



LAND

FOR SALE

410 ROUTE 23

Pompton Plains, NJ 07444

For More Information, Contact the Exclusive Brokers

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

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

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



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

www.blauberg.com

LAND

FOR SALE

410 ROUTE 23

Pompton Plains, NJ 07444



PROPERTY DESCRIPTION

±20.8-Acre Land For Sale

PROPERTY HIGHLIGHTS

- ±20.8-Acre Land
- Block 2702, Lots 1 – 4 and Block 2007, Lots 4 - 7
- Taxes at \$93,351.44 (2018)
- Zoned C-3

OFFERING SUMMARY

Sale Price:	\$6,000,000
Lot Size:	20.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,501	21,298	50,619
Total Population	7,521	62,377	145,464
Average HH Income	\$113,773	\$116,666	\$115,593

For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LAND

FOR SALE

410 ROUTE 23

Pompton Plains, NJ 07444



For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LAND

FOR SALE

410 ROUTE 23

Pompton Plains, NJ 07444



For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



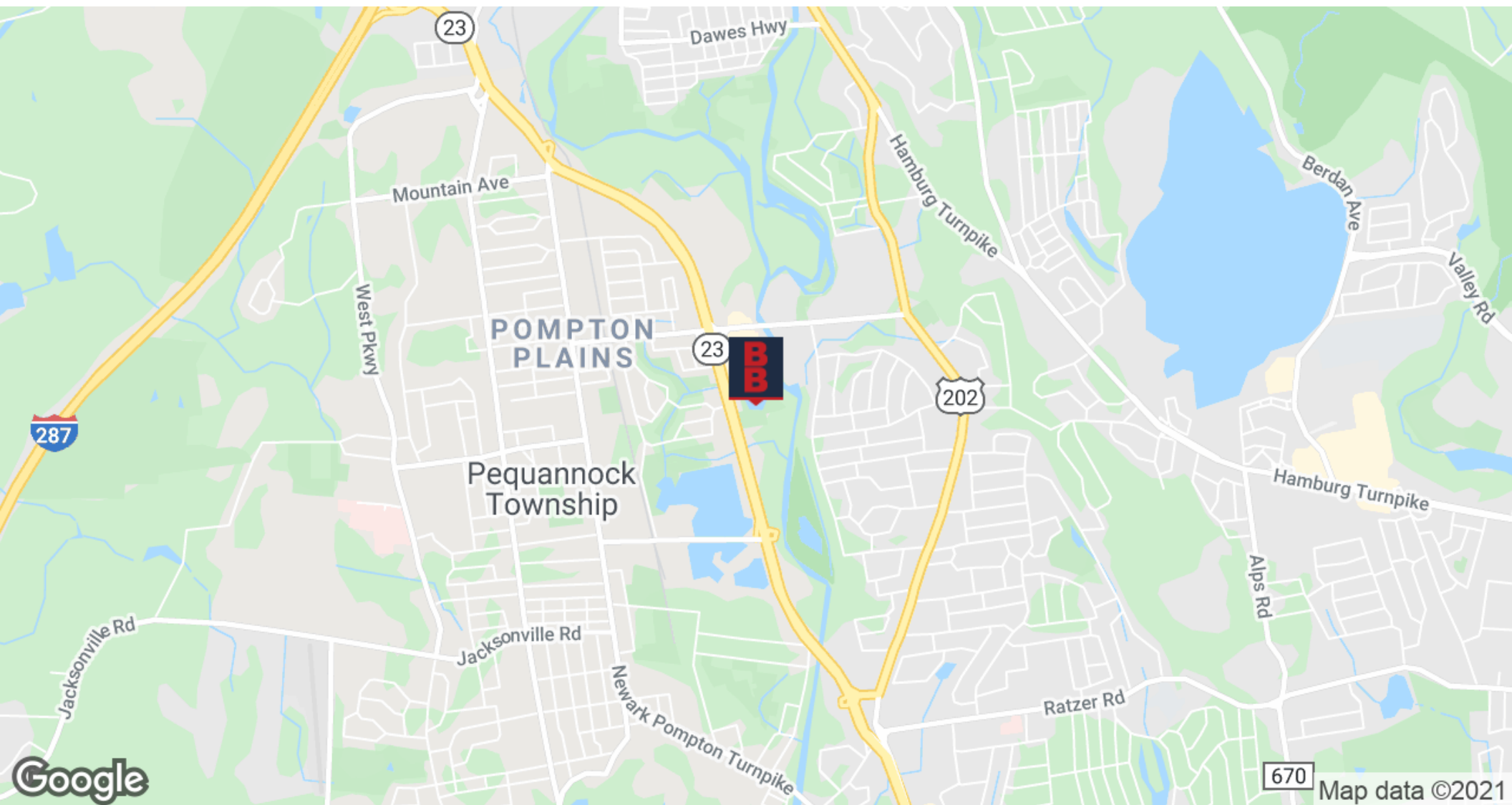
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

