



INDUSTRIAL PROPERTY

FOR LEASE

# ±25,000 SF MANUFACTURING FACILITY

158 Van Wagenen Avenue, Jersey City, NJ 07306

*For More Information, Contact the Exclusive Brokers*

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**THE BLAU & BERG COMPANY**

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## LOCATION DESCRIPTION

Approx. 0.7 Miles to Route 9  
 Approx. 2.7 Miles to Holland Tunnel  
 Approx. 3.3 Miles to NJ Turnpike  
 Approx. 9.3 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Lease Rate:	\$12.50 SF/month (NNN)
Available SF:	25,000 SF
Lot Size:	0.69 Acres
Building Size:	25,000 SF

## PROPERTY HIGHLIGHTS

- ±25,000 SF Building Size Built in 1964
- 2 Ext., 2 Int. Docks
- 15' Ceiling Height, 20'W x 50' D
- Wet Sprinklers, 800A / Heavy Power
- Lot Size at 0.69 AC
- 24-Hour Access, Floor Drains, Freezer Space, Storage Space, Signage
- Zoned Urban Enterprise

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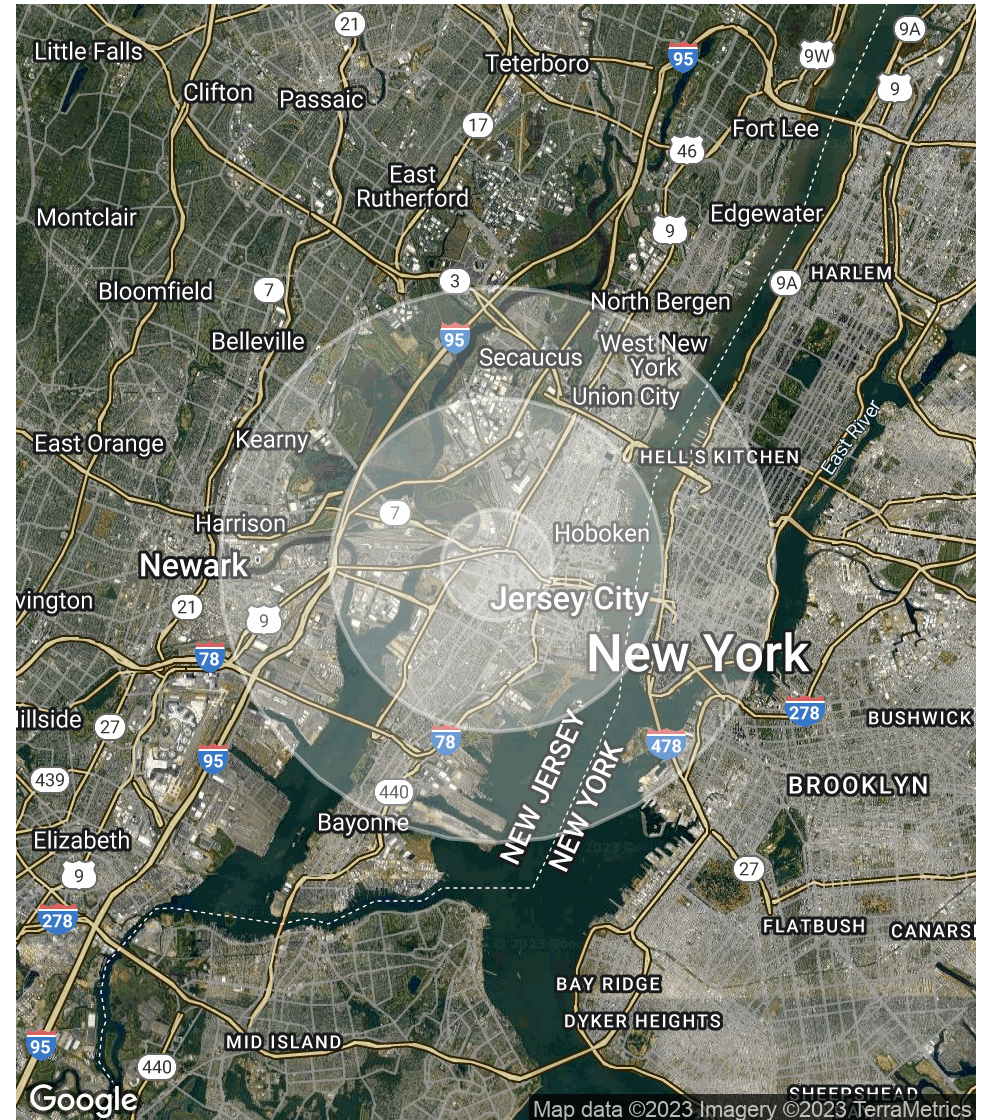
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,710	20,229	64,390
Average Age	32.8	34.3	35.5
Average Age (Male)	34.6	34.8	34.8
Average Age (Female)	32.7	35.2	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,724	8,887	27,540
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$80,491	\$72,700	\$75,987
Average House Value	\$438,655	\$343,536	\$353,233

\* Demographic data derived from 2020 ACS - US Census



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