



INDUSTRIAL PROPERTY

FOR SALE

## PRICE REDUCED: ±12,686 SF INDUSTRIAL/FLEX INVESTMENT SALE

41 Orchard Street, Ramsey, NJ 07446

*For More Information, Contact the Exclusive Brokers*

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## LOCATION DESCRIPTION

Great Access and Proximity to Route 17, I-87 and I-287  
 18 Miles to Mario Cuomo Bridge  
 22 Miles to George Washington Bridge  
 27 Miles to Lincoln Tunnel  
 35 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

|                     |             |
|---------------------|-------------|
| Reduced Sale Price: | \$2,795,000 |
| Number of Units:    | 1           |
| Lot Size:           | 1.25 Acres  |
| Building Size:      | 12,686 SF   |

## PROPERTY HIGHLIGHTS

- ±12,686 SF Fully Leased Investment
- Nineteen Feet Clear Ceiling Height
- Second Floor Offices
- One Loading Dock with Five Grade Level Doors
- Well Maintained Building with Plenty of Parking
- Central Air and Heating
- Immediate Access to Route 17, Hospitality, Dining and Shopping Establishments

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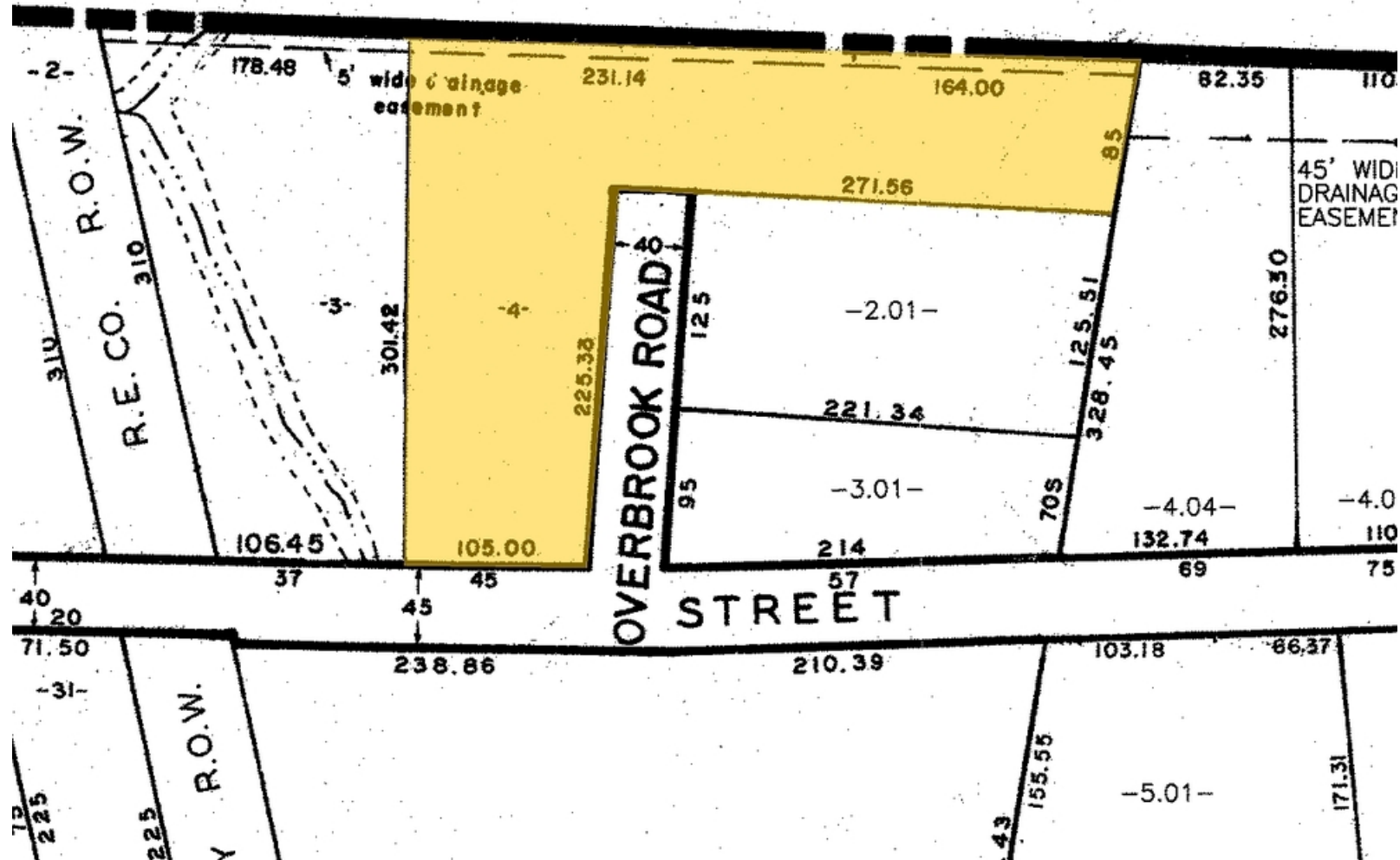
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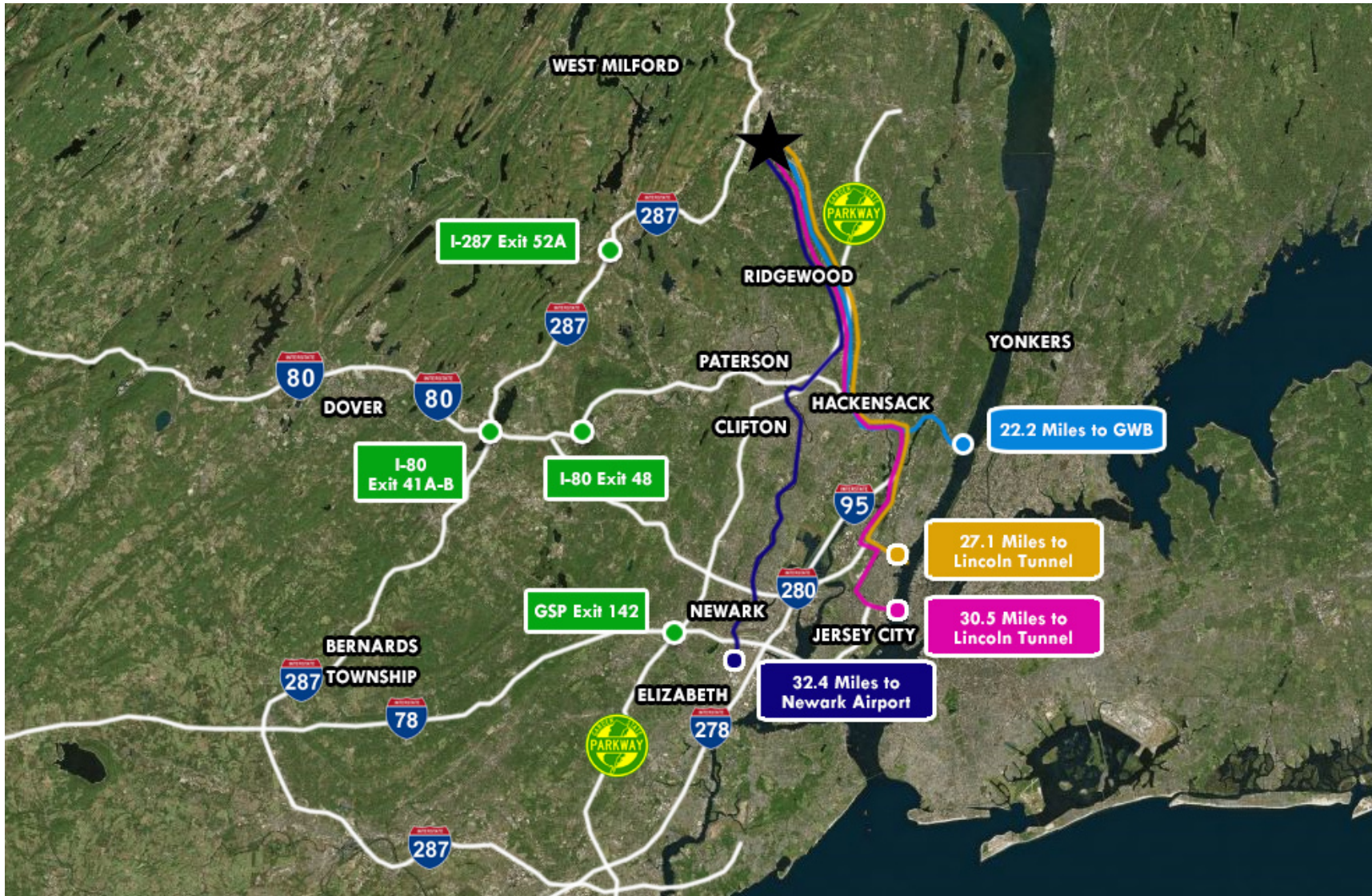
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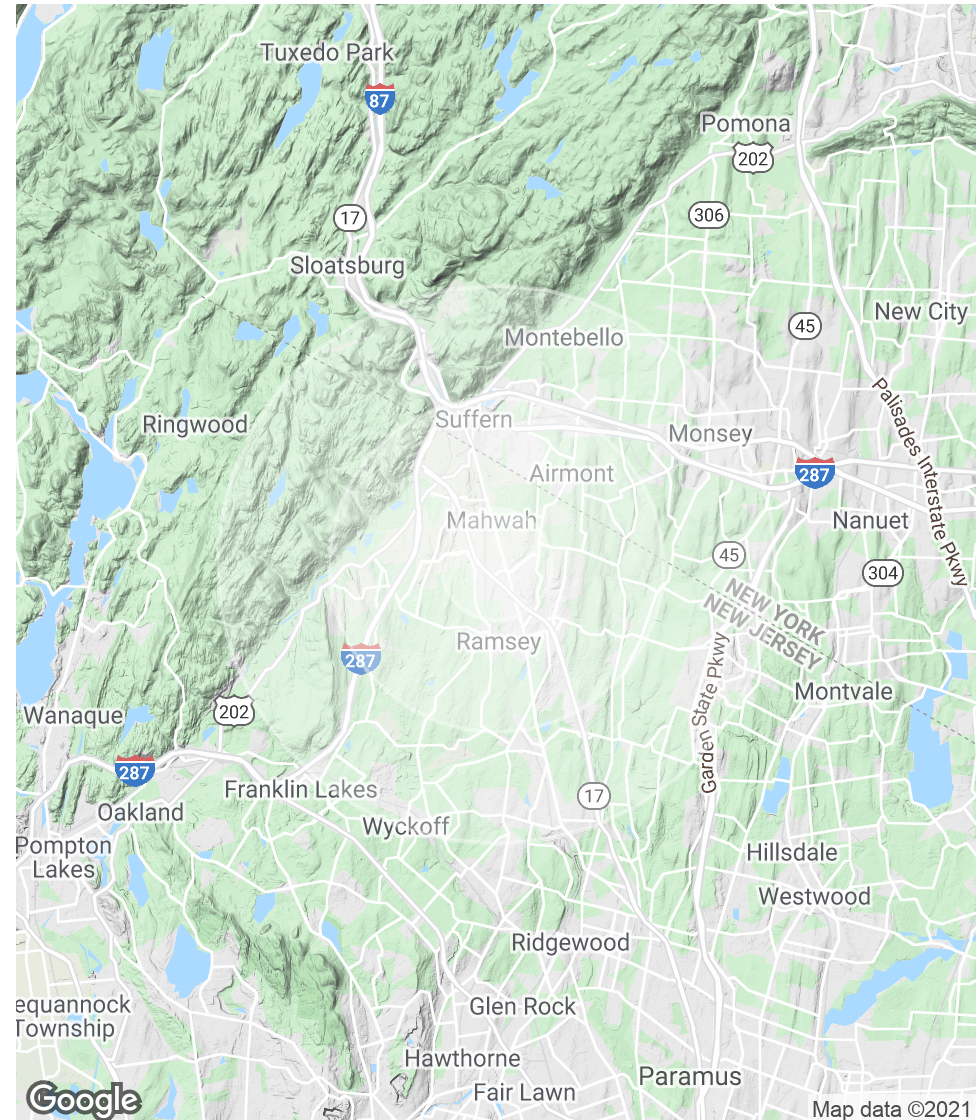
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,227  | 67,198  | 128,460 |
| Average age          | 42.0   | 41.5    | 41.3    |
| Average age (Male)   | 40.9   | 39.5    | 38.9    |
| Average age (Female) | 43.3   | 43.3    | 43.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,348     | 26,095    | 46,217    |
| # of persons per HH | 2.5       | 2.6       | 2.8       |
| Average HH income   | \$129,562 | \$128,803 | \$141,221 |
| Average house value | \$591,446 | \$562,157 | \$600,810 |

\* Demographic data derived from 2010 US Census



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