



INDUSTRIAL PROPERTY

INVESTMENT SALE ONLY

±5,635 SF INDUSTRIAL / OFFICE FLEX UNIT

30 Sherwood Lane Unit 5, Fairfield, NJ 07004

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146



THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Across from Essex County Airport
 ±1.1 Miles to Route 46 | ±2.8 Miles to I-80
 ±5.9 to I-280 | 6 Miles to Clifton | ±12.5 Miles to Newark
 5.2 Miles to West Orange | ±7.4 Miles to Garden State Parkway

OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	95,125 SF
Available SF:	±5,635 SF
	±95,125 SF

PROPERTY HIGHLIGHTS

- Total Building Size at ±95,125 SF on ±6.4 Acres
- Condo Size (Unit 5): ±5,635 SF (±3,800 SF Warehouse and ±1,835 SF Office)
- Year Built: 1960 Renovated in 2007
- Power: 400 Amps 3 Phase
- Heat: Gas Suspended
- Ceiling Height: ±16 Feet Clear
- Loading: 2 Docks
- Zoning: Industrial
- Comment: Covered Loading Area, Floor is Epoxied and Tiled, HVAC Available
- Investment Sale Only

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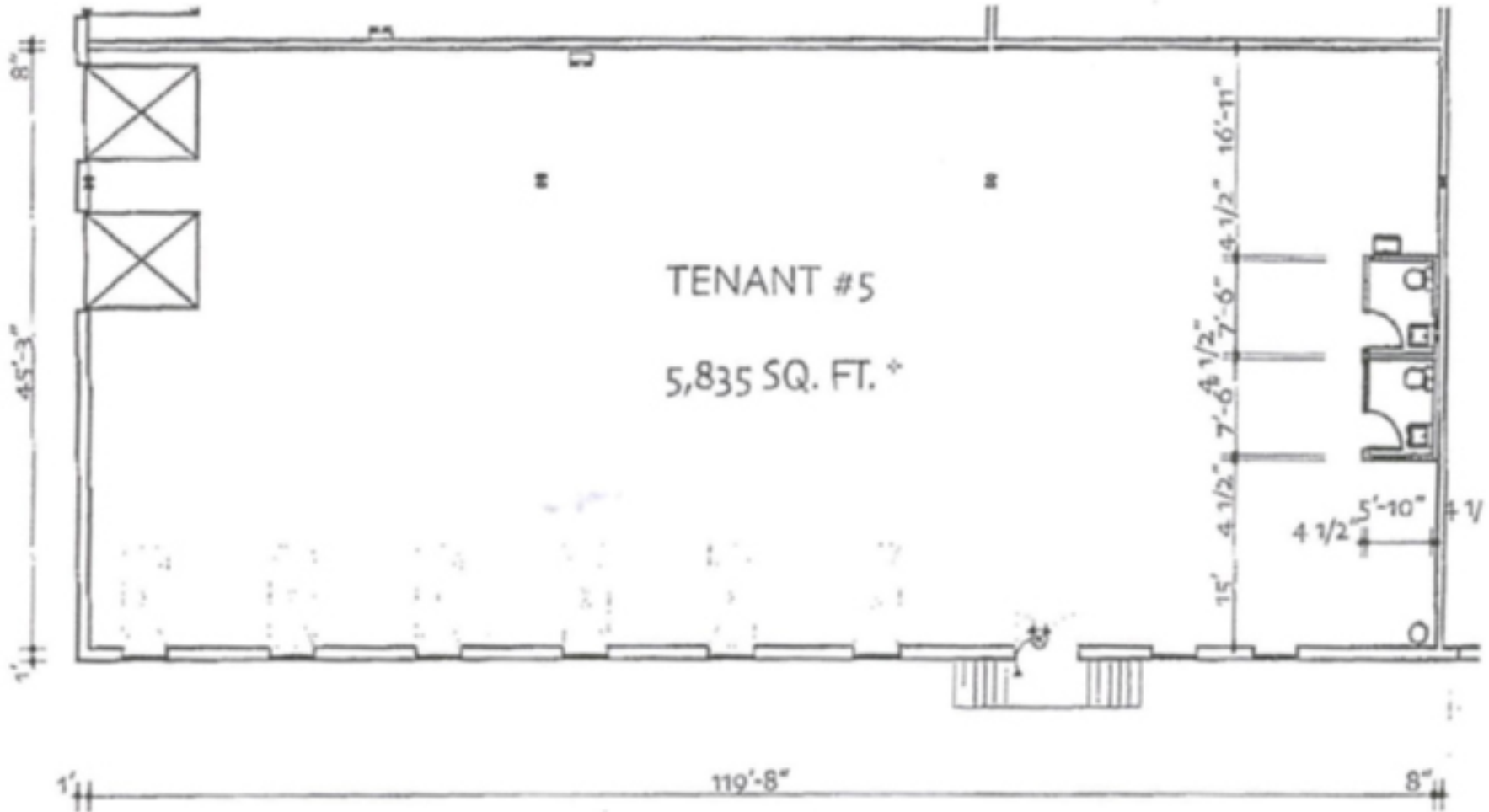
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* NOTE: LOSS FACTOR
OF 0.966 USED

