



RESEARCH & DEVELOPMENT FACILITY

FOR SALE

±38,000 SF INDUSTRIAL FACILITY

44 Deforest Avenue , East Hanover, NJ 07936

For More Information, Contact the Exclusive Brokers

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President
aconte@blauberg.com
973.379.6644 x131

TROY SCHAAFSMA

Associate
troys@blauberg.com
973.379.6644 x116



THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

1 Mile to Route 10
3 Miles to I-280
4 Miles to Route 46
4 Miles to I-287
6 Miles to I-80

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	±1.02 Acres
Building Size:	±38,000 SF

PROPERTY HIGHLIGHTS

- ±38,000 SF Building Size
- ±1.02 Acres (Block 42, Lot 45.07)
- Fully Built with Lab Equipment
- 4,000 Amps of Power
- Freight Elevator
- Zoned I-1
- Taxes at \$21,870 (2021)

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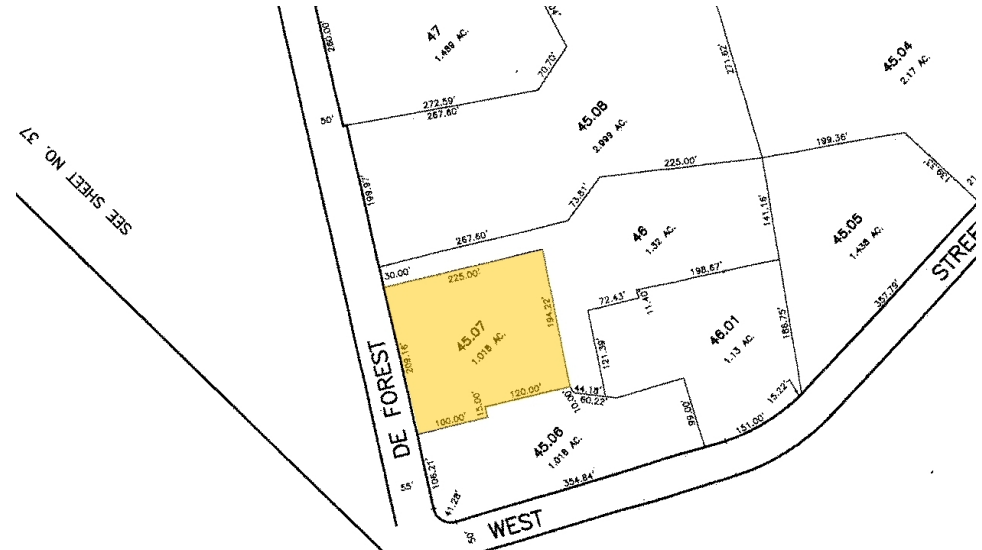
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First Floor GMP Suites

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Second Floor GMP Suites

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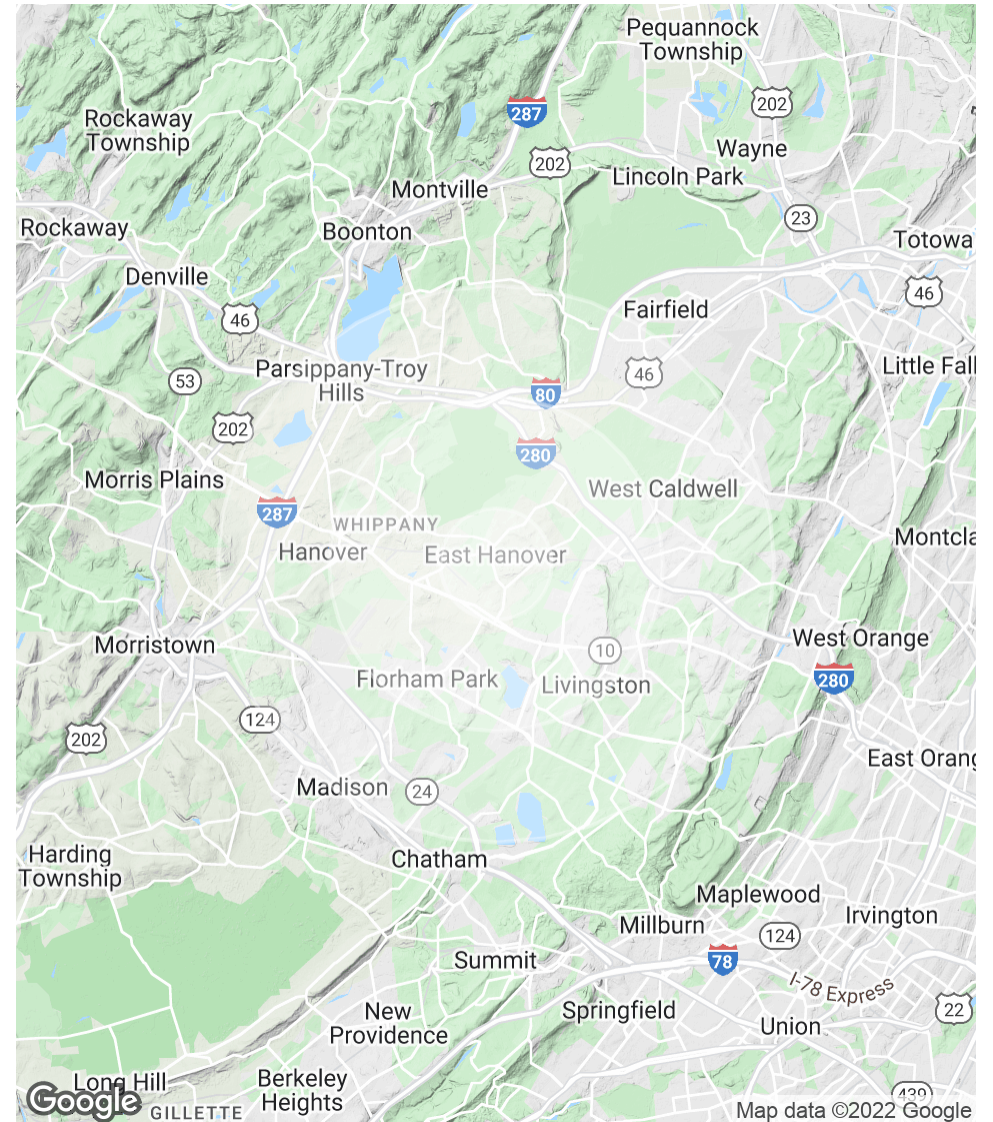
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,280	37,641	131,832
Average Age	45.0	42.6	41.1
Average Age (Male)	43.0	41.1	40.0
Average Age (Female)	46.7	43.7	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,486	13,002	46,329
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$145,259	\$150,613	\$140,699
Average House Value	\$600,861	\$605,657	\$603,395

* Demographic data derived from 2010 US Census



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ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

C: 973.432.1648

aconte@blauberg.com



TROY SCHAAAFSMA

Associate

C: 973.906.5112

troys@blauberg.com

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