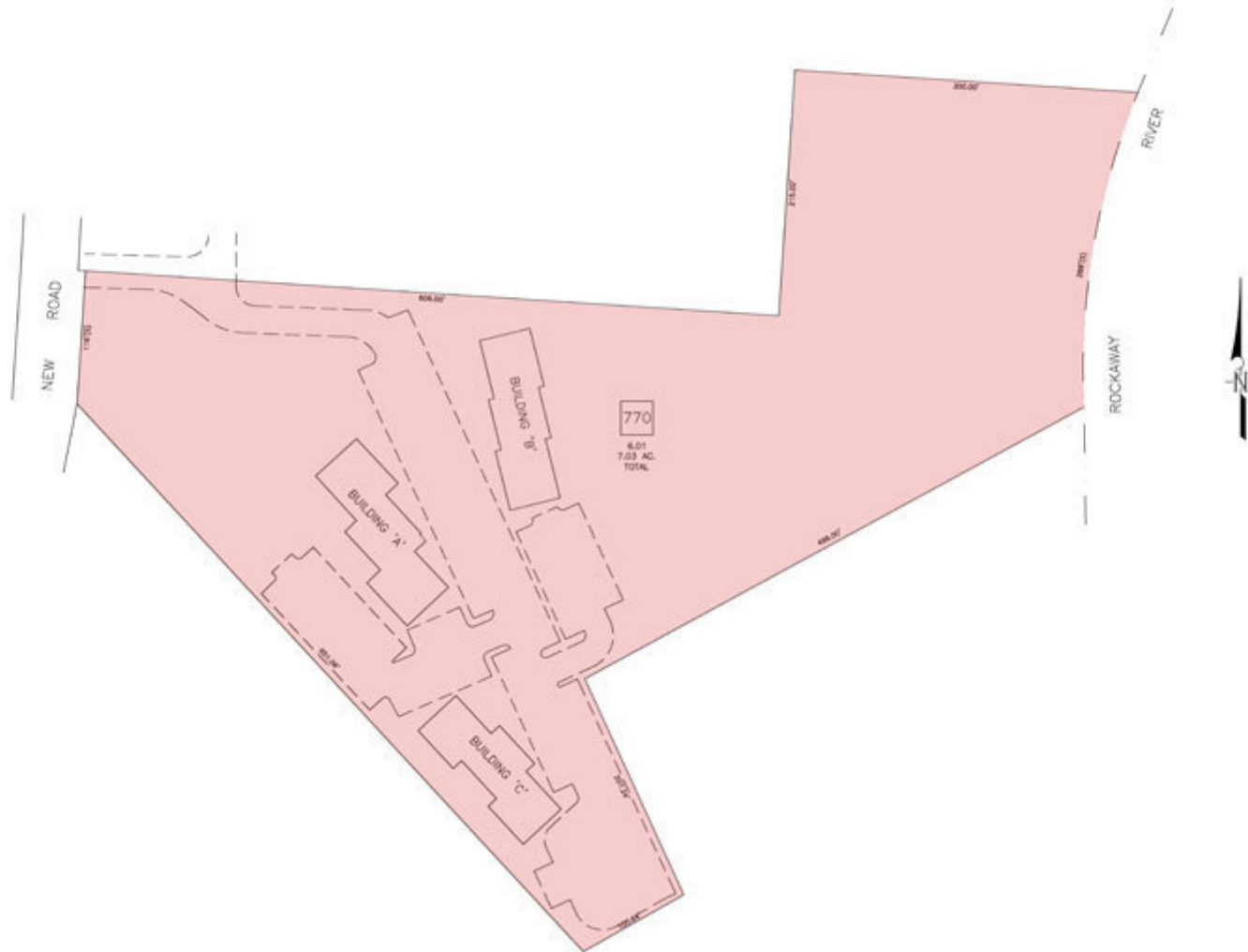
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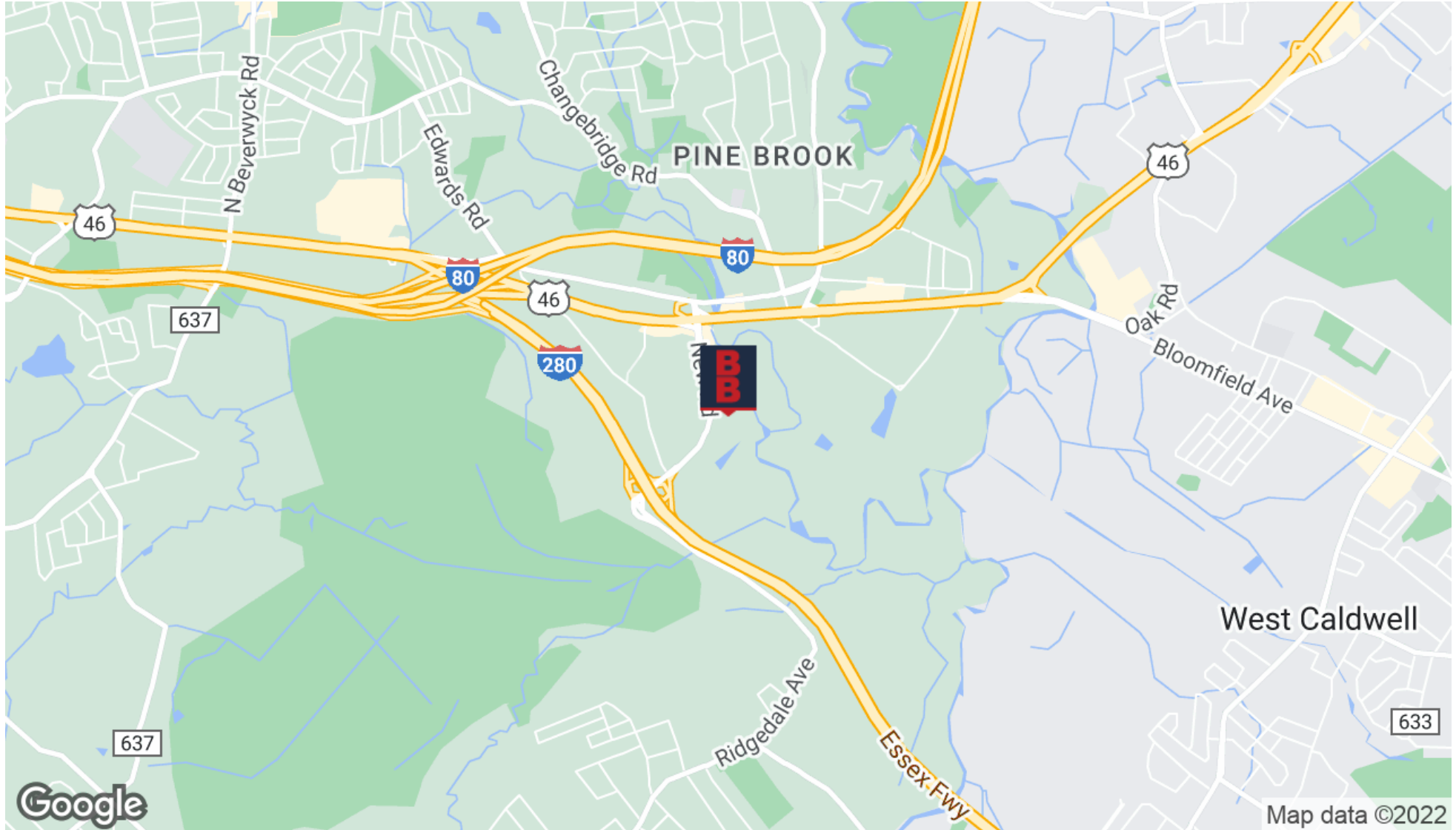
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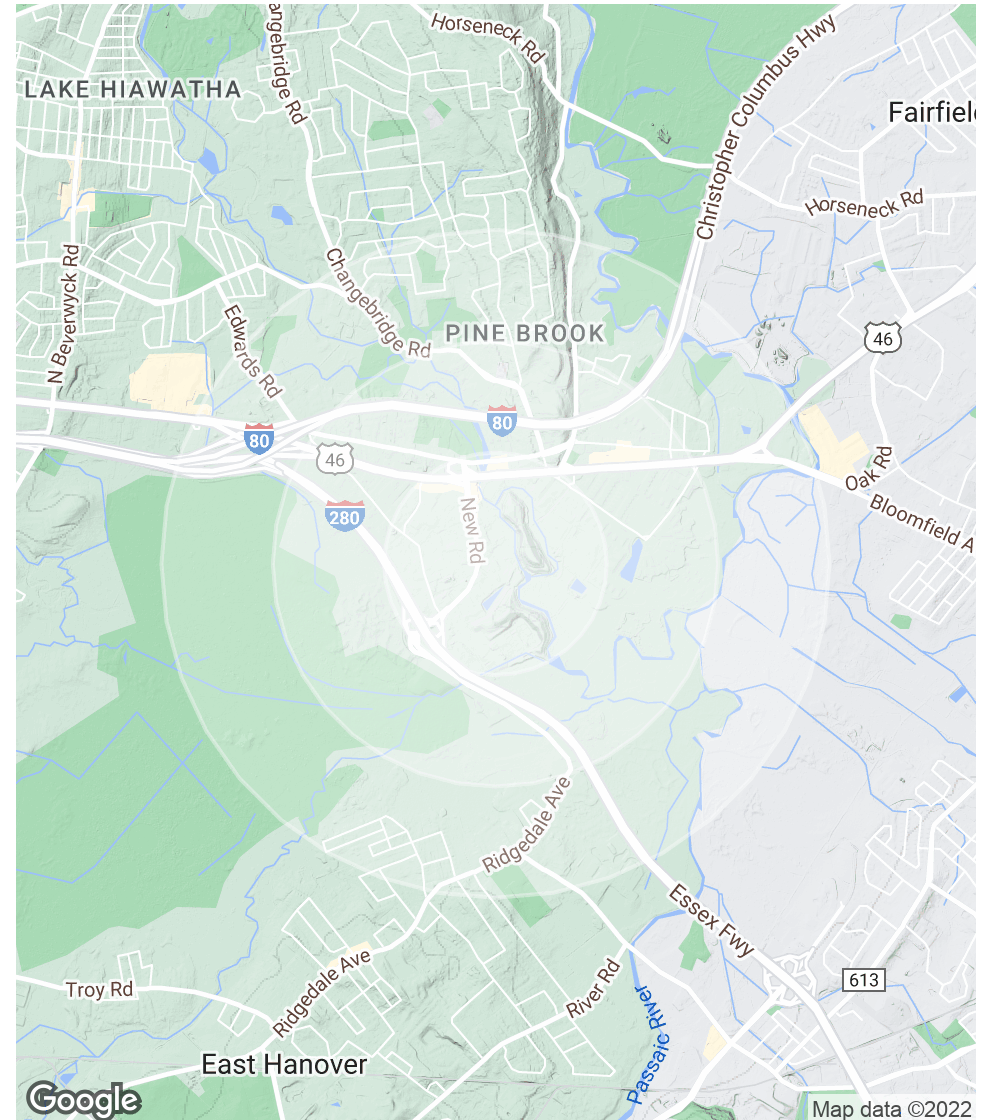
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,752	4,831	9,143
Average Age	31.1	36.7	41.2
Average Age (Male)	29.6	36.0	41.0
Average Age (Female)	32.8	37.4	41.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	879	2,176	3,795
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$85,688	\$105,280	\$125,067
Average House Value	\$633,956	\$572,571	\$562,591

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Dylan, Sales Associate for The Blau & Berg Company, is responsible for representing all clients on either side of real estate transactions. His background in project management and operations paired with his motivation helps him achieve success for his clients.

Dylan is a customer-focused, driven, and passionate licensed sales associate. He has 10 years of experience in the commercial janitorial industry, most recently Vice President of Operations leading his team to an annual growth of over 30% nearing \$15 million. Dylan was born and raised in New Jersey, and has lived in various states including California, Florida, and Massachusetts. He has always had an interest in real estate and is enthusiastic to cultivate his career.

Dylan has extensive experience in managing projects and customer relations from his work at International Port Management Enterprise. He has experience in the service industry, specializing in commercial buildings. Dylan uses that experience paired with his motivation to exceed customer expectations, to best suit the needs of his clients in his new role in commercial real estate.

EDUCATION

Verona High School
Springfield College, MA
Florida Atlantic University, FL
Global Elite Real Estate School

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