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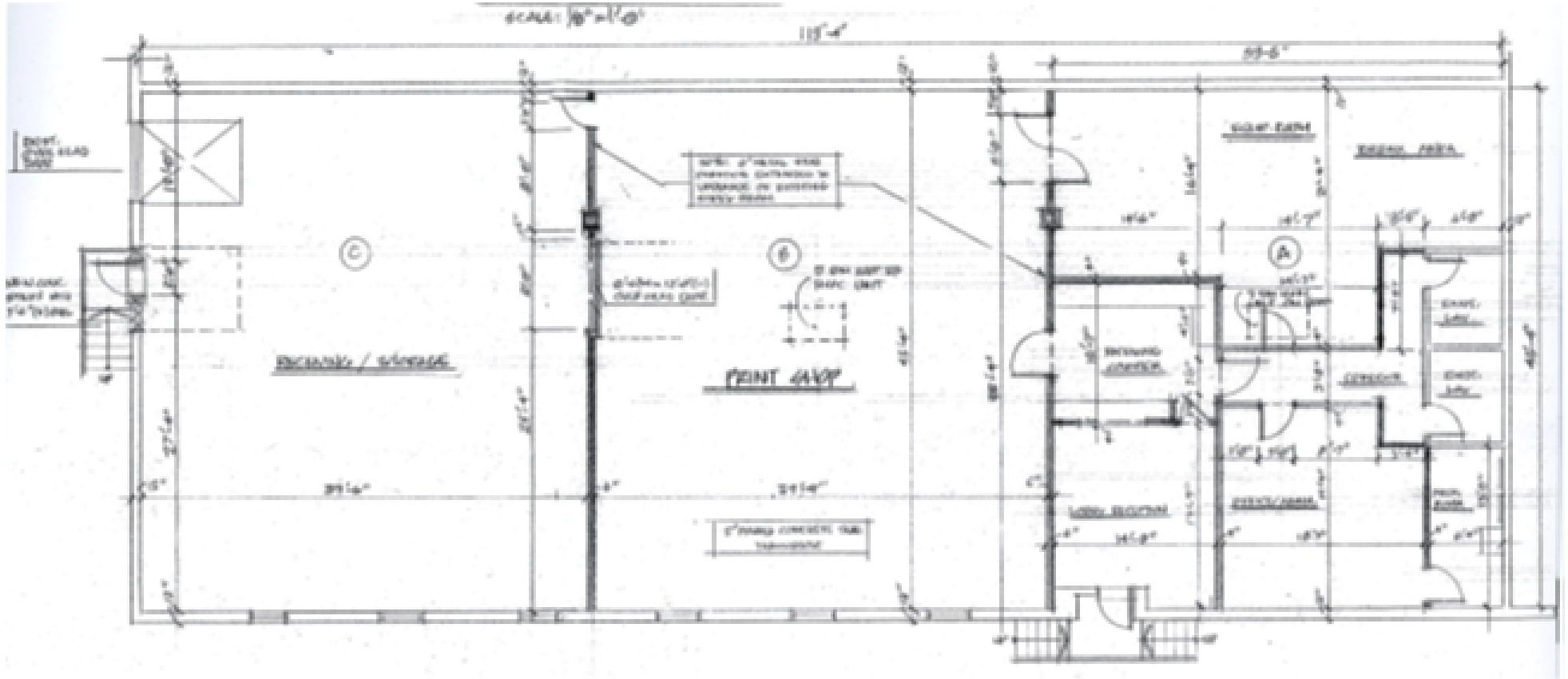
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JASON M. CRIMMINS, CCIM, SIOR

President

C: 973.568.6611

jmcrimmins@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

C: 973.432.1648

aconte@blauberg.com

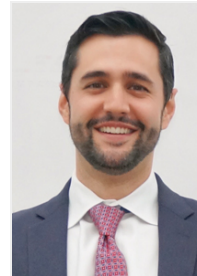


PETER J. MURANO, JR., SIOR

Senior Executive Director

C: 973.214.9375

pjmurano@blauberg.com



MICHAEL F. SCHIPPER, SIOR

Senior Executive Director

C: 973.936.4173

mschipper@blauberg.com

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