



LAND

FOR LEASE

±1.22-ACRE LOT AVAILABLE

160 Springfield Avenue, Springfield, NJ 07081

For More Information, Contact the Exclusive Brokers

BRAD JACOBS

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.5 Miles to Route 22

Approx. 2.5 Miles to I-78

Approx. 11 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$8,500.00 per month (NNN)
Available SF:	1.22 Acres
Lot Size:	1.22 Acres

PROPERTY HIGHLIGHTS

- Lot Size: ±1.22-AC Lot (Block 402, Lot 1)
- Zoned: I-20
- Structures: 2 Buildings
- Permitted Uses: Warehousing, Child Care, Fabrication, Machine Shop or Similar, Wholesale, Business, Professional, Medical
- Taxes: \$13,314 (2022)

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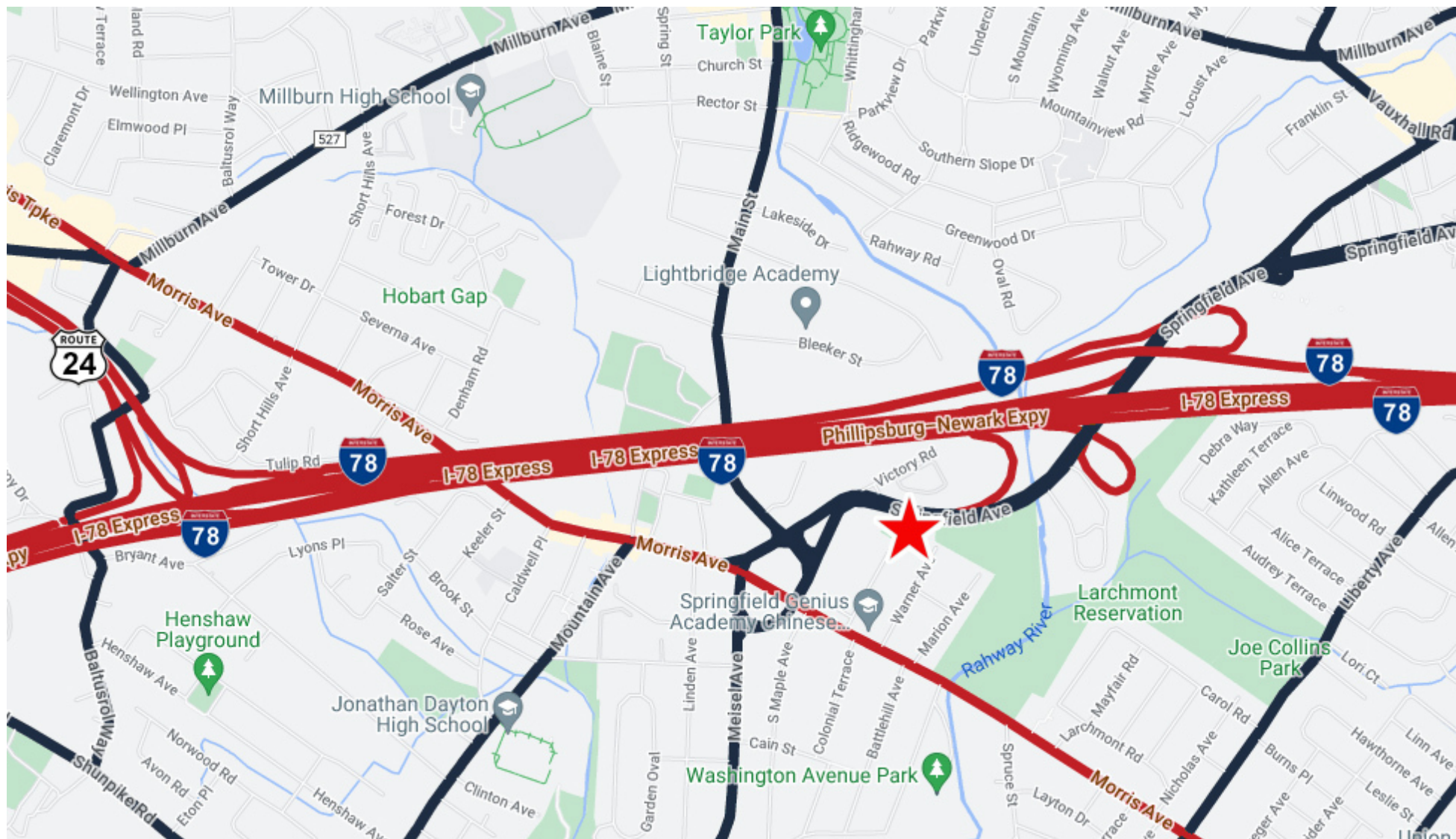


