

**Specifications**

**±4,500 SF**

TOTAL BUILDING SIZE

**Ample Room for Workshops, Storage  
or Additional Offices**

LAYOUT

**Construction, Electrical, Plumbing  
Industries**

IDEAL USES

**±0.07 AC (Block 77, Lot 10)**

LOT SIZE

**±10'**

CEILING HEIGHT

**2 Offices, 2 Bathrooms**  
ROOMS

**R-1C**

ZONING

**\$9,692.79**

TAXES (2025)

**\$800,000**

SALE PRICE

**\$15 PSF NNN**

LEASE RATE

For additional property information or to arrange an inspection, please contact the exclusive brokers:

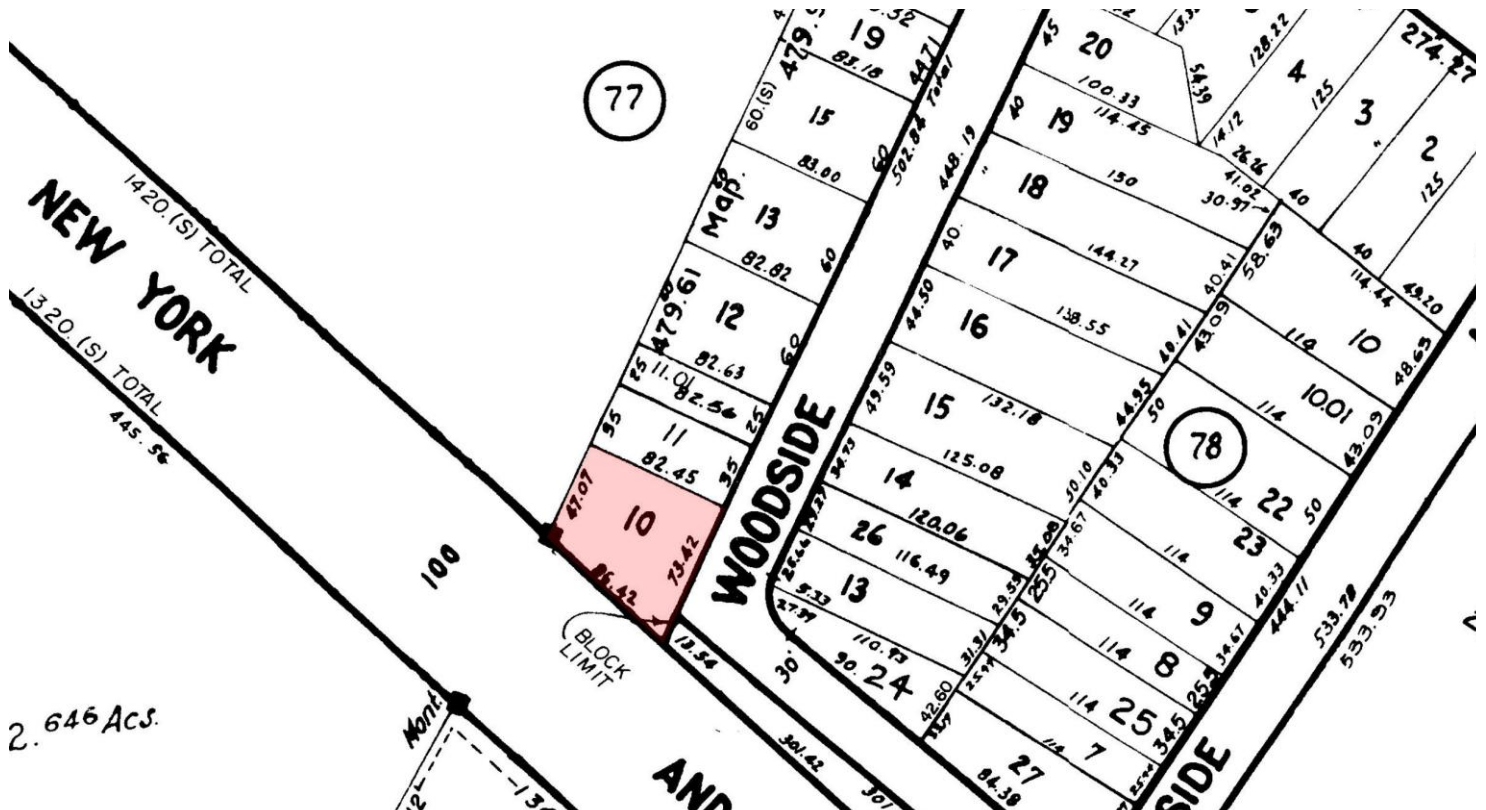
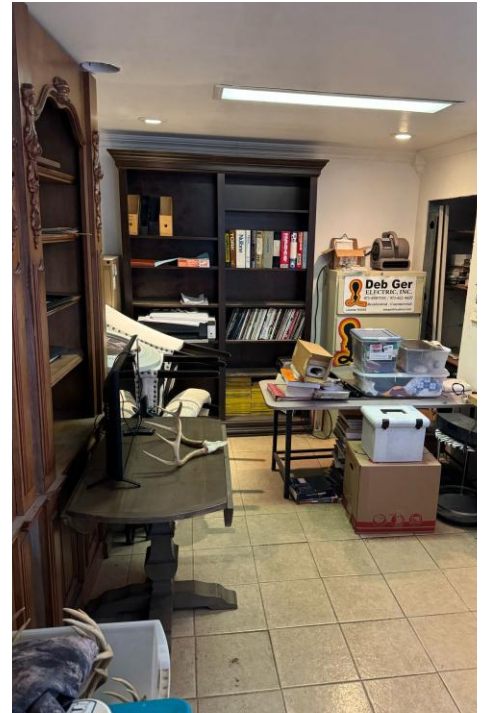
**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer**, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR, President**, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)

**Peter J. Murano, Jr., Managing Executive Director**, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)

**Jack Schlenger, Associate**, 973.379.6644 x 239, [jack@blauberg.com](mailto:jack@blauberg.com)





For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)

Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)

Jack Schlenger, Associate, 973.379.6644 x 239, [jack@blauberg.com](mailto:jack@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.





