



INDUSTRIAL PROPERTY

FOR LEASE

# ±2,500 - 7,500 SF INDUSTRIAL WAREHOUSE

232 Miller Street, Newark, NJ 07114

*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](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Located in the Ironbound section of Newark  
 Less Than 1 Mile to Routes 21 and 22, I-78  
 Approx. 1.5 Miles to US Highway 1 & 9  
 Approx. 2.7 Miles to NJ Turnpike  
 Approx. 3.1 Miles to Newark Liberty International Airport  
 Approx. 4 Miles to Garden State Parkway

## OFFERING SUMMARY

Lease Rate:	\$7,916.66 per month (NNN)
Available SF:	2,500 - 7,500 SF
Lot Size:	0.06 Acres
Building Size:	7,500 SF

## PROPERTY HIGHLIGHTS

- ±7,500 SF Industrial Warehouse
- 2 Stories
- 2 Exterior Docks
- 12 Feet Ceiling Height
- Masonry Construction
- Lot Size at ±0.06 AC (Block 1179, Lot 73)
- Zoned Commercial
- Taxes at \$4,378.59 (2022)

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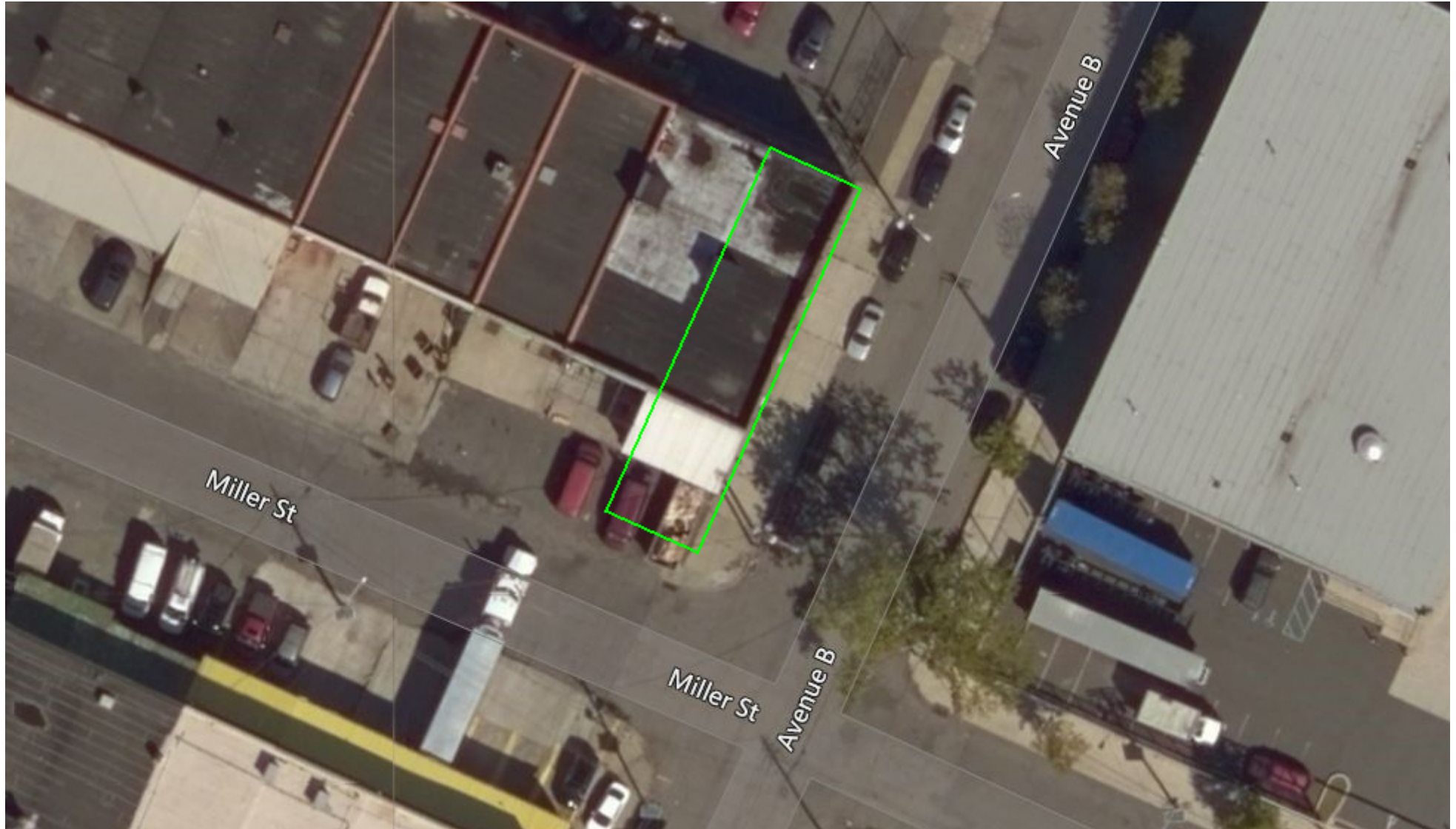
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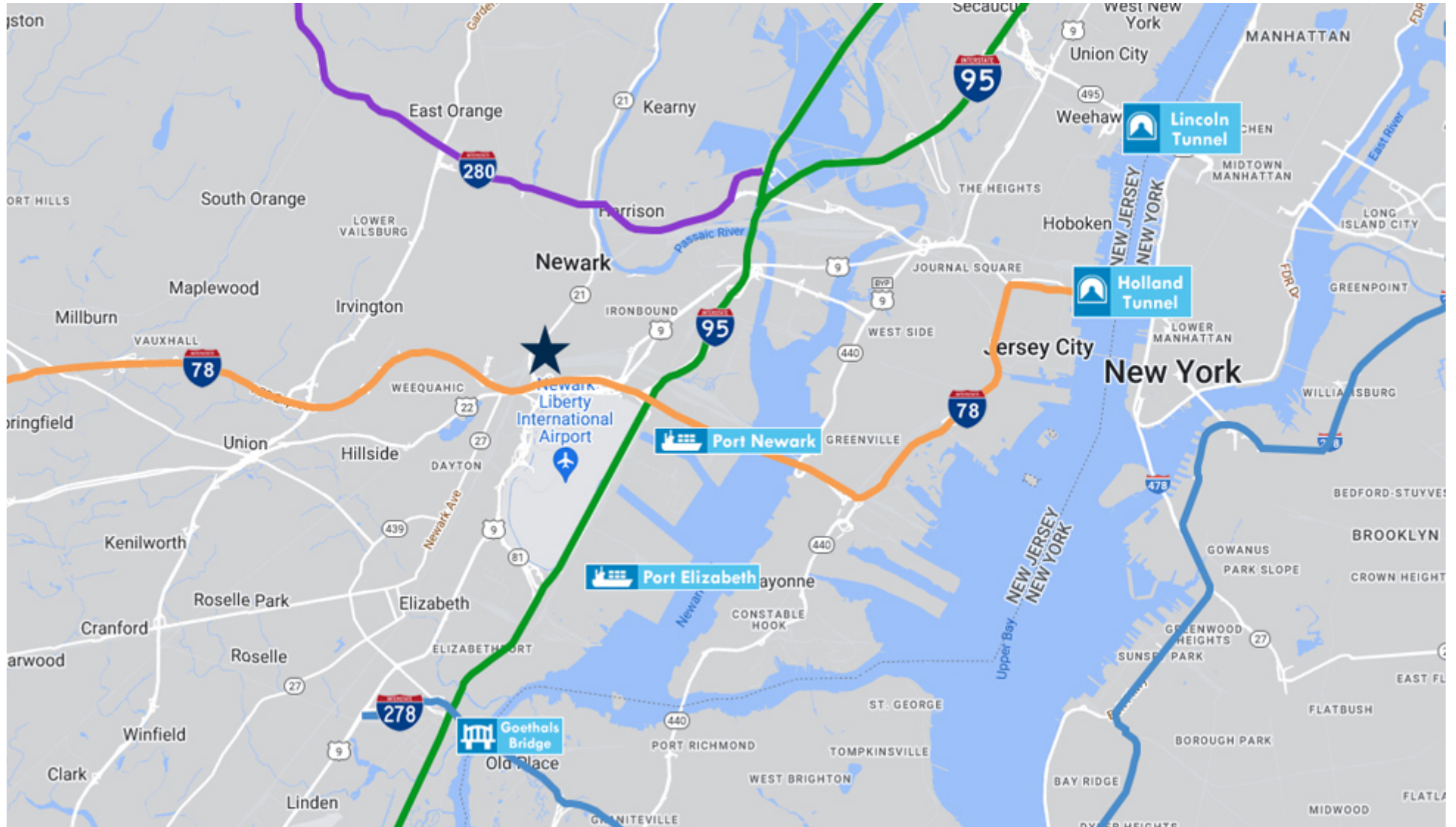
