



INDUSTRIAL PROPERTY

FOR SALE OR LEASE

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets
sgsavastano@blauberg.com
973.379.6644 x147



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

www.blauberg.com

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



PROPERTY DESCRIPTION

±23,046-SF Building on 0.74 AC

LOCATION DESCRIPTION

Approx. 2.5 Miles to NJ Turnpike

Approx. 0.5 Miles to US-9

SITE DESCRIPTION

Total Building: ±23,046 SF

Total Acreage: 0.74 AC

Future Expansion: Approximately 17,000 SF

Heat: Gas Suspended

Sprinkler System: Wet System

Power: 1600 Amp @ 208-240V, 3 Phase

Ceiling Heights: ±8' - 26' Clear

Loading: 3 Tailboards, 1 Drive-In

Zoning: Commercial

Taxes: \$68,611.23 (2020)

Parking: 30 Spaces

Comments: USDA Processing, Refrigeration, Freezer

Additional Development: Can Add Approx. an Additional 9,000 - 10,000 SF

OFFERING

Sale Price at \$3,500,000

Please Call for Lease Rate

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



INTERIOR DESCRIPTION

Shipping: 720 SF 11' Clear
 Cooler 1: 613 SF 10'9" Clear
 Hanging Meat Room: 257 SF 8'7" Clear
 USDA Processing: 1,350 SF 8'8" – 9'2" Clear
 Freezer 1: 680 SF 8'4" – 10'4" Clear
 Receiving: 1,157 SF 17' Clear
 Main Cooler: 2,312 SF 20' Clear
 Main Freezer 1: 891 SF 26' Clear
 Main Freezer 2: 1,105 SF 19'8" Clear
 Dry Storage 1: 612 SF 17'1" Clear
 Dry Storage 2: 458 SF 17'1" Clear
 Main Dry Storage: 2,154 SF 14'6" Clear
 USDA Office: Yes
 Office 2nd Floor: 3,331 SF
 Office 3rd Floor: 2,833 SF
 Storage 2nd Floor: 2 Rooms
 Records Room 3rd Fl: Yes
 Locker/Lunch: Yes
 Bathrooms: Multiple

