



INDUSTRIAL PROPERTY

FOR LEASE

20-DOOR TRUCK TERMINAL OPPORTUNITY

1 A Street, Carlstadt, NJ 07072

For More Information, Contact the Exclusive Brokers

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

2 Miles to NJ Turnpike Interchange 16W
 7 Miles to Lincoln Tunnel
 10 Miles to George Washington Bridge
 16.2 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$30,000.00 per month (NNN)
Available SF:	7,000 SF
Lot Size:	1 Acres

PROPERTY HIGHLIGHTS

- Total Size: ±7,000 SF (5,000 SF Terminal and 2,000 SF Garage)
- Loading: Twenty (20) Doors; 50' Cross Dock
- Office: ±1,500 Sq. Ft.
- Shop: One (1) Bay, Drive Through
- Heat: Gas Suspended Heating Units
- Lot Size: ±1.0 AC Concrete (Block 130, Lot 4)
- Zoning: Light Industrial (A)

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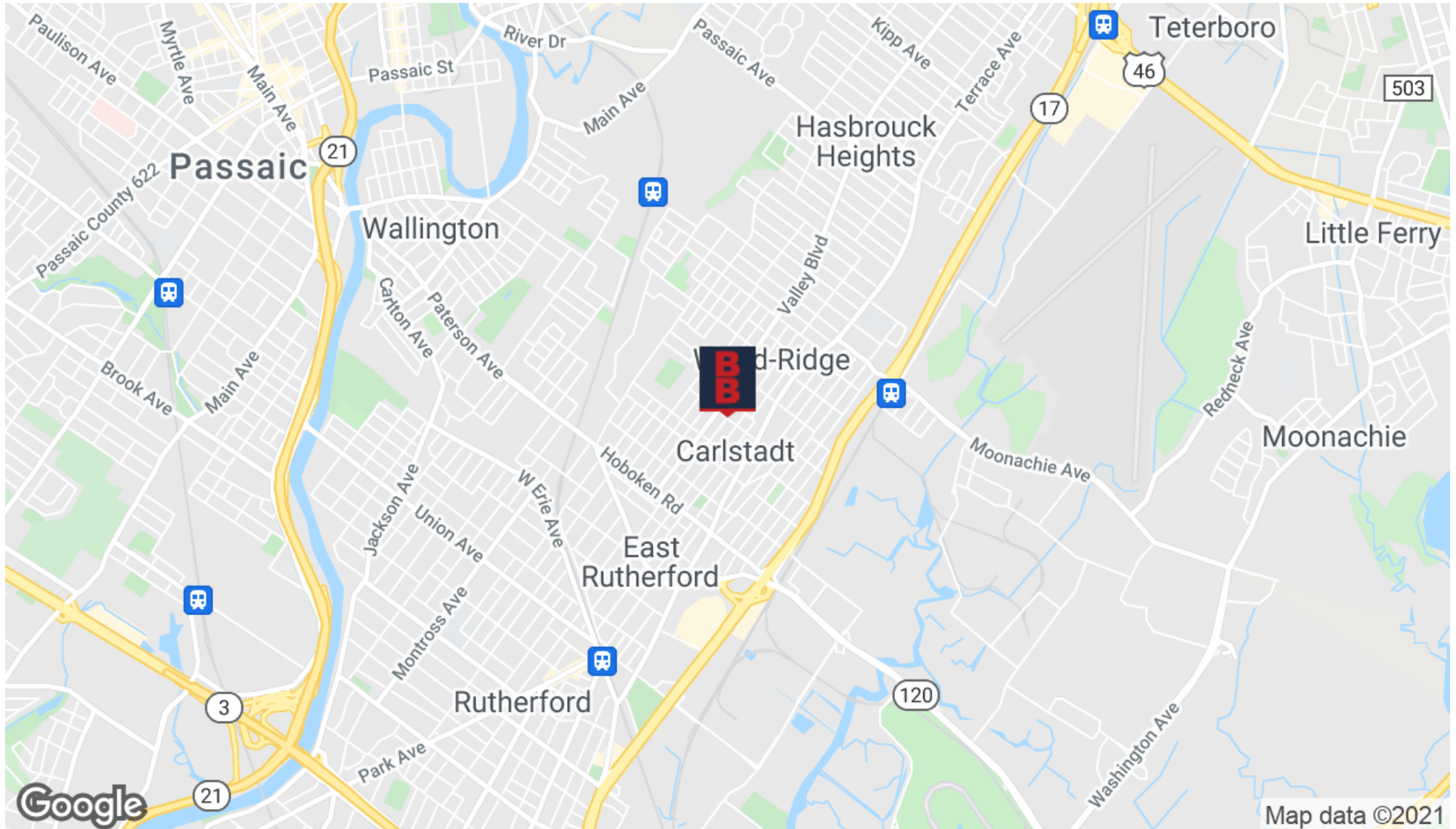
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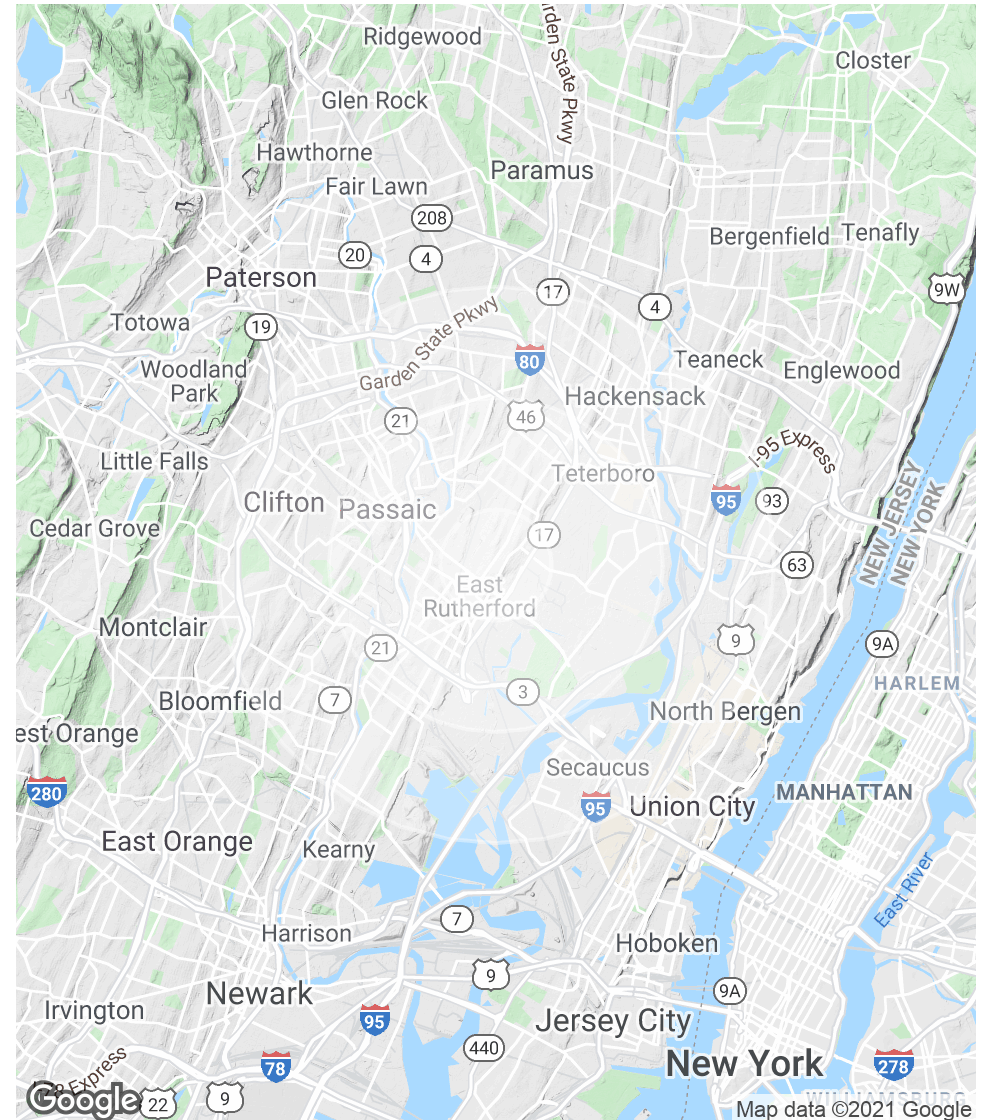
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,674	194,560	523,440
Average age	41.2	36.3	37.1
Average age (Male)	40.1	35.4	35.9
Average age (Female)	42.8	37.5	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,980	70,796	192,589
# of persons per HH	2.5	2.7	2.7
Average HH income	\$82,246	\$71,389	\$74,199
Average house value	\$442,750	\$434,030	\$414,554

* Demographic data derived from 2010 US Census



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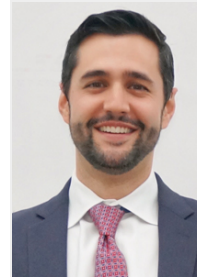


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