



INDUSTRIAL PROPERTY

FOR LEASE

±9,720 SF INDUSTRIAL FACILITY ON ±2.63 AC

49 West Ferris Street, East Brunswick, NJ 08816

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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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. 0.2 Miles to Route 18

Approx. 2.1 Miles to I-95

Approx. 3.2 Miles to Rutgers Campus

Approx. 24.1 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	9,720 SF
Lot Size:	2.63 Acres
Building Size:	9,720 SF

PROPERTY HIGHLIGHTS

- Building Size: ±9,720 SF
- Lot Size: ±2.63 AC (Block 32, Lot 1.25)
- Garage Height: 21 Feet
- Door Clearance: 16 Feet
- Doors: 12 Feet Wide
- Depth of Garage: 56.75 Feet
- Zoning: IM

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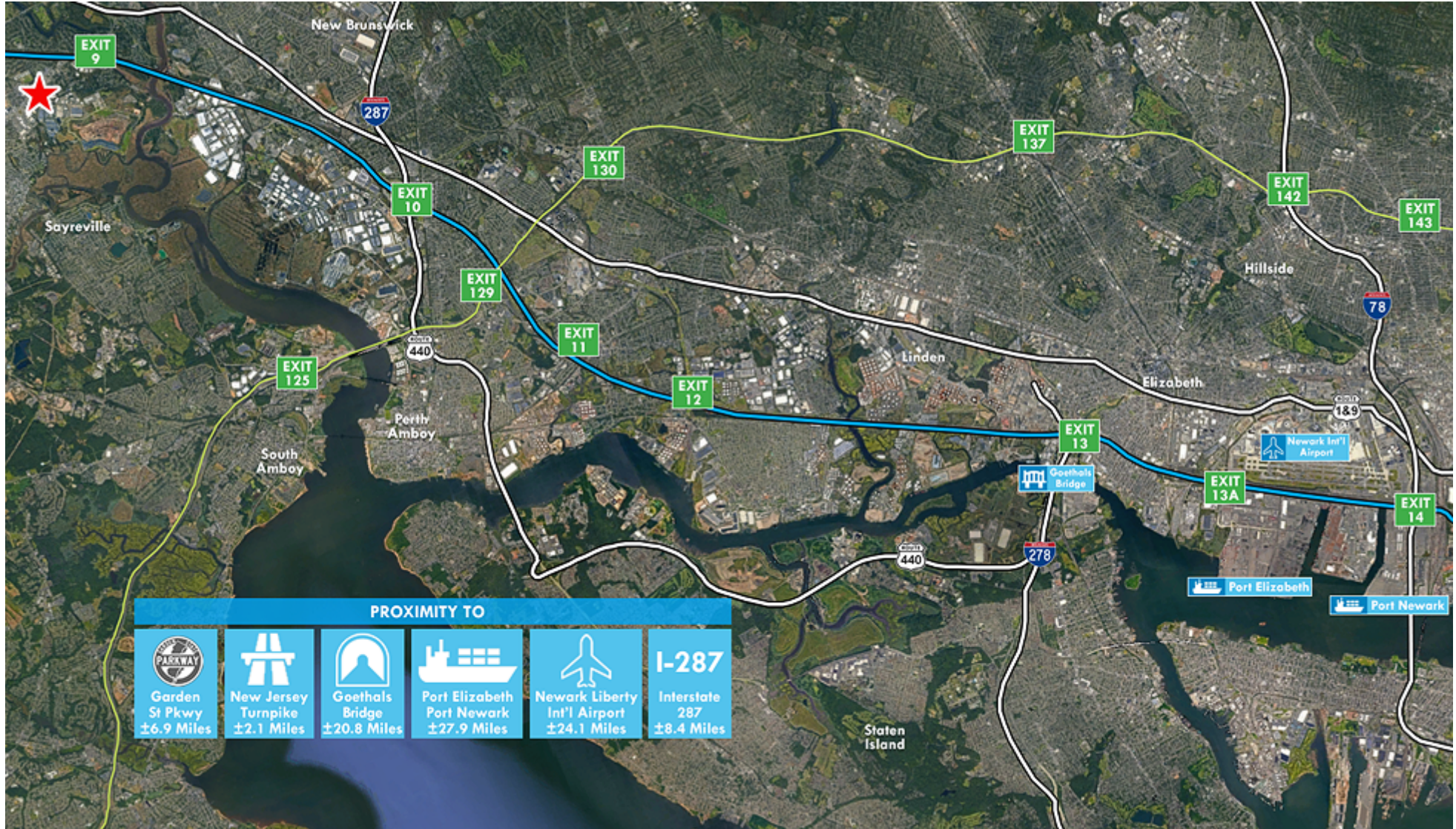
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,196	11,713	26,261
Average Age	33.9	39.1	40.3
Average Age (Male)	15.7	35.5	38.2
Average Age (Female)	46.7	40.7	41.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	4,450	9,724
# of Persons per HH	3.5	2.6	2.7
Average HH Income	\$125,962	\$97,530	\$102,085
Average House Value	\$299,894	\$284,301	\$309,686

* Demographic data derived from 2020 ACS - US Census



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