

INDUSTRIAL

FOR SALE

# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031

*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR**

*President*

[jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)  
973.379.6644 x122

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR**

*Executive Vice President*

[aconte@blauberg.com](mailto:aconte@blauberg.com)  
973.379.6644 x131

**PETER J. MURANO, JR., SIOR**

*Managing Executive Director*

[pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)  
973.379.6644 x114



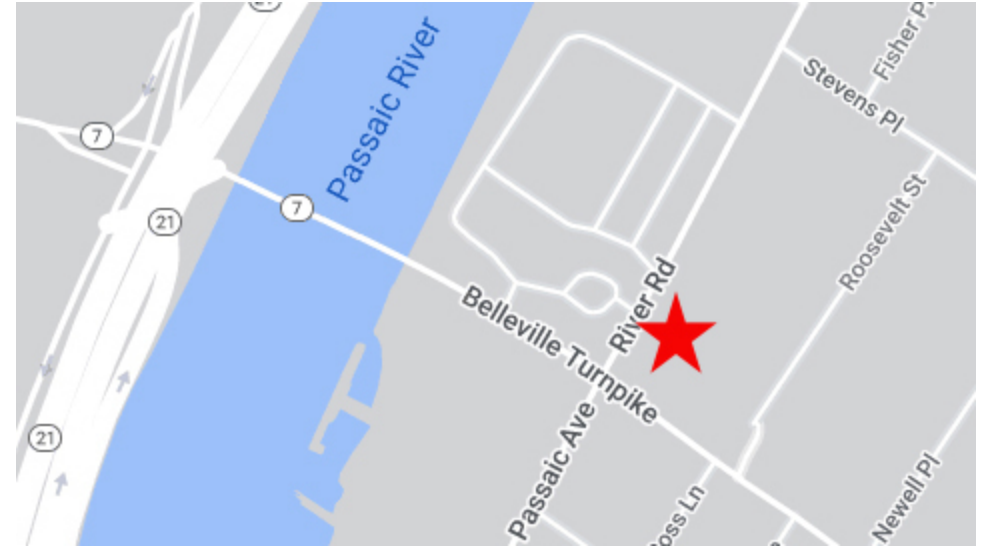
**THE BLAU & BERG COMPANY**

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

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

# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031



## LOCATION DESCRIPTION

Approx. 3.3 Miles to I-280  
 Approx. 3.3 Miles to Route 3  
 Approx. 5.5 Miles to I-95, Exit 15W  
 Approx. 12.8 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.25 Acres

## PROPERTY HIGHLIGHTS

- Lot Size at ±0.25 Acres
- Block 2, Lot 2
- Zoned C-2
- Taxes at \$8,479.16 (2023)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	13,241	249,722	1,578,194
Total Population	34,060	633,642	3,442,797
Average HH Income	\$93,602	\$85,318	\$122,353

For More Information, Contact the Exclusive Brokers

**JASON M. CRIMMINS, CCIM, SIOR**  
 President  
 jmcrimmins@blauberg.com  
 973.379.6644 x122

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR**  
 Executive Vice President  
 acont@blauberg.com  
 973.379.6644 x131

