



INDUSTRIAL PROPERTY

FOR SALE & LEASE

±12,000 SF INDUSTRIAL OPPORTUNITY

396 Littleton Avenue, Newark, NJ 07103

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. 1.4 Miles to Garden State Parkway Exit 144
 Approx. 1.7 Miles to Newark Penn Station
 Approx. 2.9 Miles to I-78
 Approx. 4.45 Miles to I-95, Exit 14, 14A-C
 Approx. 5.1 Miles to Newark Liberty International Airport
 Approx. 13.1 Miles to Holland Tunnel

OFFERING SUMMARY

Sale Price:	\$1,950,000
1st Floor Lease Rate:	\$15.00 SF/yr (Gross)
Mezzanine:	\$15.00 SF/yr (Gross)
Building Size:	12,000 SF

PROPERTY HIGHLIGHTS

- ±12,000 SF Total Building Size
- ±0.59-Acre Lot (Block 299, Lot 35.01)
- ±8,500 SF 1st Floor
- ±3,500 SF Mezzanine
- Column Spacing Varies
- ±14' - 22' Ceiling Heights, 3 Drive-Ins
- Zoned Industrial
- Taxes at \$13,150.72 (2022)

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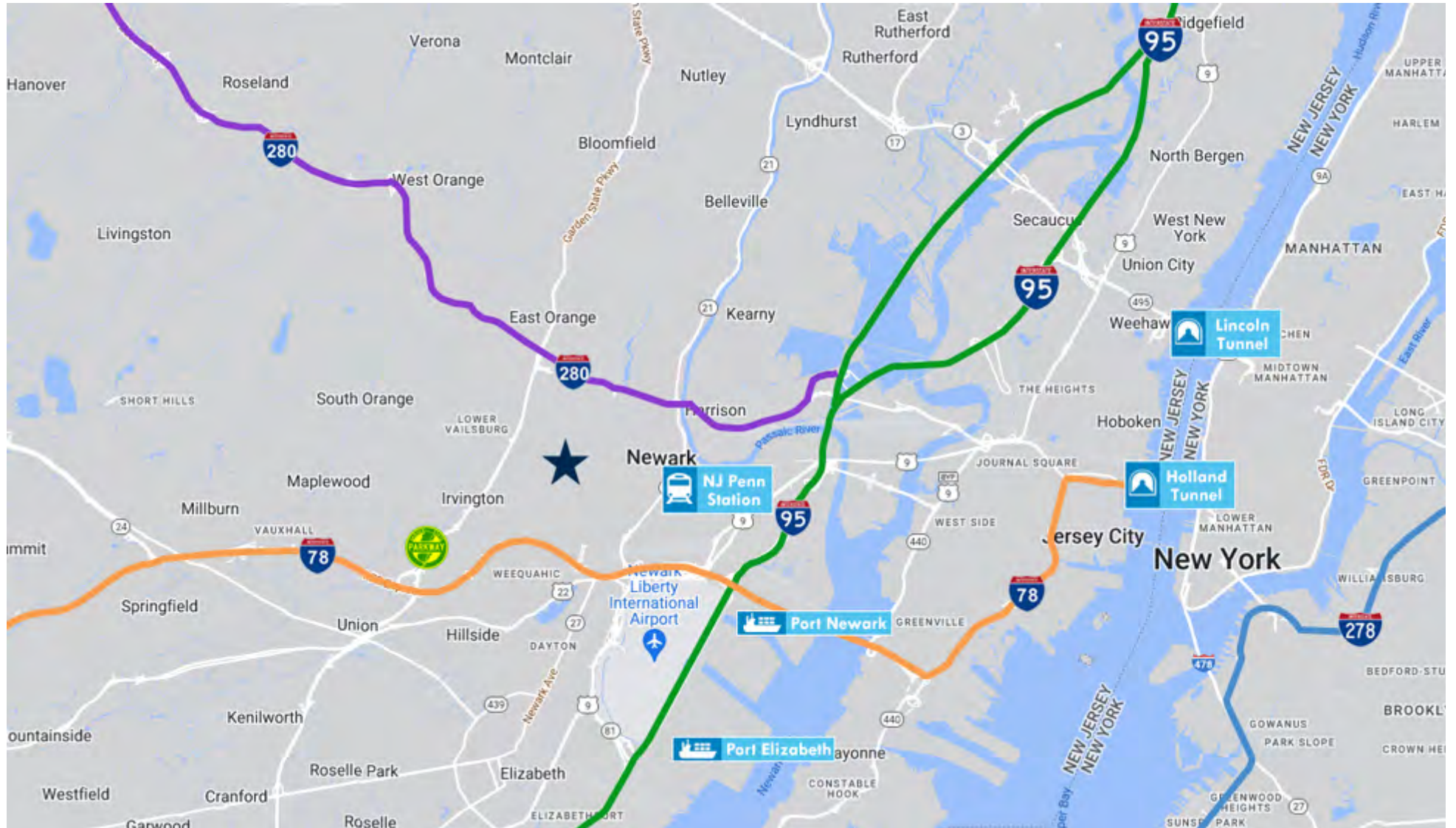
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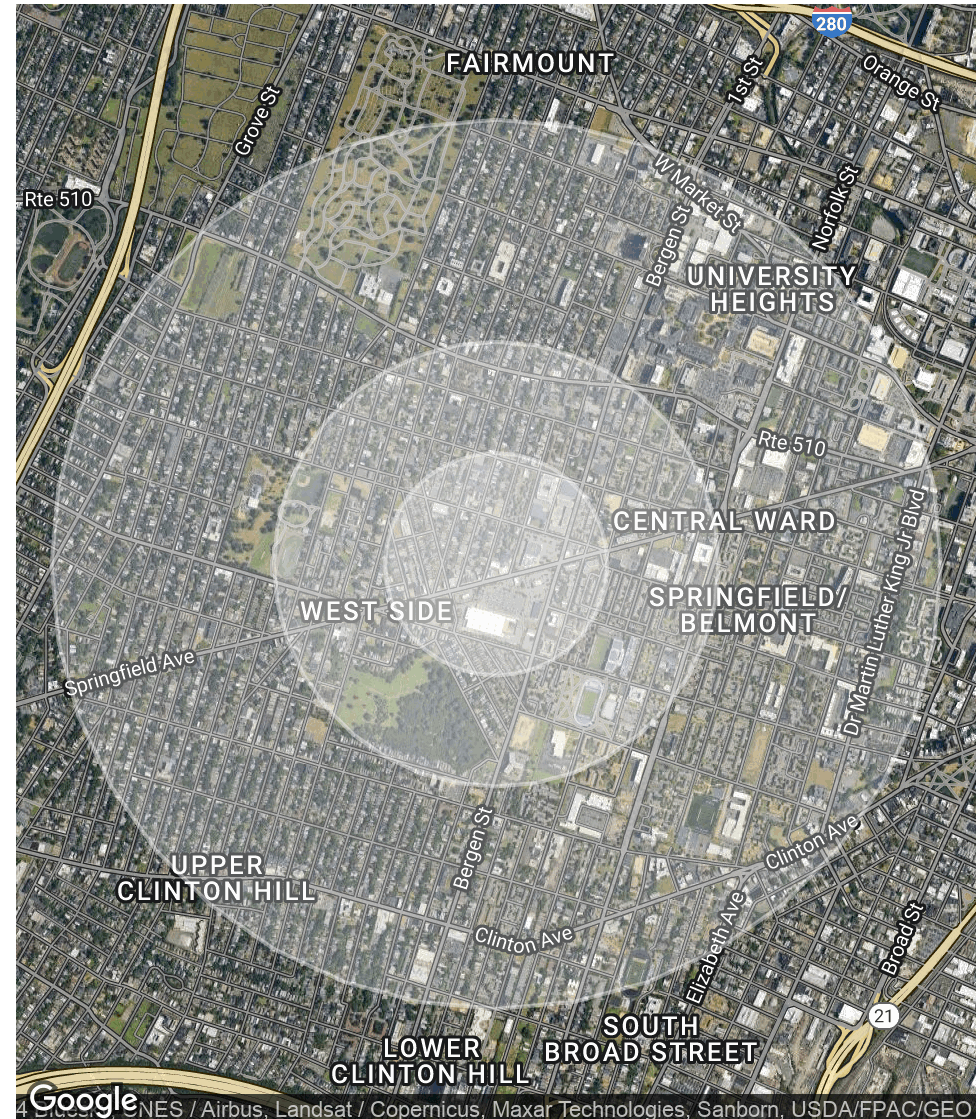
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,106	12,467	55,260
Average Age	32.1	32.4	31.5
Average Age (Male)	26.2	28.4	28.2
Average Age (Female)	35.0	36.7	34.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,169	5,285	24,625
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$40,184	\$38,097	\$38,872
Average House Value	\$118,552	\$138,294	\$134,104

* Demographic data derived from 2020 ACS - US Census



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