## 5 MILES

- Total Population: 362,858
- Households: 128,965
- Median Household Income: \$120,480
- Average Household Size: 2.7
- Transportation to Work: 190,662
- Labor Force: 289,835

## 10 MILES

- Total Population: 1.58M
- Households: 575,764
- Median Household Income: \$114,764
- Average Household Size: 2.7
- Transportation to Work: 840,591
- Labor Force: 1.27M

## 15 MILES

- Total Population: 3.38M
- Households: 1.26M
- Median Household Income: \$117,816
- Average Household Size: 2.6
- Transportation to Work: 1.84M
- Labor Force: 2.74M

For additional property information or to arrange an inspection, please contact the exclusive brokers:

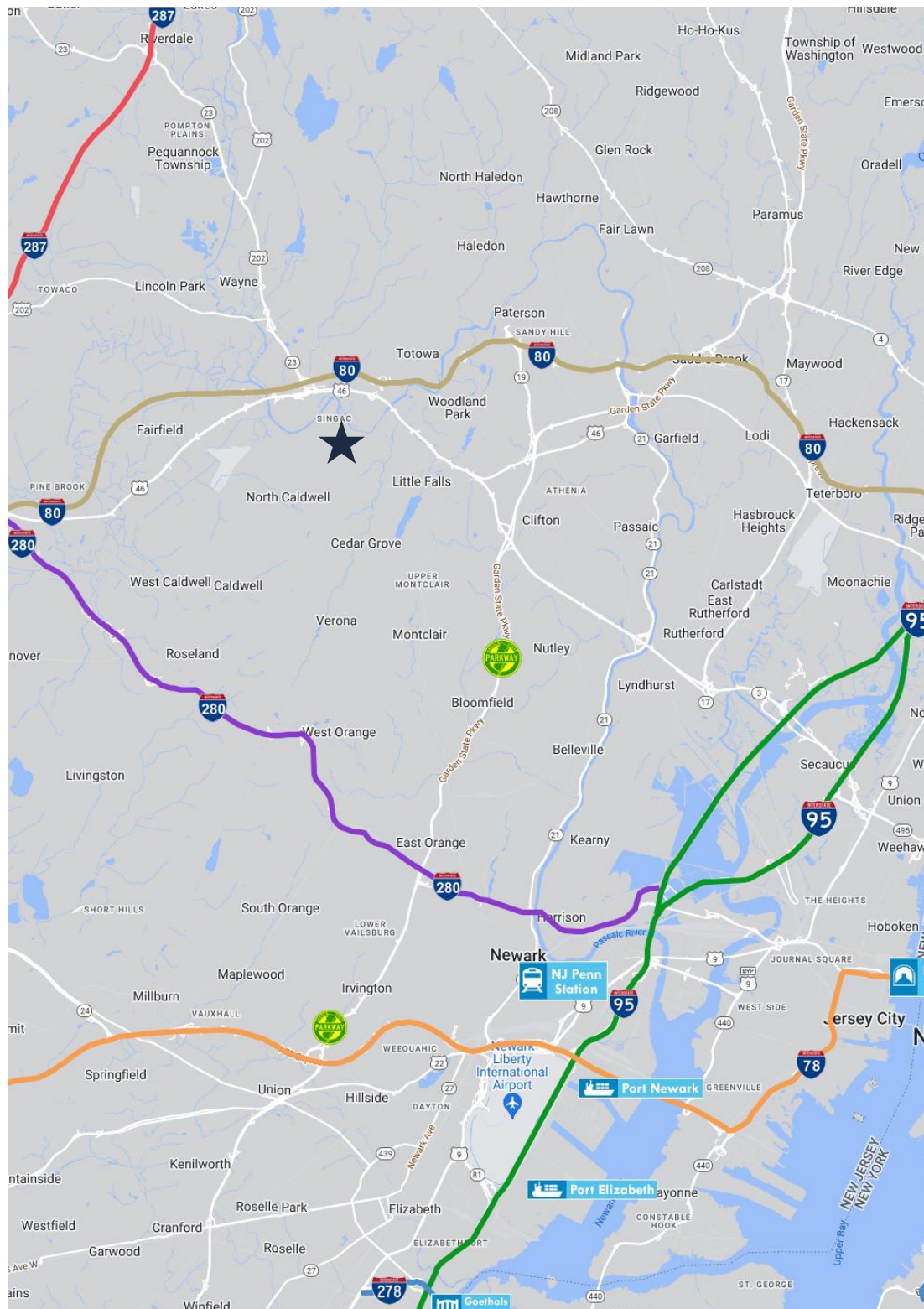
**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**

**Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, acont@blauberg.com**

**Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**

**Jack Schlenger, Associate, 973.379.6644 x 239, jack@blauberg.com**

## FOR SALE OR LEASE | 24 WOODSIDE AVENUE | LITTLE FALLS, NJ



### ACCESSIBILITY



0.4 MI  
Route 23



1.0 MI  
Route 46



1.6 MI  
I-80



3.6 MI  
Route 3



5.2 MI  
GSP Exit 153



6.8 MI  
I-280 Exit 8

For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer**, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR, President**, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)

**Peter J. Murano, Jr., Managing Executive Director**, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)

**Jack Schlenger, Associate**, 973.379.6644 x 239, [jack@blauberg.com](mailto:jack@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.

