



INDUSTRIAL PROPERTY

FOR SALE

±30,000 SF INDUSTRIAL OPPORTUNITY

1161 East Broad Street, Elizabeth, NJ 07201

For More Information, Contact the Exclusive Brokers

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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. 0.4 Miles to US Highway 1 & 9
 Approx. 3.6 Miles to Newark Liberty International Airport
 Approx. 5 Miles to I-95
 Approx. 13.2 Miles to Holland Tunnel

OFFERING SUMMARY

Sale Price:	\$6,750,000
Building Size:	30,000 SF
Notes:	Holding freezers may be converted into coolers if necessary

PROPERTY HIGHLIGHTS

- ±30,000 SF Total Building Size
- ±4,000 SF Refrigerated Space, ±3,050 SF Blast Freezer
- ±7,000 SF Processing Area, ±9,710 SF Dry Space, ±4,000 SF Office Space
- Loading Area at ±2,240 SF (56' Deep)
- 1,200 Amps 480/277 Volts Power
- Gas Heat, Column Spacing Varies, Ample Parking
- 3 Interior Loading Docks, 3 Drive-Ins, 12' - 14' Ceiling Heights
- Full Locker Rooms, Cafeteria, Etc.
- Holding Freezers Converted Into Coolers, If Necessary
- Taxes at \$101,833.20 (2023)