LAND

FOR SALE

410 ROUTE 23

Pompton Plains, NJ 07444



For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



410 ROUTE 23

Pompton Plains, NJ 07444



For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



LAND

FOR SALE

410 ROUTE 23

Pompton Plains, NJ 07444



TRAFFIC COUNT

For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



Map data ©2021

410 ROUTE 23

Pompton Plains, NJ 07444

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	7,554	61,236	138,867
2018 Estimate	7,521	61,080	138,365
2010 Census	7,341	60,386	136,754
Growth 2018-2023	0.44%	0.26%	0.36%
Growth 2010-2018	2.45%	1.15%	1.18%
2018 Population Hispanic Origin	638	5,495	13,676
2018 Population by Race:			
White	6,998	55,035	122,624
Black	84	833	3,063
Am. Indian & Alaskan	13	84	292
Asian	337	4,310	10,410
Hawaiian & Pacific Island	1	27	44
Other	88	790	1,933
U.S. Armed Forces:	0	0	0
Households:			
2023 Projection	2,549	22,720	50,313
2018 Estimate	2,538	22,679	50,181
2010 Census	2,475	22,474	49,771
Growth 2018 - 2023	0.43%	0.18%	0.26%
Growth 2010 - 2018	2.55%	0.91%	0.82%
Owner Occupied	2,274	18,996	41,078
Renter Occupied	264	3,682	9,102
2018 Avg Household Income	\$123,450	\$130,046	\$130,273
2018 Med Household Income	\$104,903	\$107,405	\$105,378
2018 Households by Household Inc:			
<\$25,000	294	1,751	4,287
\$25,000 - \$50,000	200	2,809	6,316
\$50,000 - \$75,000	280	2,774	6,403
\$75,000 - \$100,000	424	3,022	6,691
\$100,000 - \$125,000	362	3,317	6,473
\$125,000 - \$150,000	305	2,257	4,529
\$150,000 - \$200,000	323	2,910	6,663
\$200,000+	350	3,837	8,817

For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



410 ROUTE 23

Pompton Plains, NJ 07444



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

aconte@blauberg.com

Direct: 973.379.6644 x131 | Cell: 973.432.1648

PROFESSIONAL BACKGROUND

Alex, Executive Vice President and Principal of The Blau & Berg Company, is responsible for overseeing capital markets, client growth and supply chain & logistic representation. He has been with The Blau & Berg Company since June of 2003. Alex has extensive experience in industrial site selection, supply chain & logistics and landlord and tenant representation along with in-depth investment analysis and capital market sales. During his career, Alex has completed over 20 million square feet of sales and lease transactions that total a value of over \$400 million dollars.

Awards:

Awarded SIOR designation (Society of Industrial and Office Realtors)

Named Real Estate Forum Top Broker (2013)

Recognized by The Blau & Berg Company as a Top Broker since 2006

Featured in Mid Atlantic Real Estate Journal's "40 Under 40"

EDUCATION

Alex graduated from Wayne Valley High School, earned a bachelor's degree from William Paterson University and continued to broaden his expertise through real estate finance courses at New York University. He has earned membership into CCIM and SIOR by education, sale transactions and a substantial code of ethics.

MEMBERSHIPS

Treasurer of the New Jersey Chapter of SIOR

Recognized with CCIM designation (Certified commercial Investment Member)

Member of ICSC (International Council of Shopping Centers)

Awarded SIOR designation (Society of Industrial and Office Realtors)

Member of The Blau & Berg Company's Advisory Board

Member of NAIOP (National Association for Industrial & Office Parks)

Member The Cotsakos College of Business Advisory and Advancement Board of William Paterson University

Member of The Cedar Grove Environmental Commission

For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

410 ROUTE 23

Pompton Plains, NJ 07444



JASON M. CRIMMINS, CCIM, SIOR

President

jmcrimmins@blauberg.com

Direct: 973.379.6644 x122 | Cell: 973.568.6611

PROFESSIONAL BACKGROUND

Jason Crimmins, President, Broker of Record and Principal of The Blau & Berg Company, is responsible for overseeing corporate services, client growth and supply chain & logistic representation. He has been with The Blau & Berg Company since May of 1992 and as a broker since 1996. He has extensive experience in industrial site selection, supply chain & logistics and landlord and tenant representation. During his career, Jason has completed over 30 million SF of sales and lease transactions that total a value of over \$600 million dollars.

EDUCATION

Morristown-Beard School - High School Diploma

Seton Hall University - Bachelor's Degree

MEMBERSHIPS

Awarded SIOR designation (Society of Industrial and Office Realtors)

Recognized with CCIM designation (Certified Commercial Investment Member)

President of the Bel Air Association from 2007-2014

Member of The Blau & Berg Company's Advisory Board

Member of ICSC (International Council of Shopping Centers)

Member of NAIOP (National Association Industrial Office Park)

For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

410 ROUTE 23

Pompton Plains, NJ 07444



PETER J. MURANO, JR., SIOR

Senior Executive Director

pjmurano@blauberg.com

Direct: 973.379.6644 x114 | Cell: 973.214.9375

PROFESSIONAL BACKGROUND

Peter J. Murano, Jr. is a commercial real estate veteran with 50-plus years of experience brokering deals with honesty, integrity and expert knowledge. After obtaining his real estate license in 1966, Peter ventured into the transportation industry where he gained valuable business experience with Preston Trucking in 1968 and the Red Star Express in 1971. In 1976, he joined the Trans-Jersey Express as Vice-President of Sales and worked his way up to Executive Vice President, gaining partnership and becoming part owner of the company. Peter joined The Blau & Berg Company in 1998 and, within the first few months, completed a lease/sale transaction between Hartz Mountain Company and Dependable Auto Shippers, a major transporter of cars. Peter's endeavors in commercial real estate field have included over two million square feet per year for the past eight years of transactions across industrial, office and retail real estate in NJ and the surrounding area. His clients refer to him as a gentleman. Well respected in the industry and nominated as a "CoStar Group Power Broker", Peter's personal touch and expert knowledge in the markets he serves provide a unique service to his clients and partners.

EDUCATION

The Valley Forge Military Academy - Associates Degree in Business Administration

MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors) member

For More Information, Contact the Exclusive Brokers

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

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

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

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.