**PETER J. MURANO, JR., SIOR**  
 Managing Executive Director  
 pjmurano@blauberg.com  
 973.379.6644 x114

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

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

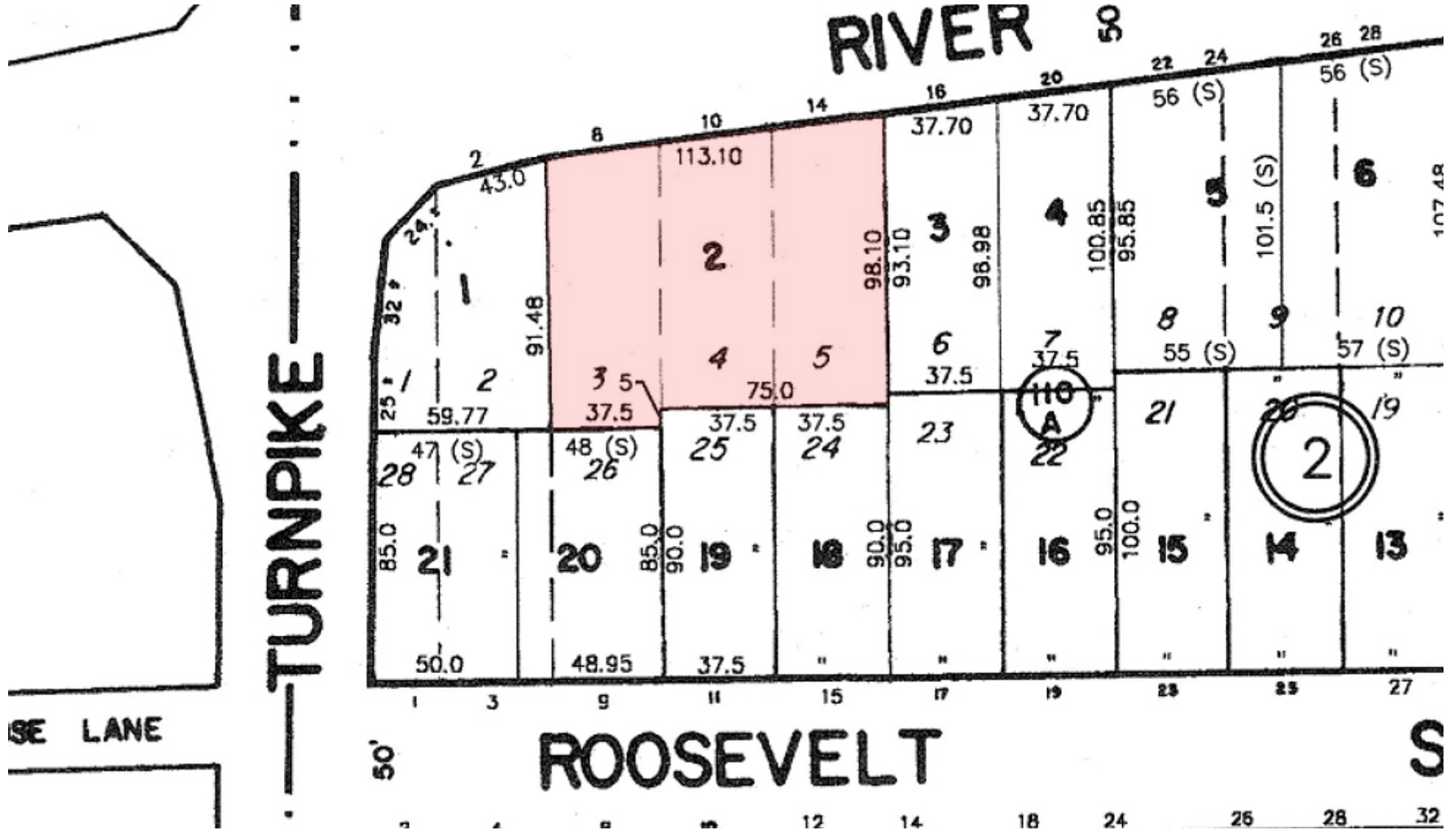


The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR

President  
jmcrimmins@blauberg.com  
973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President  
aconte@blauberg.com  
973.379.6644 x131

PETER J. MURANO, JR., SIOR

Managing Executive Director  
pjmurano@blauberg.com  
973.379.6644 x114

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.

# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031

Schedule 1-B Use Regulations Commercial Districts [Amended 8-5-2003 by Ord. No. 1886]			
<b>PPU = Principal permitted use</b> <b>CU = Conditional use</b> <b>AU = Accessory use</b>			
Uses	Zone Districts		
	C-1	C-2	C-3
Automatic car wash	-	CU	-
Banks and financial institutions	PPU	PPU	-
Cemeteries	-	PPU	
Child-care centers	PPU	PPU	PPU
Dwellings	PPU	PPU	-
Essential services	PPU	PPU	PPU
Funeral homes	PPU	-	-
Gasoline service stations	CU	CU	-
Home occupations	CU	CU	-
Hotel and motels	-	PPU	-
Houses of worship and schools	PPU	PPU	-
Nursing homes	-	PPU	-
Offices (professional, business and administrative)	PPU	PPU	-
Parking facilities	PPU	AU	-
Public and private garages	-	PPU	-
Research laboratories	-	PPU	-
Restaurants	PPU	PPU	-
Retail services	PPU	PPU	-
Retail trade	PPU	PPU	-
Theaters and indoor recreation facilities	PPU	PPU	-
Outdoor recreation facilities	-	CU	-
Customary accessory uses	AU	AU	AU
Parking facilities	AU	AU	AU
Signs	AU	AU	AU

