



INDUSTRIAL PROPERTY

FOR SALE

# ±5,960 SF WAREHOUSE

245 East Inman Avenue, Rahway, NJ 07065

*For More Information, Contact the Exclusive Brokers*

**CHRISTIAN WALSIKER, CCIM, SIOR**

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## LOCATION DESCRIPTION

Approx. 0.8 Miles to US Hwy 1 & 9  
 Approx. 4.6 Miles to I-278  
 Approx. 5.6 Miles to I-95  
 Approx. 9.3 Miles to Goethals Bridge  
 Approx. 11.2 Miles to Newark Liberty International Airport  
 Approx. 20.5 Miles to Holland Tunnel

## OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	±0.45 Acres
Building Size:	±5,960 SF

## PROPERTY HIGHLIGHTS

- ±5,960 SF Warehouse
- Office Space to Suit
- 13 Feet Clear Ceiling Height
- ±18-Car Parking
- 400 Amp Electric Service
- Heavy Industrial Zone
- Fenced Lot
- ±0.45-Acre Lot (Block 277, Lot 16)
- Taxes at \$13,616.45 (2020)

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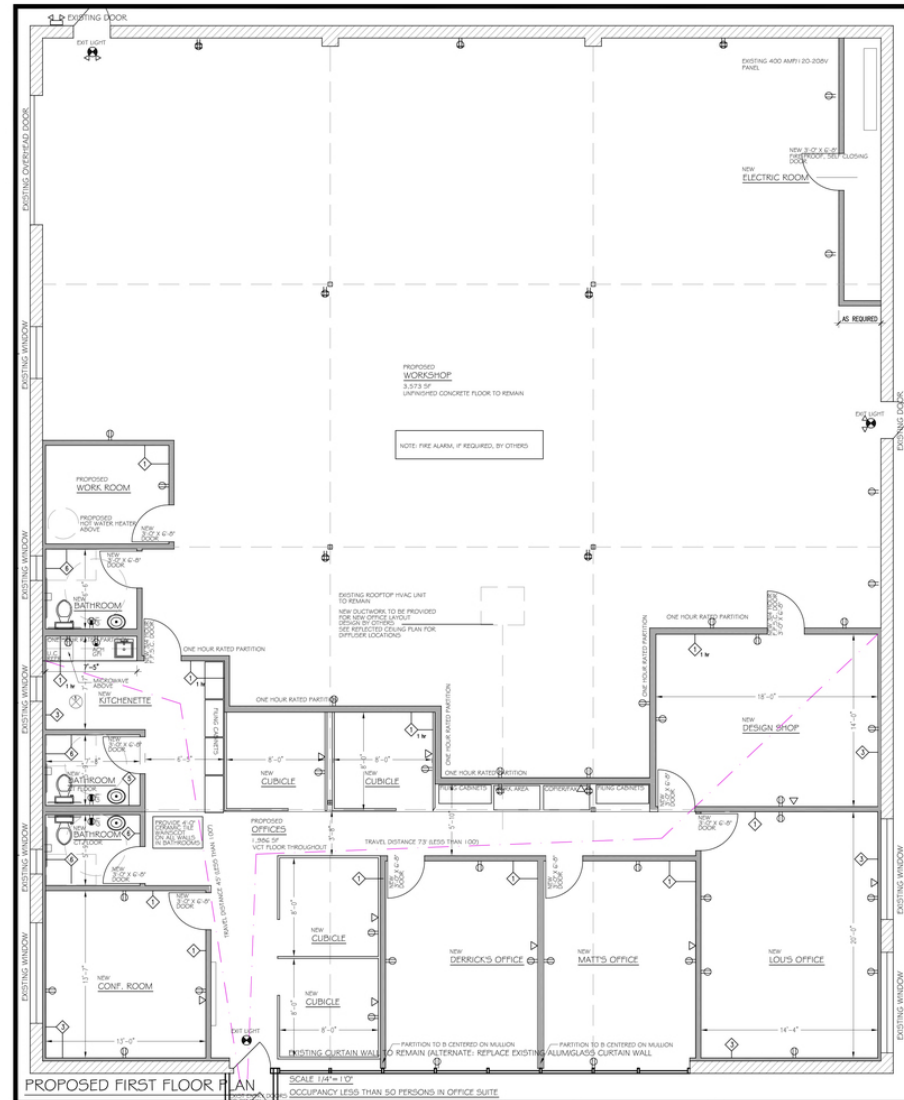






