



OFFICE BUILDING

FOR SALE

±3,200 SF FLEX / OFFICE BUILDING

3 Industrial Road, Pequannock, NJ 07440

For More Information, Contact the Exclusive Brokers

ANTHONY BUFANIO

Director

ambufanio@blauberg.com

973.379.6644 x123

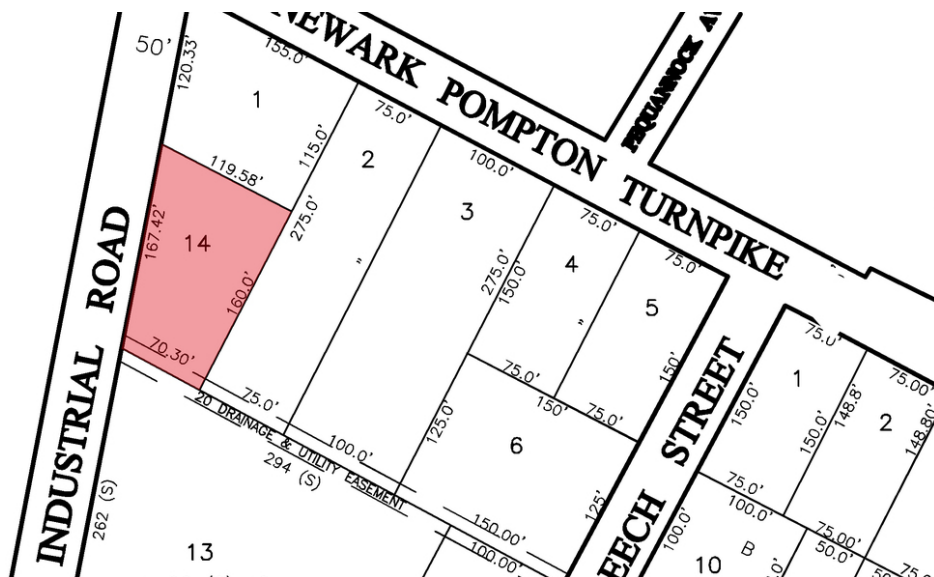


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±3,200 SF Flex / Office Building

LOCATION DESCRIPTION

Approx. 0.5 Miles to Route 23

Approx. 3.8 Miles to Route 46 and I-80

Approx. 5.4 Miles to I-287

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$545,000 |
| Building Size: | 3,200 SF |

PROPERTY HIGHLIGHTS

- Highlights: ±3,200 SF Free Standing; One Story Building
- Lot Size: ±0.36 Acres (Block 4601, Lot 14)
- Year Built: 1962 and Remodeled: 2012
- Construction: Block and Wood Frame
- Ceiling Height: 9' Dropped Ceiling
- Utilities: Gas Heat, City Water & Sewer
- Power: 150 Amps 3 Phase
- Air-Conditioned: 100%
- Loading: One Drive-In
- Parking: On Site
- Zoned: I-1 Industrial

