



FLEX / INDUSTRIAL PROPERTY

FOR LEASE

±2,343 SF FLEX / INDUSTRIAL SPACE

465 River Dr, Garfield, NJ 07026

For More Information, Contact the Exclusive Broker

TROY SCHAAFSMA

Senior Associate

troys@blauberg.com

973.379.6644 x116



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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.8 Miles to Route 21
 Approx. 2.1 Miles to Route 46
 Approx. 2.4 Miles to Garden State Parkway, Exit 156

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	2,343 SF
Lot Size:	0.25 Acres
Building Size:	2,343 SF

PROPERTY HIGHLIGHTS

- ±12' Ceiling Height
- Comes with Bathroom, Automatic Drive-In Door, Private Parking
- Lot Size at 0.25 Acres (Block 80, Lot 2.02)
- Taxes at \$9,824.85 (2023)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	19,990	238,632	1,085,573
Total Population	58,907	645,325	2,660,357
Average HH Income	\$64,374	\$92,570	\$111,228

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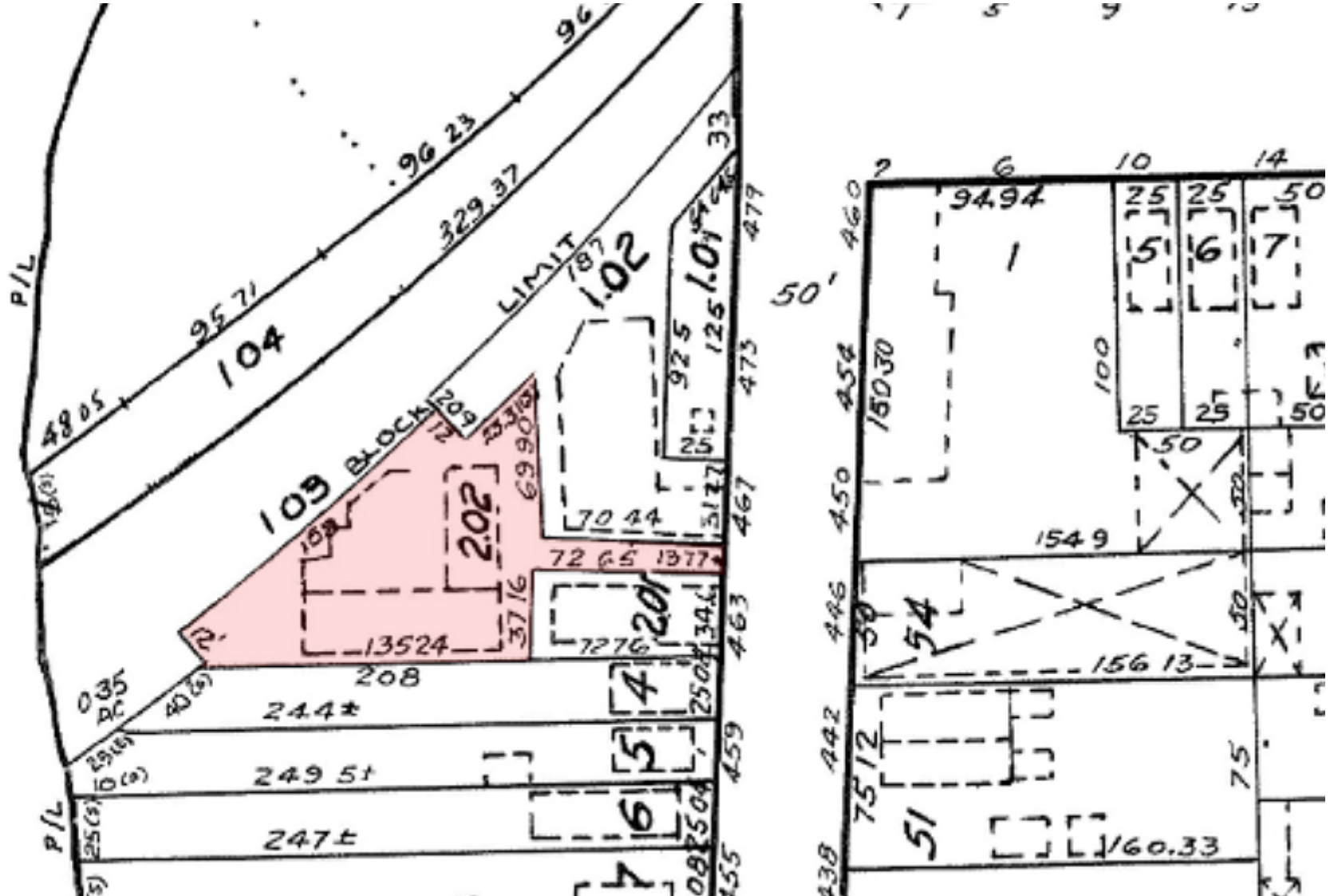
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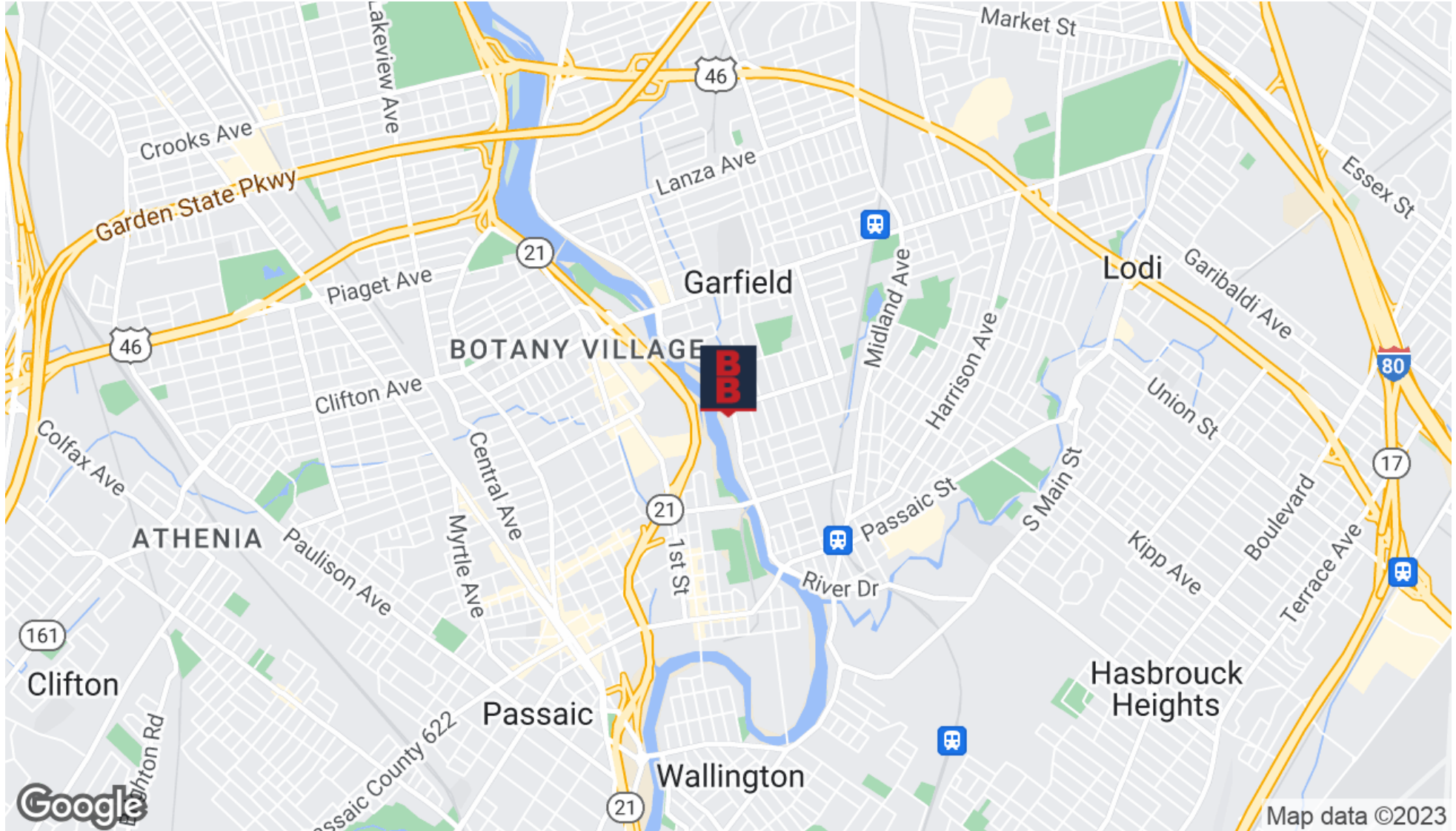
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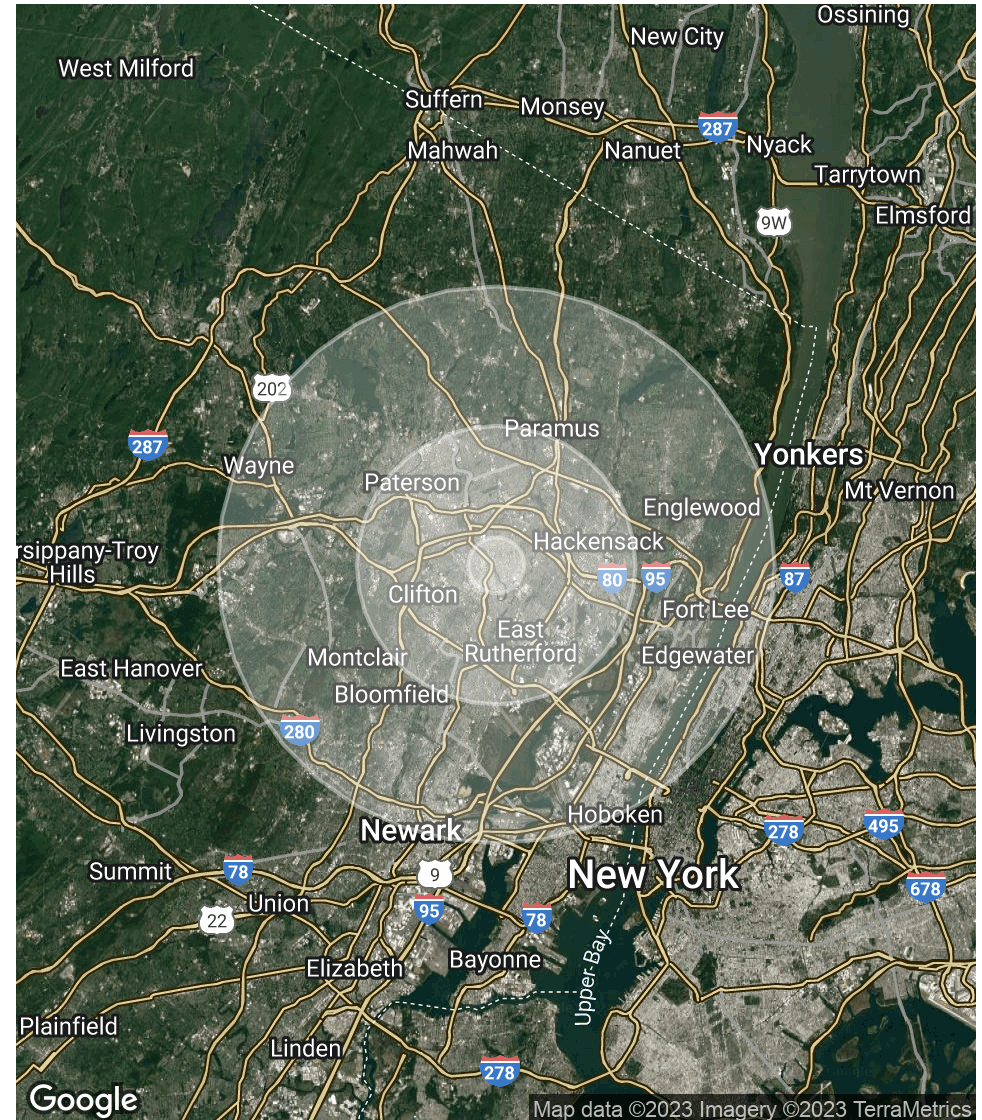
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	58,907	645,325	2,660,357
Average Age	33.7	38.4	39.2
Average Age (Male)	33.6	37.1	37.9
Average Age (Female)	34.1	39.5	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19,990	238,632	1,085,573
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$64,374	\$92,570	\$111,228
Average House Value	\$274,019	\$320,620	\$455,591

* Demographic data derived from 2020 ACS - US Census



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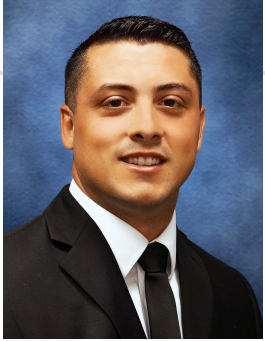
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