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR

President

jmcrimmins@blauberg.com  
973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

aconte@blauberg.com  
973.379.6644 x131

PETER J. MURANO, JR., SIOR

Managing Executive Director

pjmurano@blauberg.com  
973.379.6644 x114

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

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

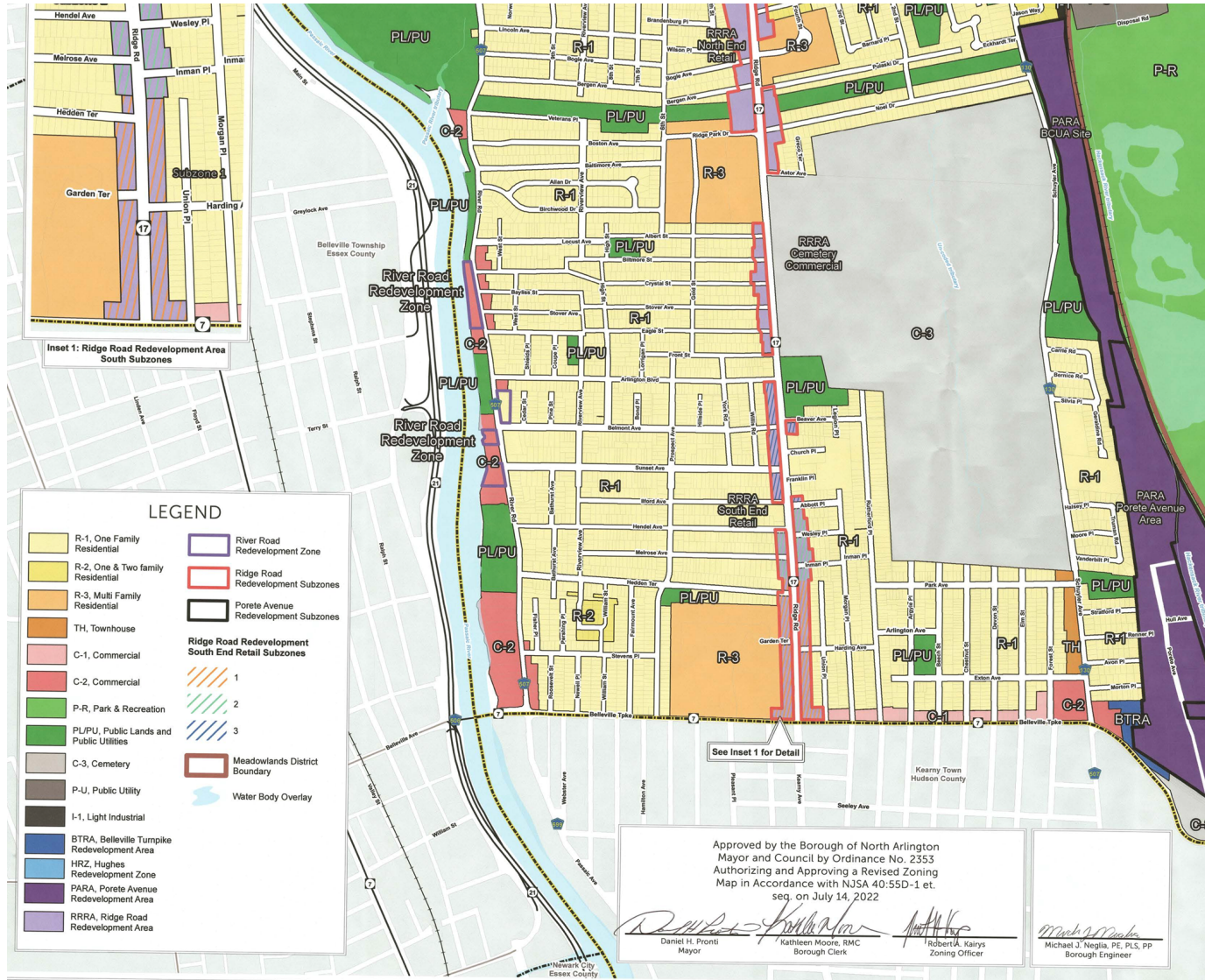


The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR

President  
 jmcrimmins@blauberg.com  
 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President  
 acont@blauberg.com  
 973.379.6644 x131