NOTE

- Adjacent Lot to the Building Could be Made Available for Sale

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

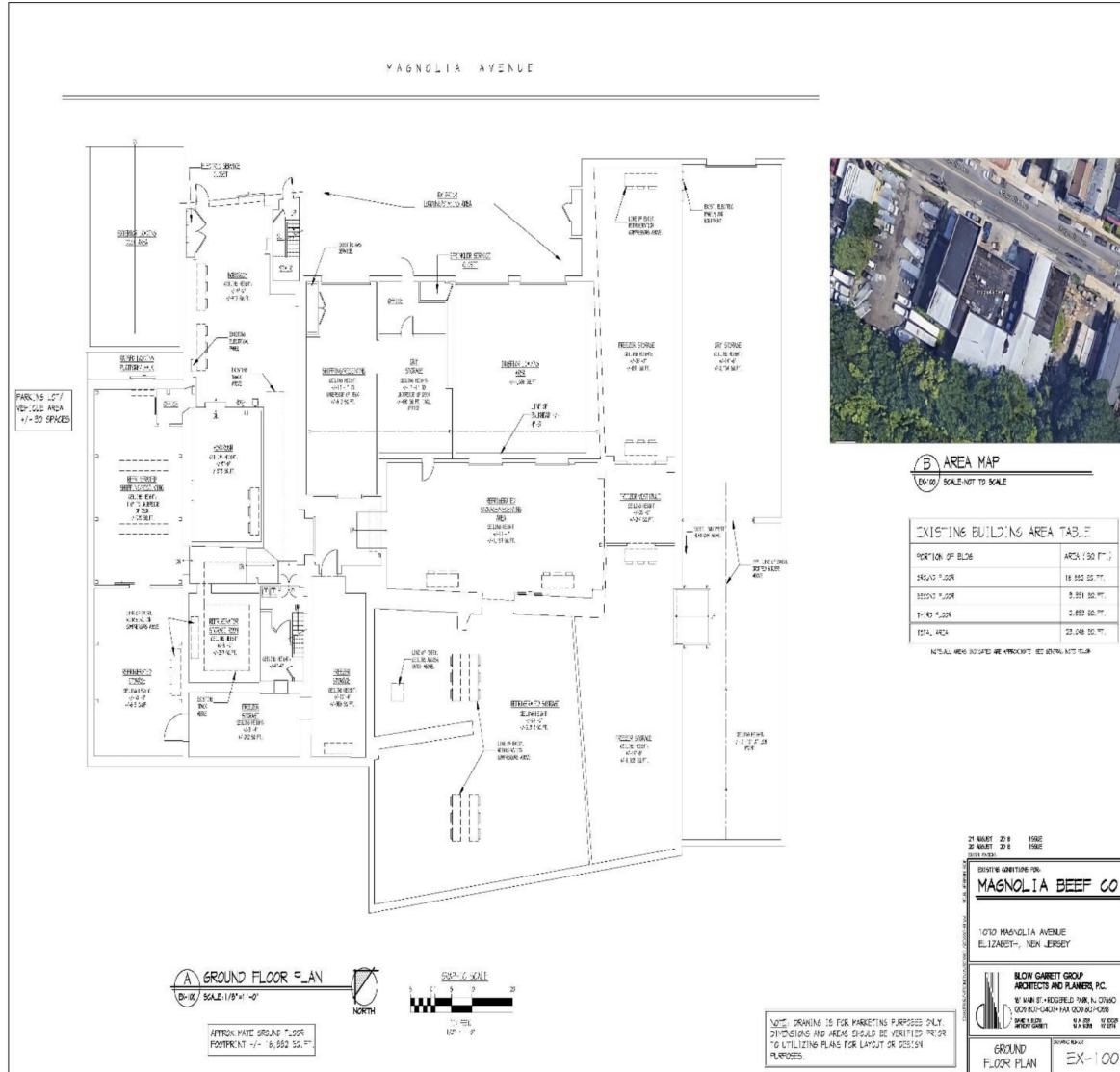
www.blauberg.com



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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

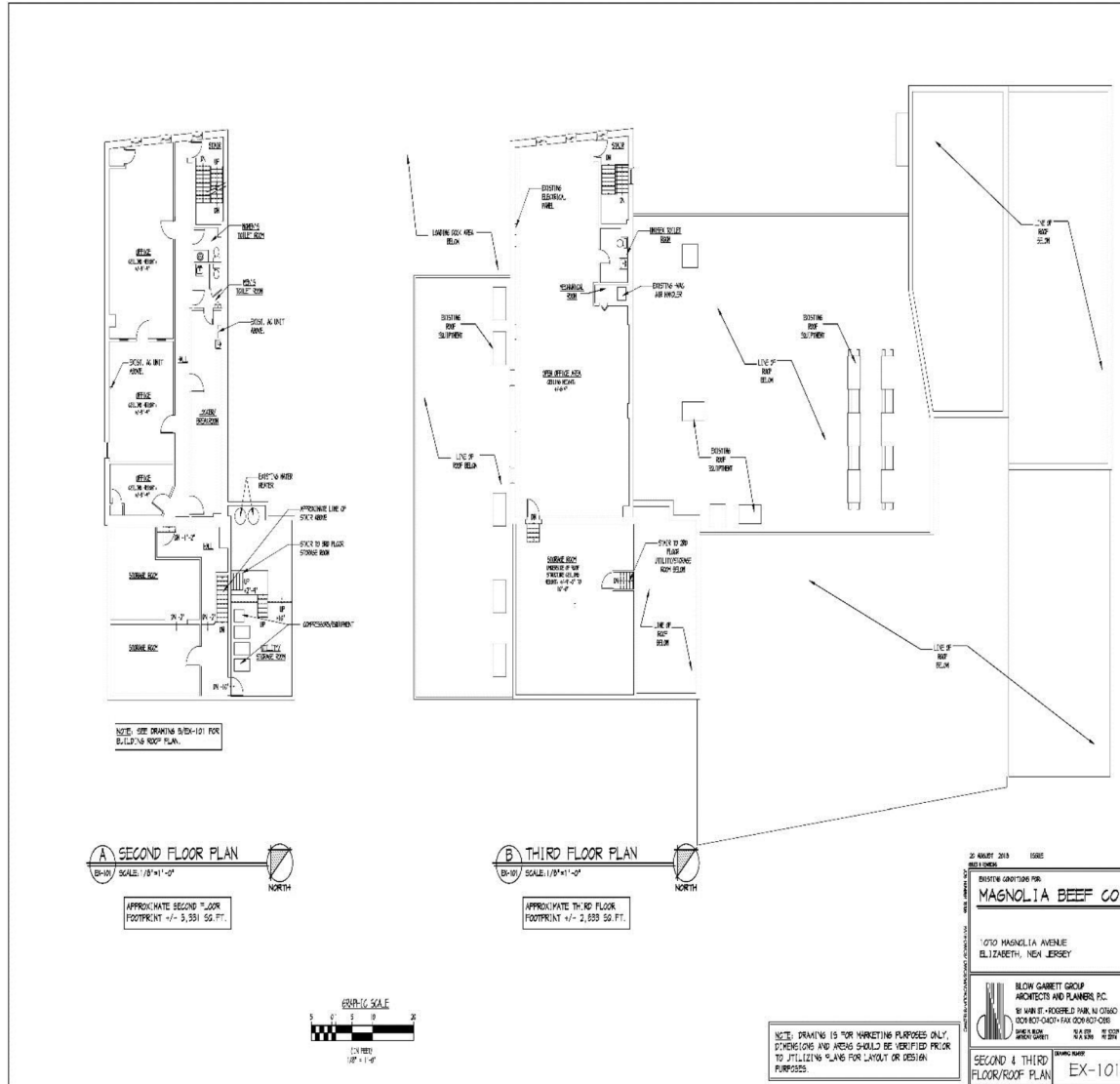
www.blauberg.com



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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

