



LAND

FOR LEASE

±0.72-ACRE INDUSTRIAL LAND

964-978 Frelinghuysen Avenue, Newark, NJ 07114

For More Information, Contact the Exclusive Brokers

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LOCATION DESCRIPTION

Approx. 2 Miles to Newark Liberty International Airport

Approx. 2 Miles to NJ Turnpike, Interchange 13A

Approx. 10 Miles to New York City

OFFERING SUMMARY

Lease Rate:	\$40,000 per month (Per Acre NNN)
Available SF:	77,500 SF
Lot Size:	0.72 Acres

PROPERTY HIGHLIGHTS

- Total Acreage: ±0.72 Acres (Block 3773, Lot 7)
- Dimensions: ±208' x 150'
- Zoned: EWR
- Taxes: \$31,081 Per Annum (2022)
- Comments: Fenced-In Area

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	823	3,400	10,448
Total Population	1,538	7,200	25,803
Average HH Income	\$34,889	\$48,976	\$59,018

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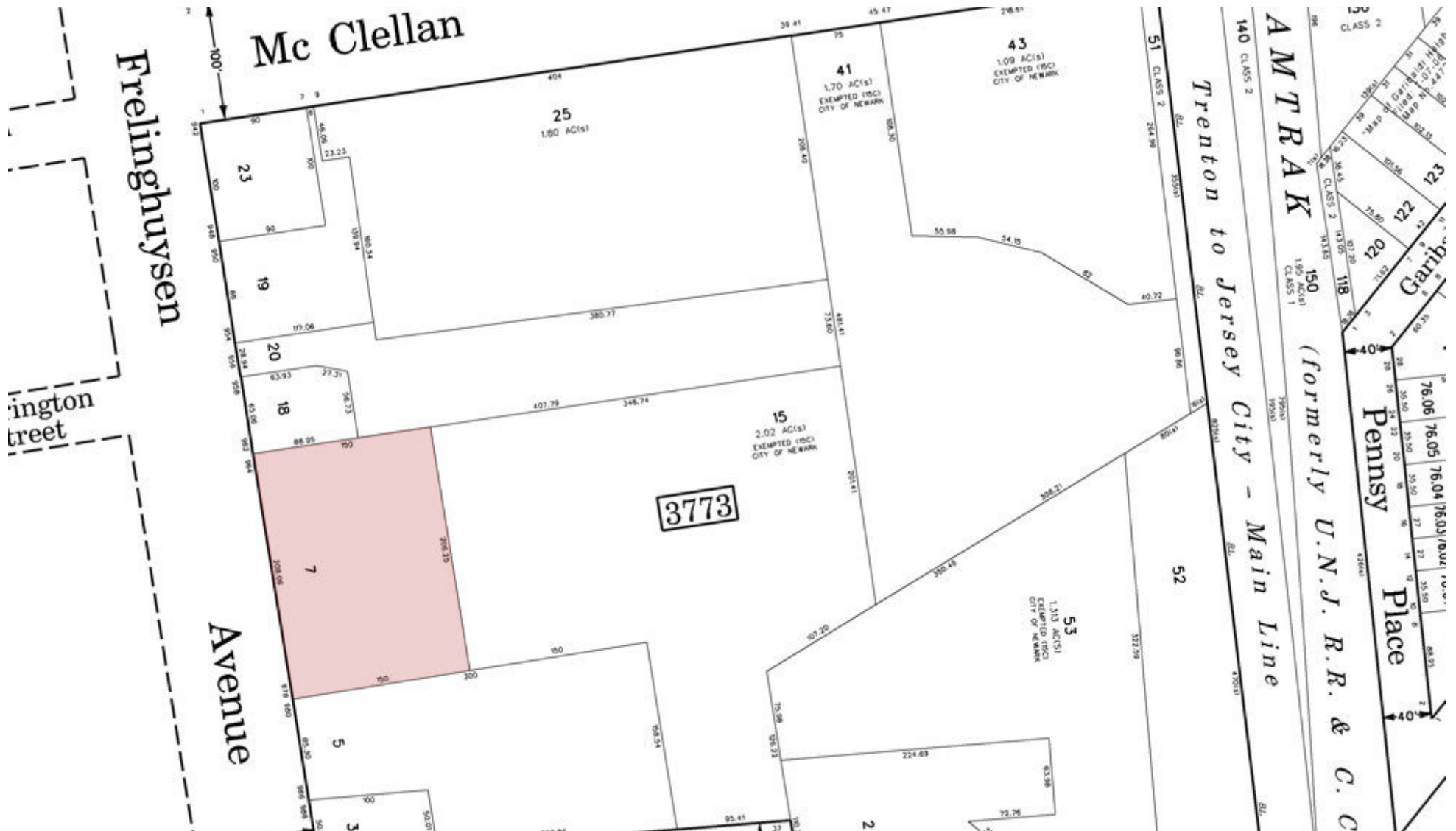
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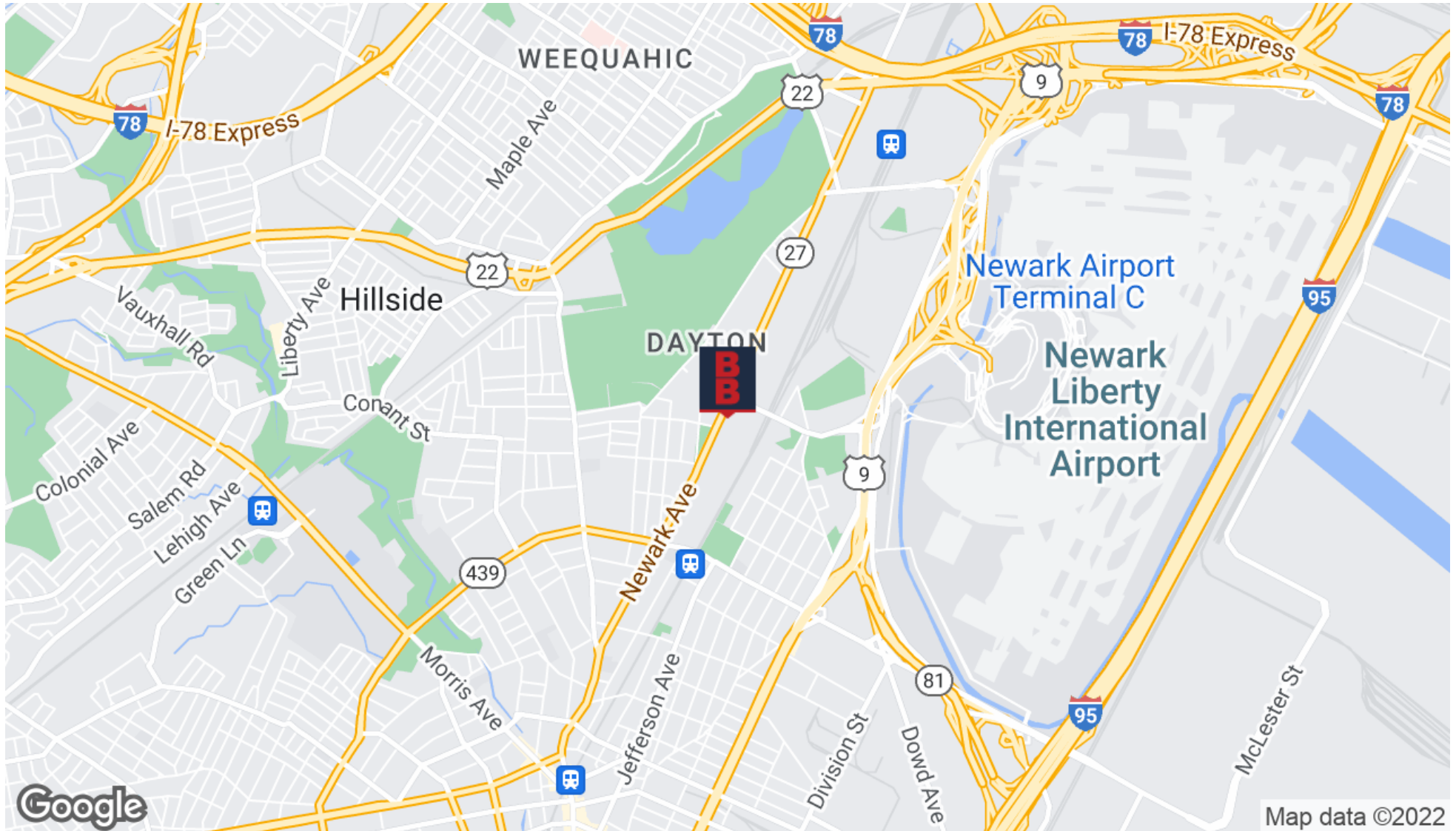
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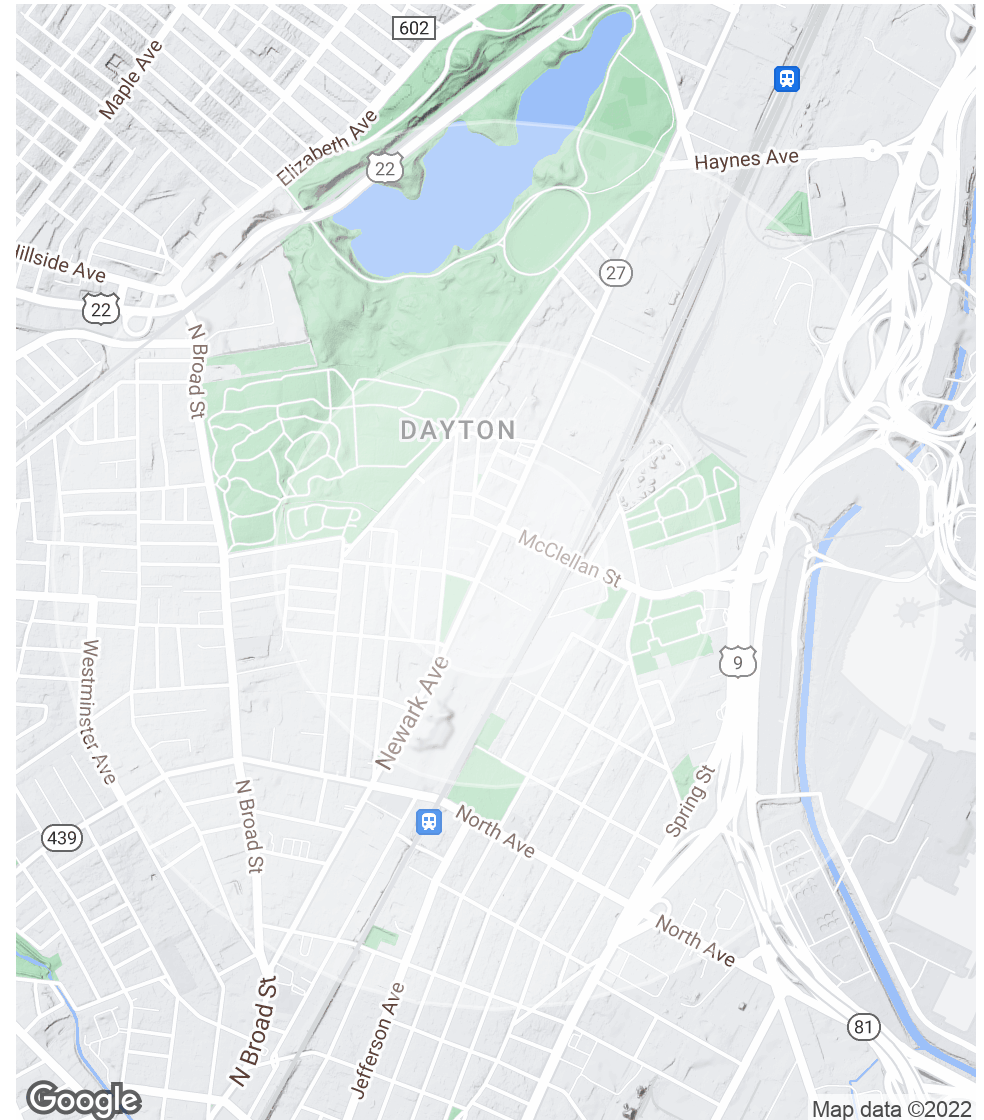


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,538	7,200	25,803
Average Age	40.4	35.2	36.3
Average Age (Male)	38.6	35.1	36.1
Average Age (Female)	42.2	36.2	37.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	823	3,400	10,448
# of Persons per HH	1.9	2.1	2.5
Average HH Income	\$34,889	\$48,976	\$59,018
Average House Value	\$125,362	\$237,709	\$232,559

* Demographic data derived from 2020 ACS - US Census



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