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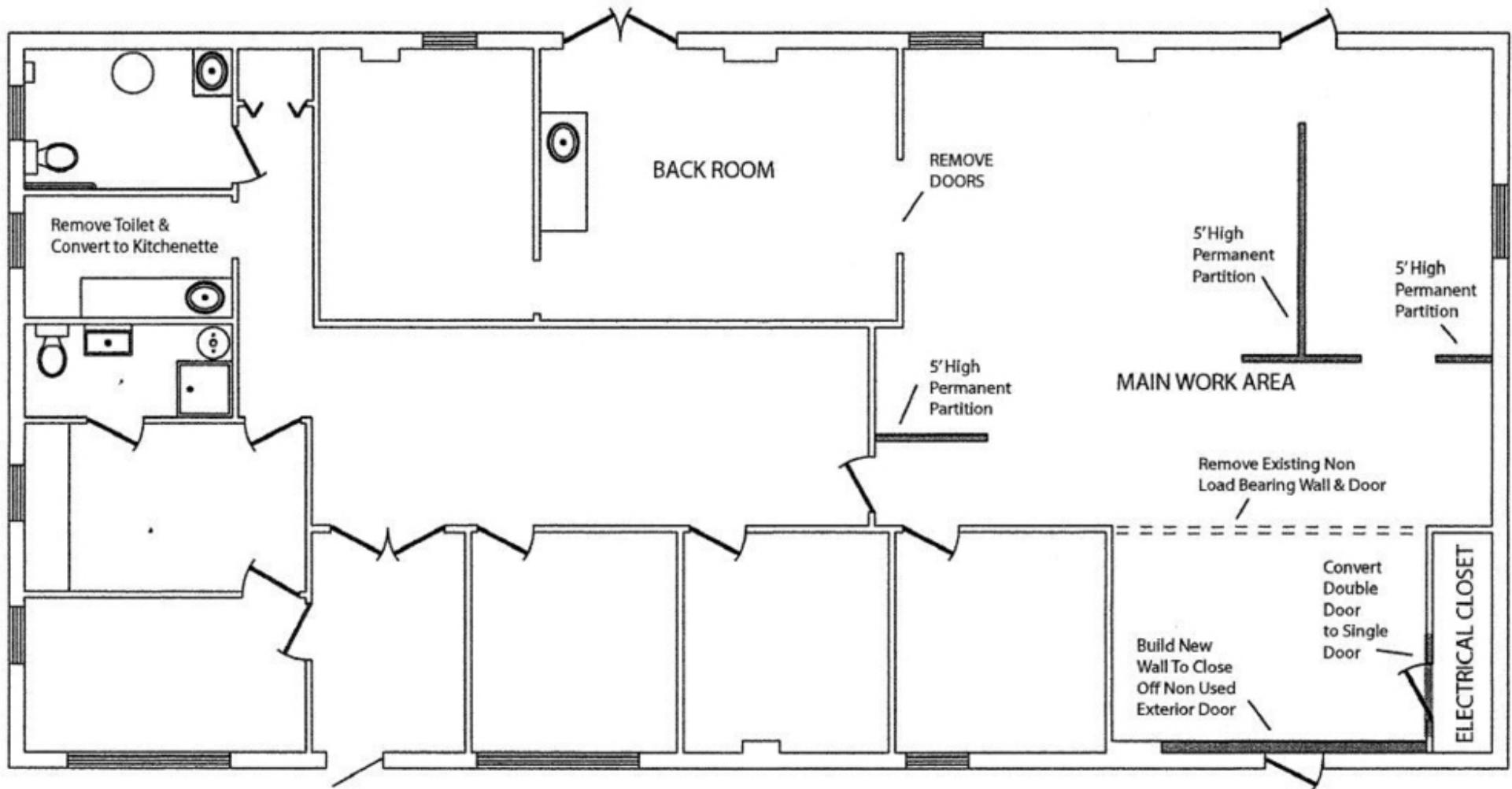
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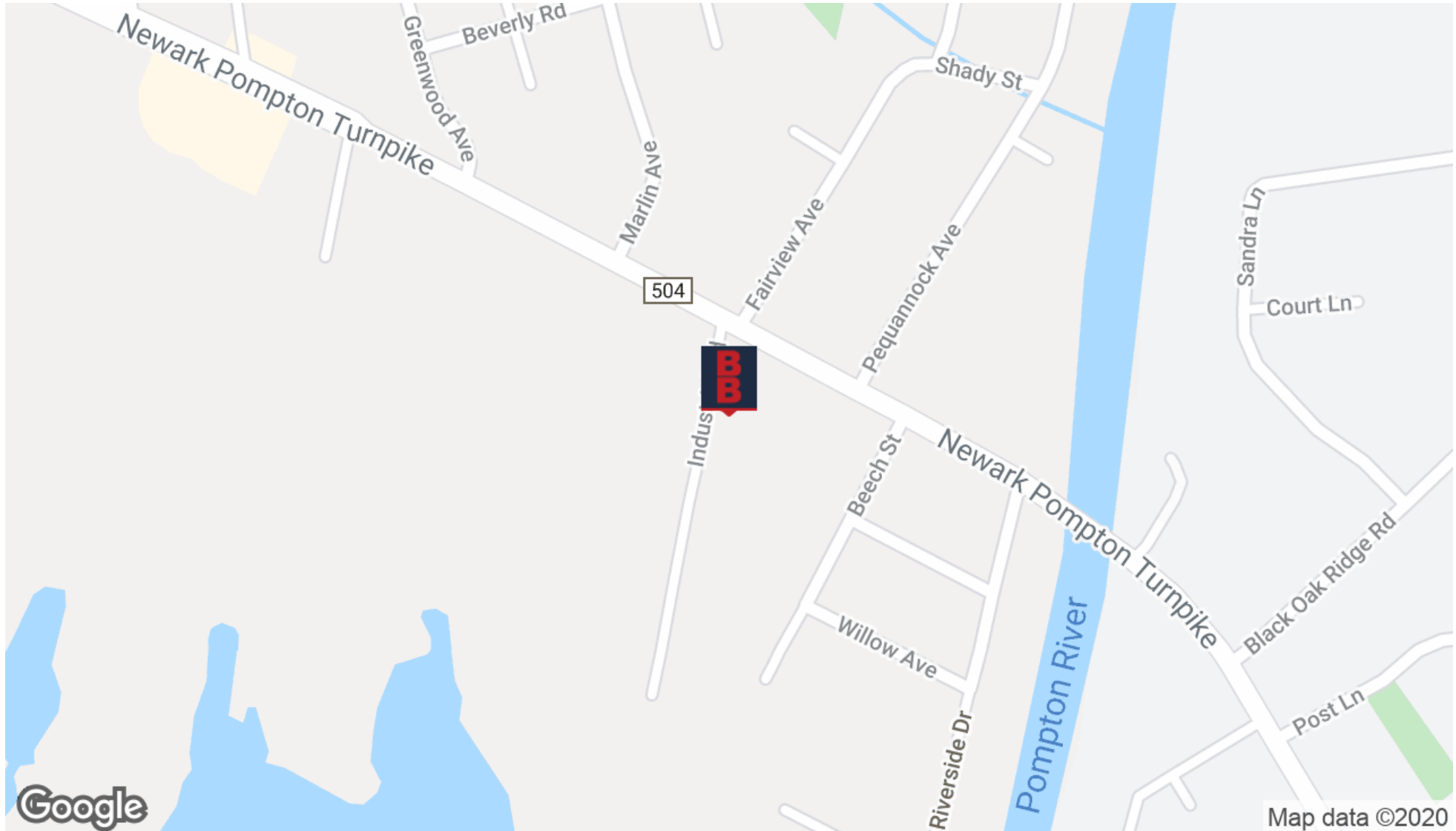
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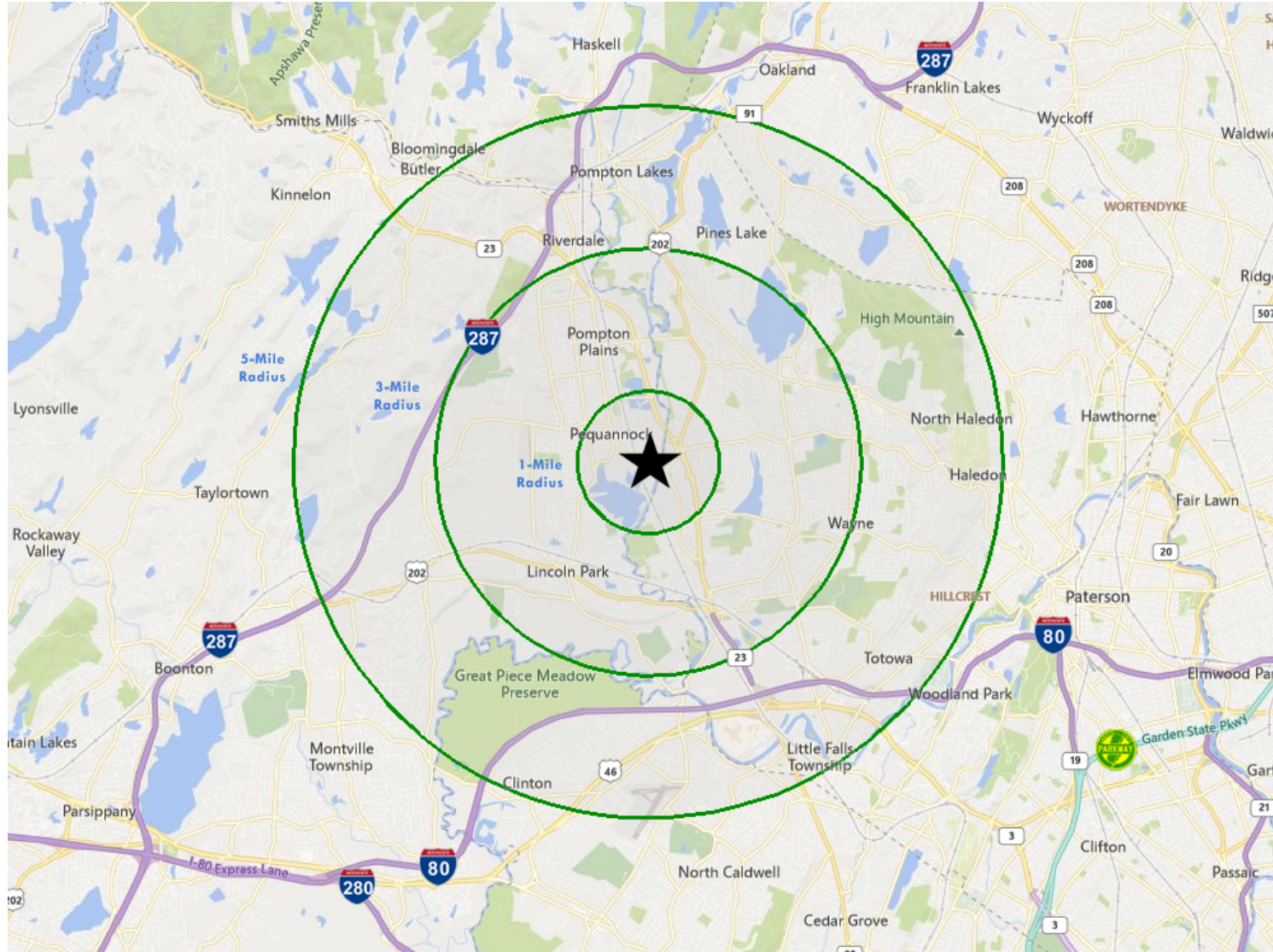
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PROFESSIONAL BACKGROUND

Anthony, Director of The Blau & Berg Company, is responsible for representing tenants and buyers as well as owners. He has been with The Blau & Berg Company since 1986. While experienced in all aspects of commercial real estate, his primary focus is in the industrial market. He has represented all types of companies including international, national and regional businesses as well as many local operations just starting out.

EDUCATION

Rutgers University - Bachelor of Science degree in Economics

Certified Commercial Investment Member (CCIM) from the Commercial Investment Real Estate Institute (CIRES) at New York University

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