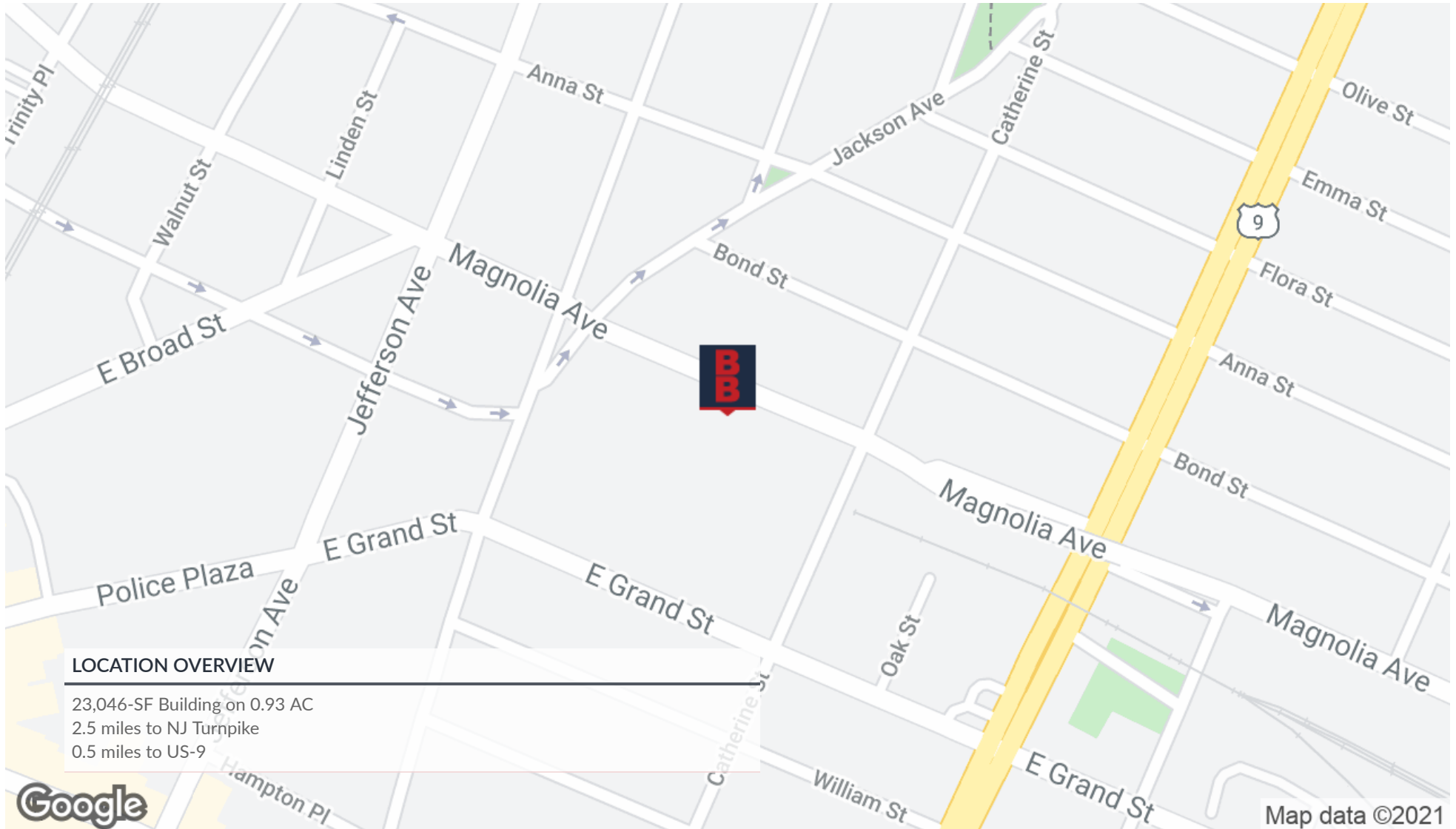
www.blauberg.com



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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



LOCATION OVERVIEW

23,046-SF Building on 0.93 AC
 2.5 miles to NJ Turnpike
 0.5 miles to US-9

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	15,164	54,991	114,108
Median age	32.0	32.8	33.3
Median age (Male)	33.0	33.1	33.1
Median age (Female)	32.0	33.4	34.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,526	17,814	37,654
# of persons per HH	3.4	3.1	3.0
Average HH income	\$53,048	\$51,719	\$52,997
Average house value	\$344,175	\$355,748	\$377,473

* Demographic data derived from 2010 US Census

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201



SCOTT G. SAVASTANO

Director of Capital Markets

973.464.3800

sgsavastano@blauberg.com



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

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.