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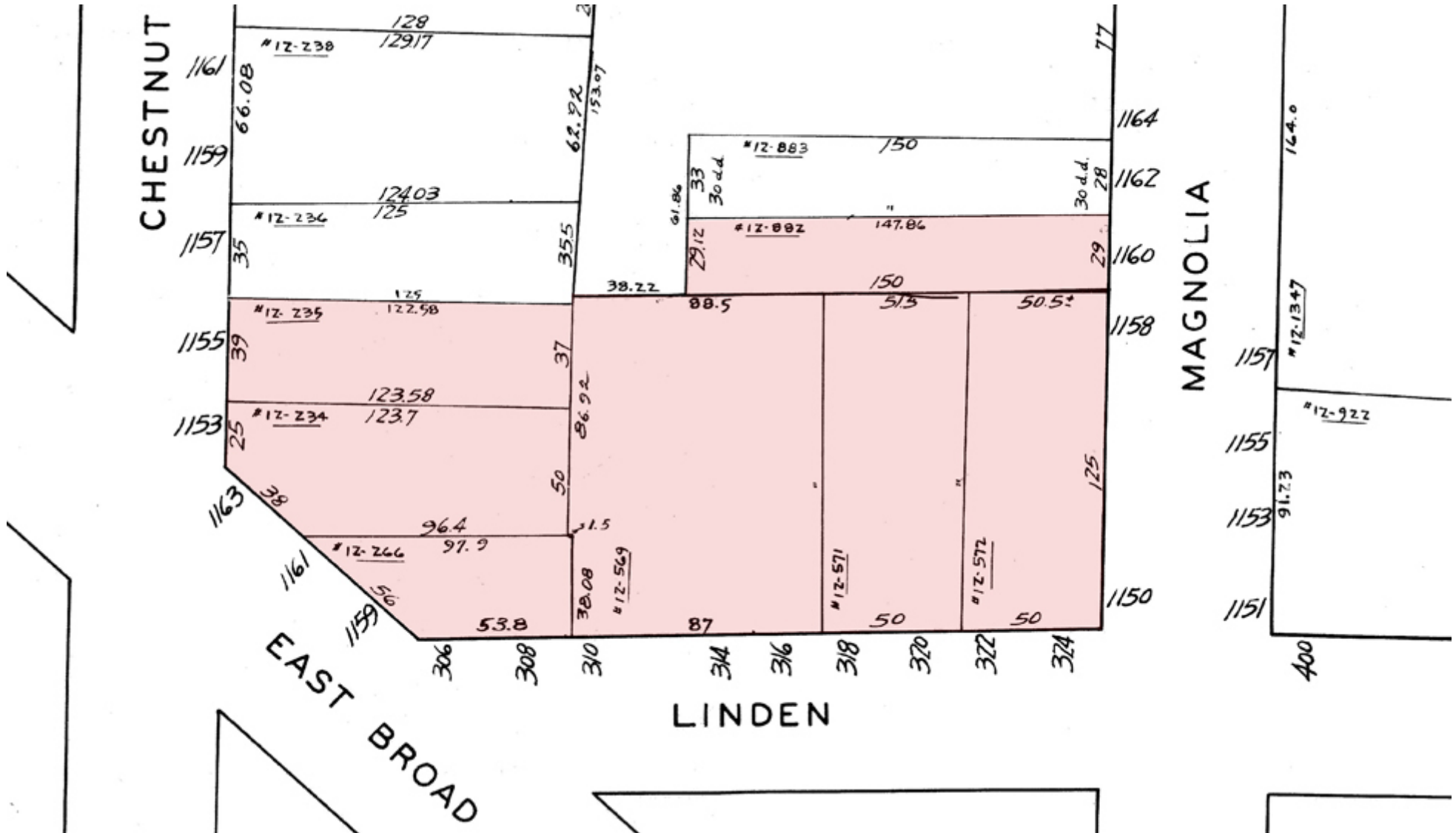
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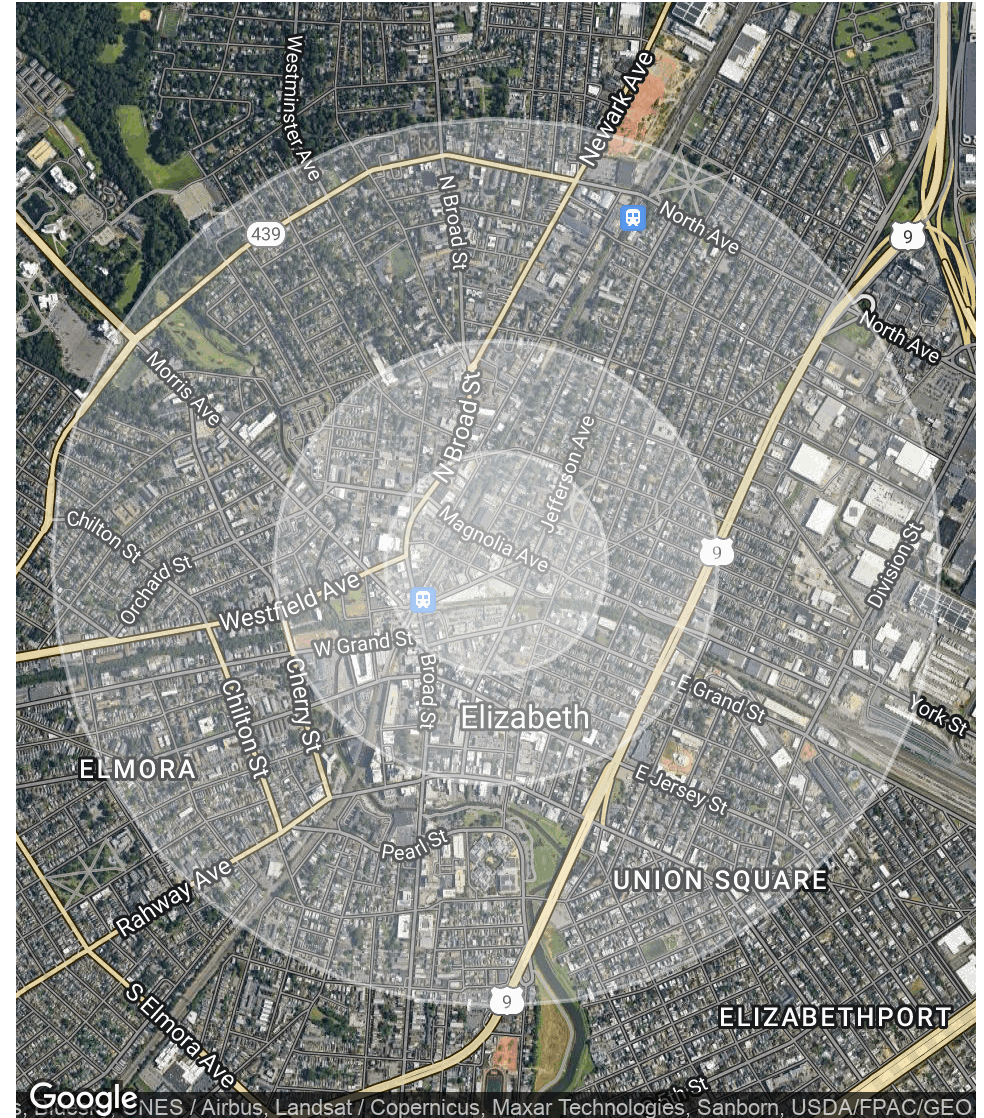
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,334	15,101	58,065
Average Age	37.1	36.0	36.3
Average Age (Male)	35.7	36.9	36.4
Average Age (Female)	37.2	34.5	36.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,280	5,517	21,474
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$45,526	\$51,744	\$56,600
Average House Value	\$173,780	\$167,138	\$208,390

* Demographic data derived from 2020 ACS - US Census



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