



INDUSTRIAL PROPERTY

FOR LEASE

10,000 SF FREE STANDING LIGHT MANUFACTURING AND WAREHOUSE FACILITY

1 Barrett Avenue, Moonachie, NJ 07074

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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PROPERTY HIGHLIGHTS

- 10,000 SF Including 1,500 SF of Office
- 14' Clear Height
- One (1) Drive In Door - 13' x 13'
- One (1) Loading Dock
- 25' x 50' Column Spacing
- 600 Amp, Three Phase Electrical Service
- Light Industrial (B) Zone
- \$2.17 PSF Estimated Tax (2021)

OFFERING SUMMARY

Lease Rate:	\$10.95 SF/yr (NNN)
Number of Units:	1
Available SF:	10,000 SF
Lot Size:	0.8 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,946	48,813	188,213
Total Population	7,614	125,387	511,420
Average HH Income	\$83,097	\$79,553	\$73,021

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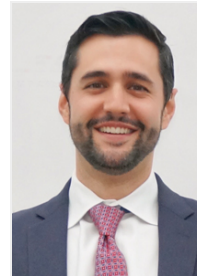


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