PETER J. MURANO, JR., SIOR

Managing Executive Director  
 pjmurano@blauberg.com  
 973.379.6644 x114

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

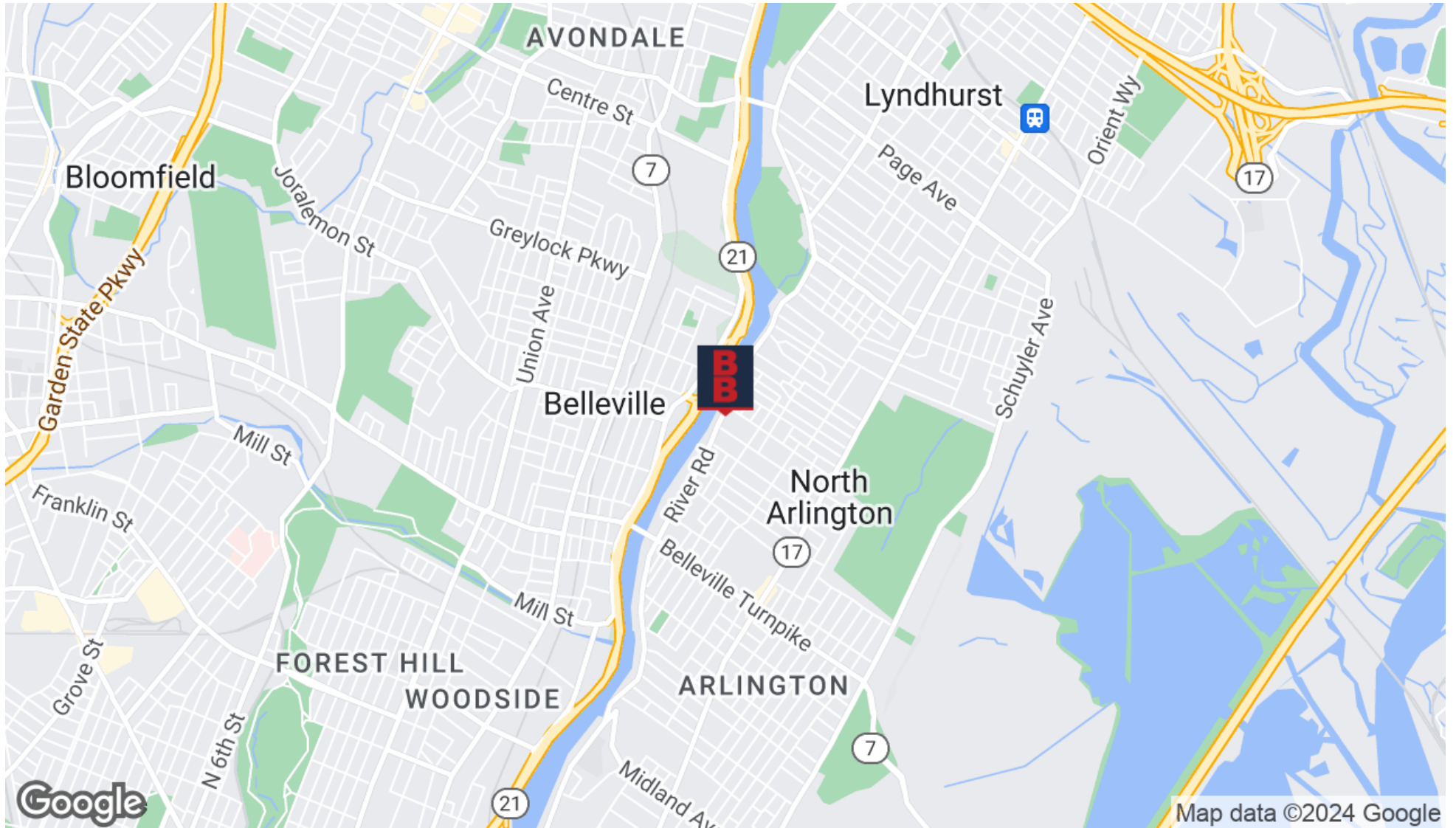
www.blauberg.com



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.

# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR

President

jmcrimmins@blauberg.com  
973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

aconte@blauberg.com  
973.379.6644 x131

PETER J. MURANO, JR., SIOR

Managing Executive Director

pjmurano@blauberg.com  
973.379.6644 x114

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.

