



OFFICE BUILDING

FOR LEASE

# ±1,450 SF FREE STANDING BUILDING

1876 Morris Ave , Union, NJ 07083

*For More Information, Contact the Exclusive Brokers*

**JUAN DISLA**

*Associate*

jd@blauberg.com

973.379.6644



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

[www.blauberg.com](http://www.blauberg.com)

# ±1,450 SF FREE STANDING BUILDING

1876 Morris Ave , Union, NJ 07083



## LOCATION DESCRIPTION

Approx. 0.5 Miles to Route 22  
 Approx. 0.5 Miles to Garden State Parkway  
 Approx. 1.4 Miles to I-78  
 Approx. 5.5 Miles to Newark Liberty International Airport  
 Approx. 10 Miles to New Jersey Turnpike

## OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	1,450 SF
Building Size:	1,450 SF

## PROPERTY HIGHLIGHTS

- ±1,450 SF Free Standing Building
- Multiple Entrances, On-Site Parking
- Owner User / One-Bedroom Apartment Available
- Will Demise, Owner Will Build to Suit According to Tenant's Needs
- Walking Distance to Union Center
- Area Amenities Include Restaurants, Groceries and Many Local Retail Stores
- Walking Distance to Bus Stop (NJ Transit Bus 114 Direct to Port Authority NY)

For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Associate

jd@blauberg.com

973.379.6644

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

[www.blauberg.com](http://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.



OFFICE BUILDING

FOR LEASE

# ±1,450 SF FREE STANDING BUILDING

1876 Morris Ave , Union, NJ 07083



For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Associate

jd@blauberg.com

973.379.6644

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://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.

OFFICE BUILDING

FOR LEASE

# ±1,450 SF FREE STANDING BUILDING

1876 Morris Ave , Union, NJ 07083



*For More Information, Contact the Exclusive Brokers*

**JUAN DISLA**

*Associate*

jd@blauberg.com

973.379.6644

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://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.



OFFICE BUILDING

FOR LEASE

# ±1,450 SF FREE STANDING BUILDING

1876 Morris Ave , Union, NJ 07083



For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Associate

jd@blauberg.com

973.379.6644

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://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.

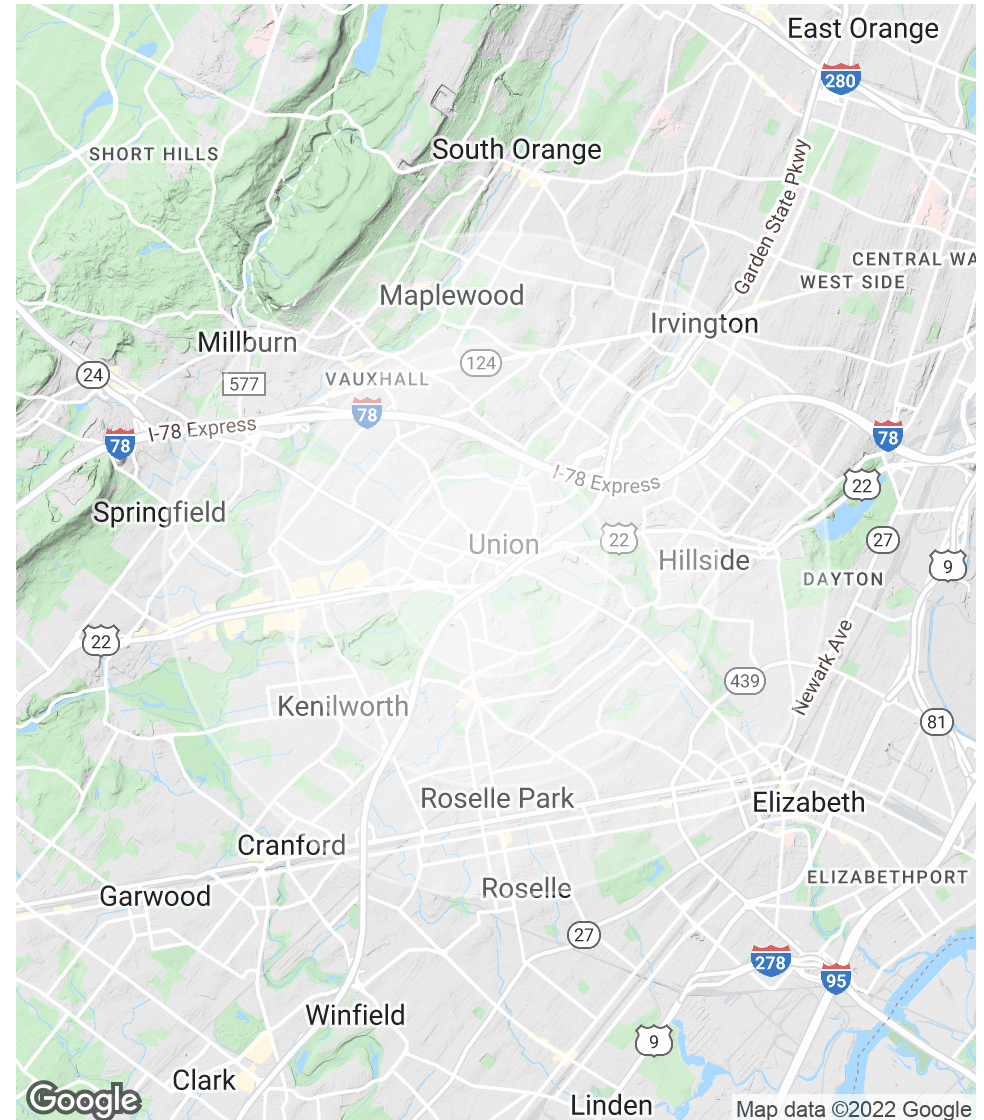


# ±1,450 SF FREE STANDING BUILDING

1876 Morris Ave , Union, NJ 07083

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,464	85,694	222,007
Average Age	37.5	38.2	37.9
Average Age (Male)	36.2	35.6	35.8
Average Age (Female)	38.5	40.2	39.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,285	30,027	77,405
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$90,556	\$83,130	\$83,532
Average House Value	\$374,174	\$372,292	\$388,360

\* Demographic data derived from 2010 US Census



For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Associate

jd@blauberg.com

973.379.6644

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://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.



# ±1,450 SF FREE STANDING BUILDING

1876 Morris Ave , Union, NJ 07083



**JUAN DISLA**

Associate

jd@blauberg.com

Direct: 973.379.6644 | Cell: 201.279.8442

## PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

## EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) \*Magna Cum Laude

## MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

*For More Information, Contact the Exclusive Brokers*

**JUAN DISLA**

Associate

jd@blauberg.com

973.379.6644

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://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.