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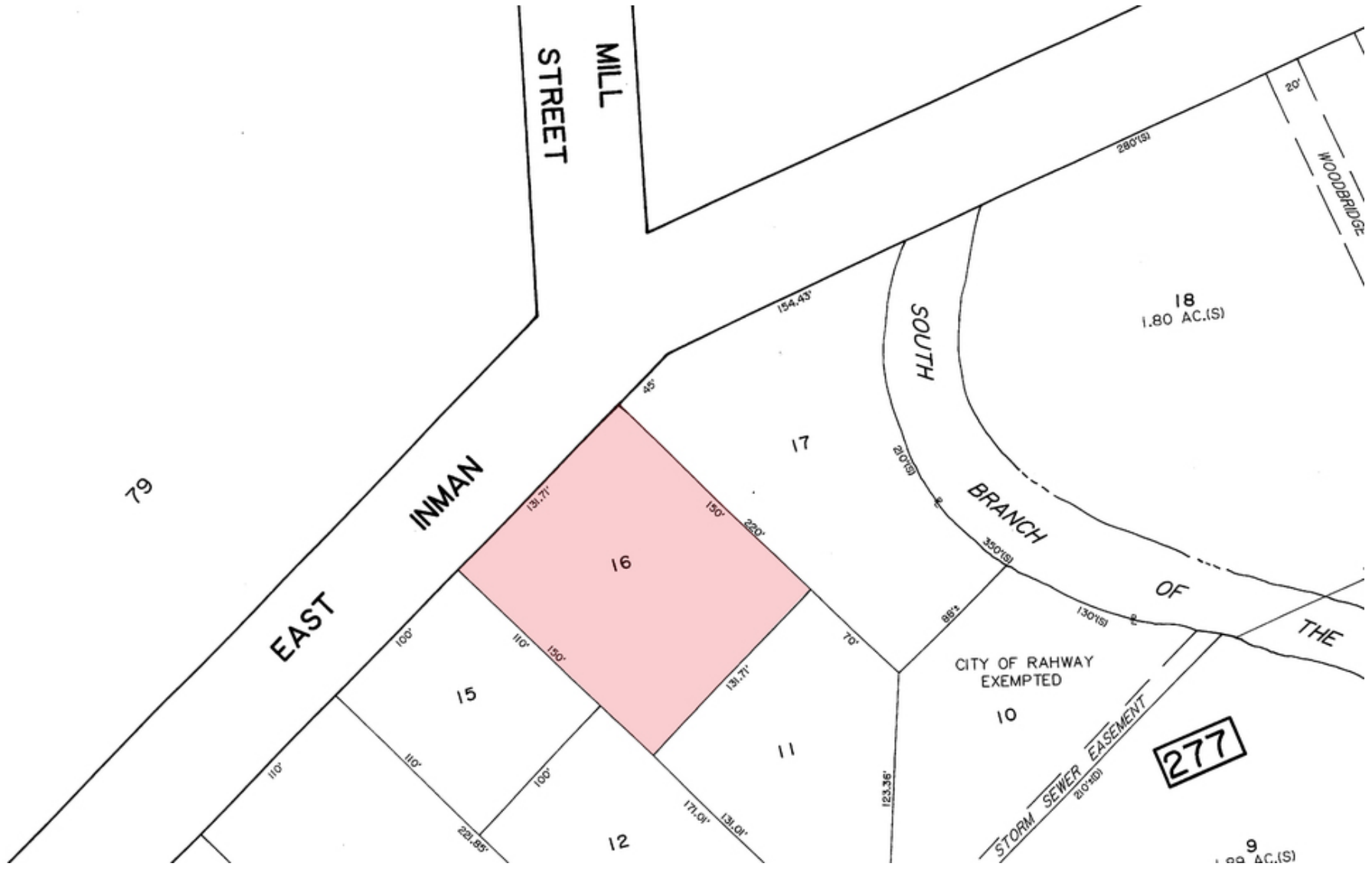
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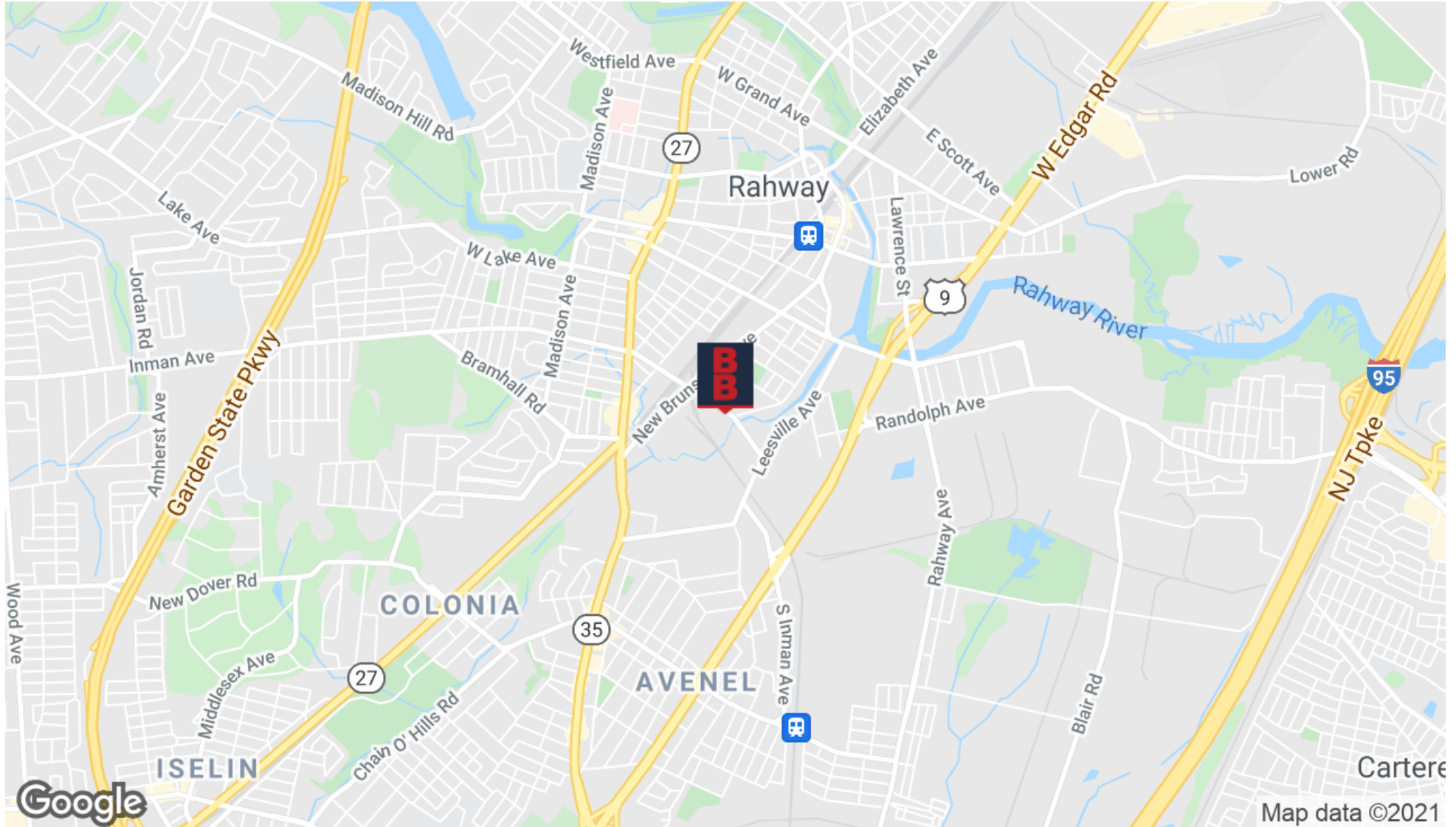
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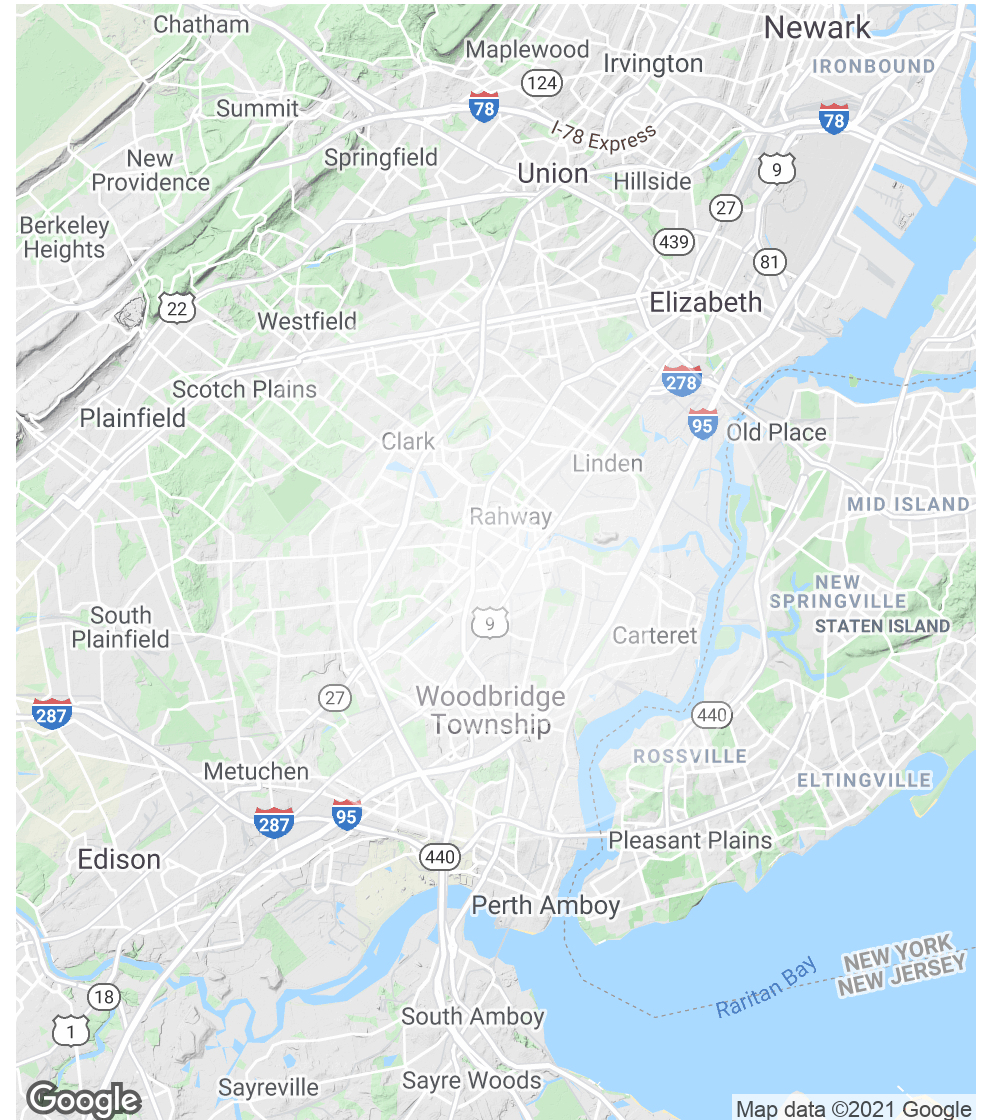


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,538	135,428	373,375
Average age	36.4	39.5	39.1
Average age (Male)	34.0	37.8	38.0
Average age (Female)	37.3	41.0	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,871	48,359	132,496
# of persons per HH	2.8	2.8	2.8
Average HH income	\$75,986	\$85,345	\$87,398
Average house value	\$355,274	\$361,224	\$382,273

\* Demographic data derived from 2010 US Census



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