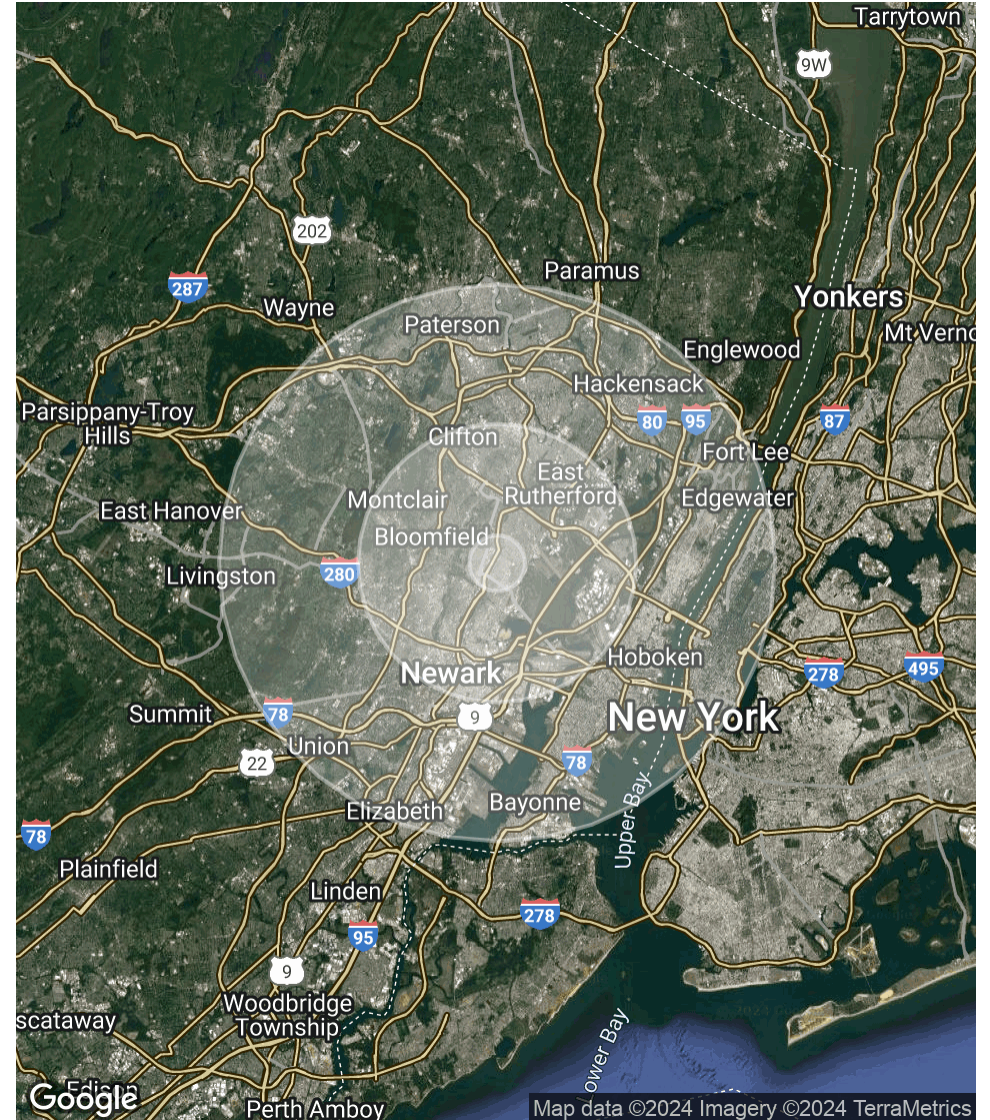


# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	34,060	633,642	3,442,797
Average Age	40.3	37.4	38.8
Average Age (Male)	39.3	35.9	37.8
Average Age (Female)	40.7	38.8	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13,241	249,722	1,578,194
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$93,602	\$85,318	\$122,353
Average House Value	\$323,719	\$307,366	\$539,242

\* Demographic data derived from 2020 ACS - US Census



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR

President

jmcrimmins@blauberg.com  
973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

aconte@blauberg.com  
973.379.6644 x131

PETER J. MURANO, JR., SIOR

Managing Executive Director

pjmurano@blauberg.com  
973.379.6644 x114

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.



# ±0.25-ACRE LOT

12 River Rd, North Arlington, NJ 07031



**JASON M. CRIMMINS, CCIM, SIOR**

President

Direct: 973.379.6644 x122 Cell: 973.568.6611  
jmcrimmins@blauberg.com



**ALESSANDRO (ALEX) CONTE, CCIM, SIOR**

Executive Vice President

Direct: 973.379.6644 x131 Cell: 973.432.1648  
aconte@blauberg.com



**PETER J. MURANO, JR., SIOR**

Managing Executive Director

Direct: 973.379.6644 x114 Cell: 973.214.9375  
pjmurano@blauberg.com

*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR**

President  
jmcrimmins@blauberg.com  
973.379.6644 x122

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR**

Executive Vice President  
aconte@blauberg.com  
973.379.6644 x131

**PETER J. MURANO, JR., SIOR**

Managing Executive Director  
pjmurano@blauberg.com  
973.379.6644 x114

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.