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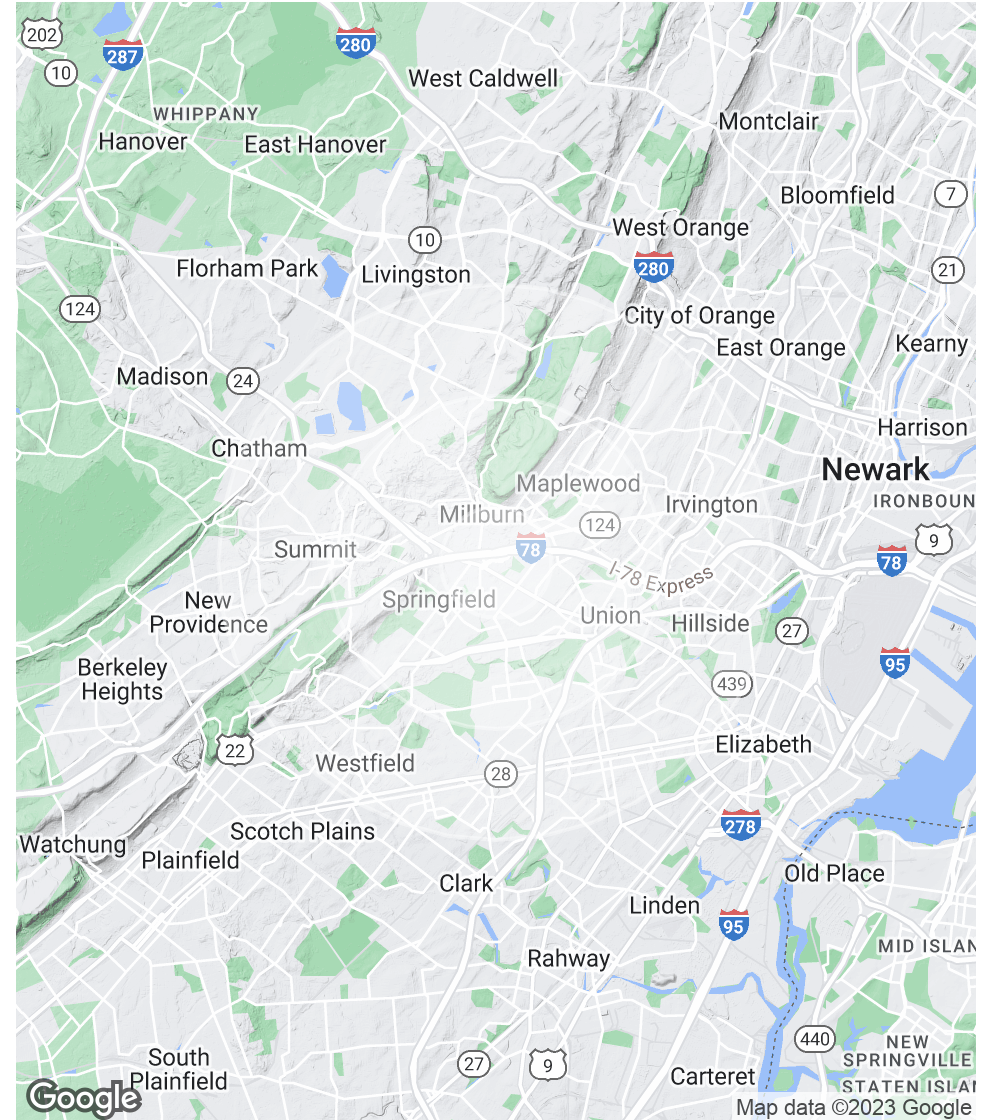


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,045	114,639	373,008
Average Age	41.7	40.9	39.0
Average Age (Male)	39.3	39.0	37.4
Average Age (Female)	42.8	41.9	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,659	40,921	130,873
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$106,165	\$125,087	\$118,028
Average House Value	\$483,400	\$524,167	\$523,353

* Demographic data derived from 2020 ACS - US Census



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