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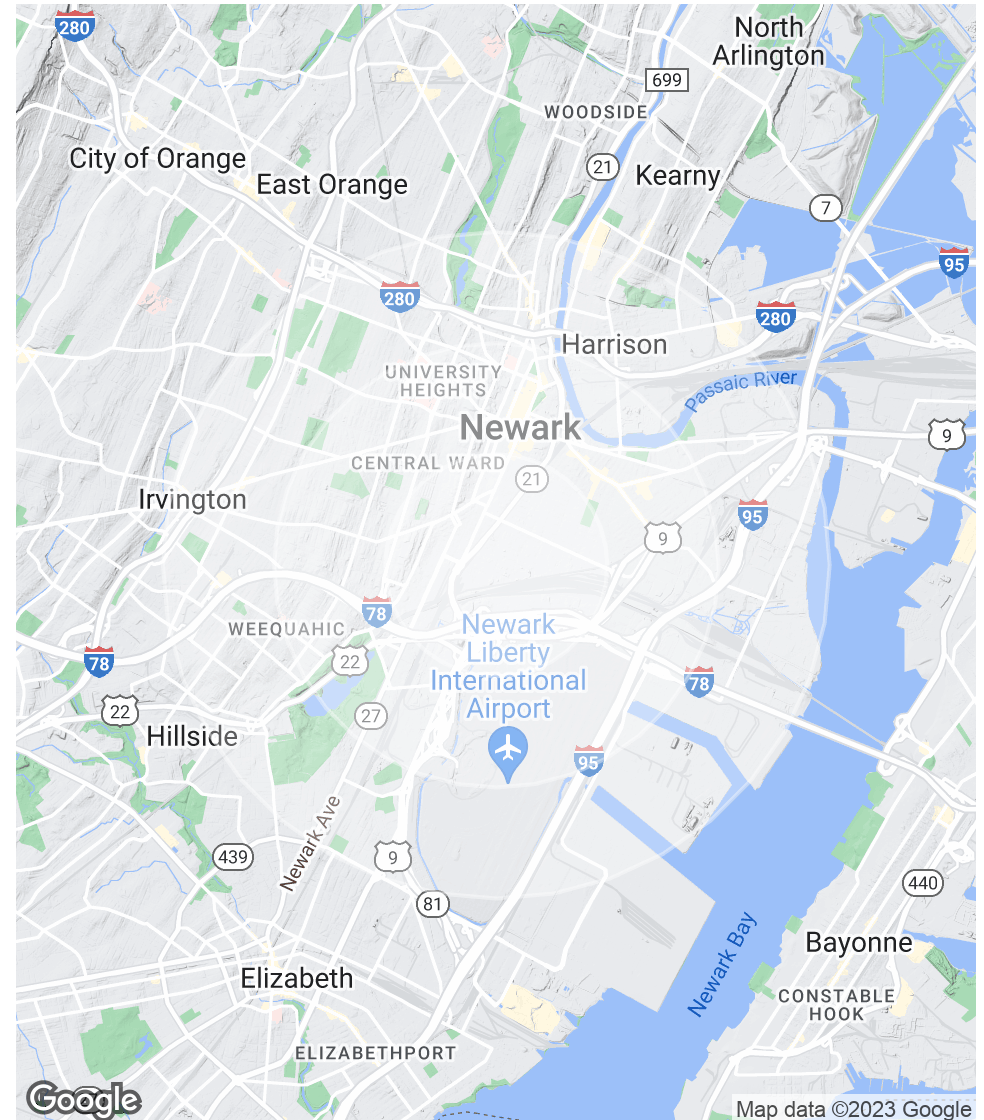
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	31,925	119,323	266,997
Average Age	32.0	32.3	32.3
Average Age (Male)	31.0	30.2	30.1
Average Age (Female)	32.1	34.0	34.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,007	42,369	90,503
# of Persons per HH	2.9	2.8	3.0
Average HH Income	\$42,818	\$44,243	\$46,834
Average House Value	\$358,726	\$339,418	

\* Demographic data derived from 2020 ACS - US Census



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