



INDUSTRIAL PROPERTY

FOR SUBLEASE

±13,276 SF INDUSTRIAL OPPORTUNITY

1011 Us Highway 22, Mountainside, NJ 07092

For More Information, Contact the Exclusive Brokers

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LOCATION DESCRIPTION

Approx. 4.5 Miles to I-78

Approx. 8.4 Miles to US Hwy 1 & 9

Approx. 10.1 Miles to Newark Liberty International Airport

PROPERTY HIGHLIGHTS

- ±13,276 SF Total Space Available
- 14' Ceiling Height
- 1 Loading Dock
- Ample Parking Available
- Zoned LI (Limited Industrial)
- Sublease Rate at \$7.35 PSF NNN + \$6.24 PSF CAM and Taxes

SUMMARY OF INTENDED USE

The uses in this zoning district are business, professionals, executive or administrative office purposes, scientific or research laboratories, warehousing and limited industrial and manufacturing, fabrication and assembly uses, the nature of such industrial and manufacturing uses being dependent upon their compliance to performance standards of Section 1010(d), commercial uses of a strictly wholesale sales and service nature, private membership, non-profit and/or recreational facilities open to the general public which provide indoor facilities for swimming, tennis, racquetball, handball, baseball, softball, soccer, lacrosse, golf, exercise and fitness training. Educational and training facility not including outdoor facilities equipment, data processing center, television and radio studios not including transmission antenna, physical rehabilitation and therapy uses not including patient housing.

https://mountainside.municipalcodeonline.com/book?type=ordinances#name=1013_L-I_Limited_Industrial_DistrictPrimary

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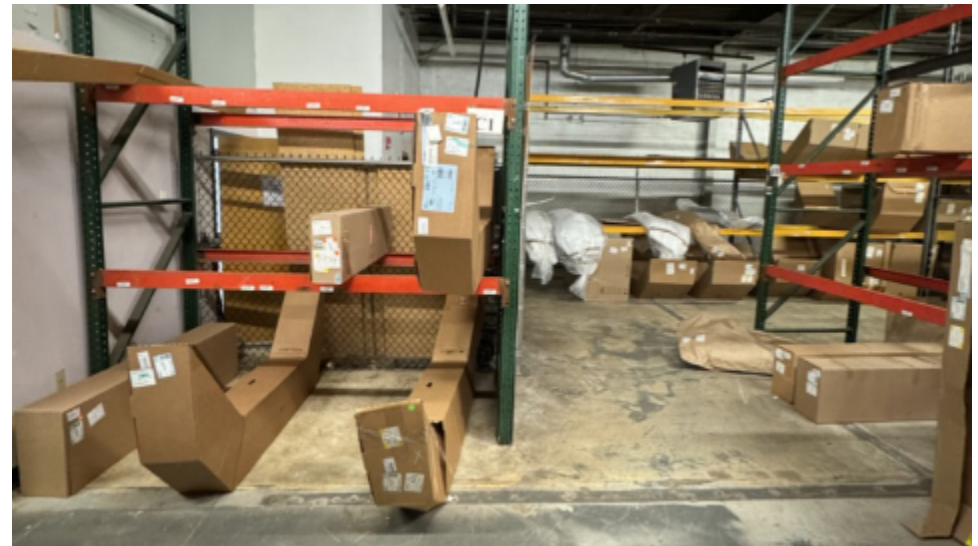
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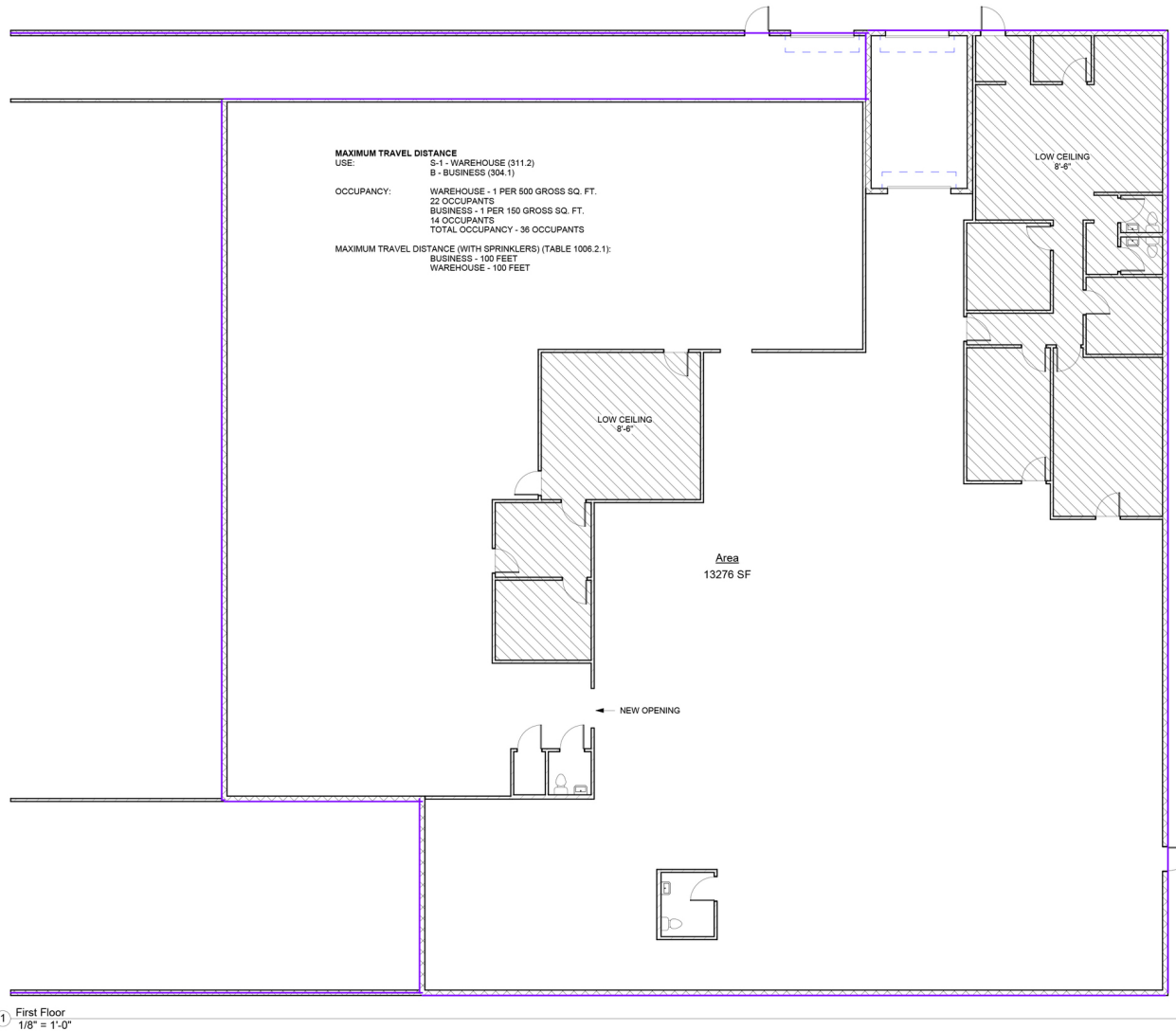
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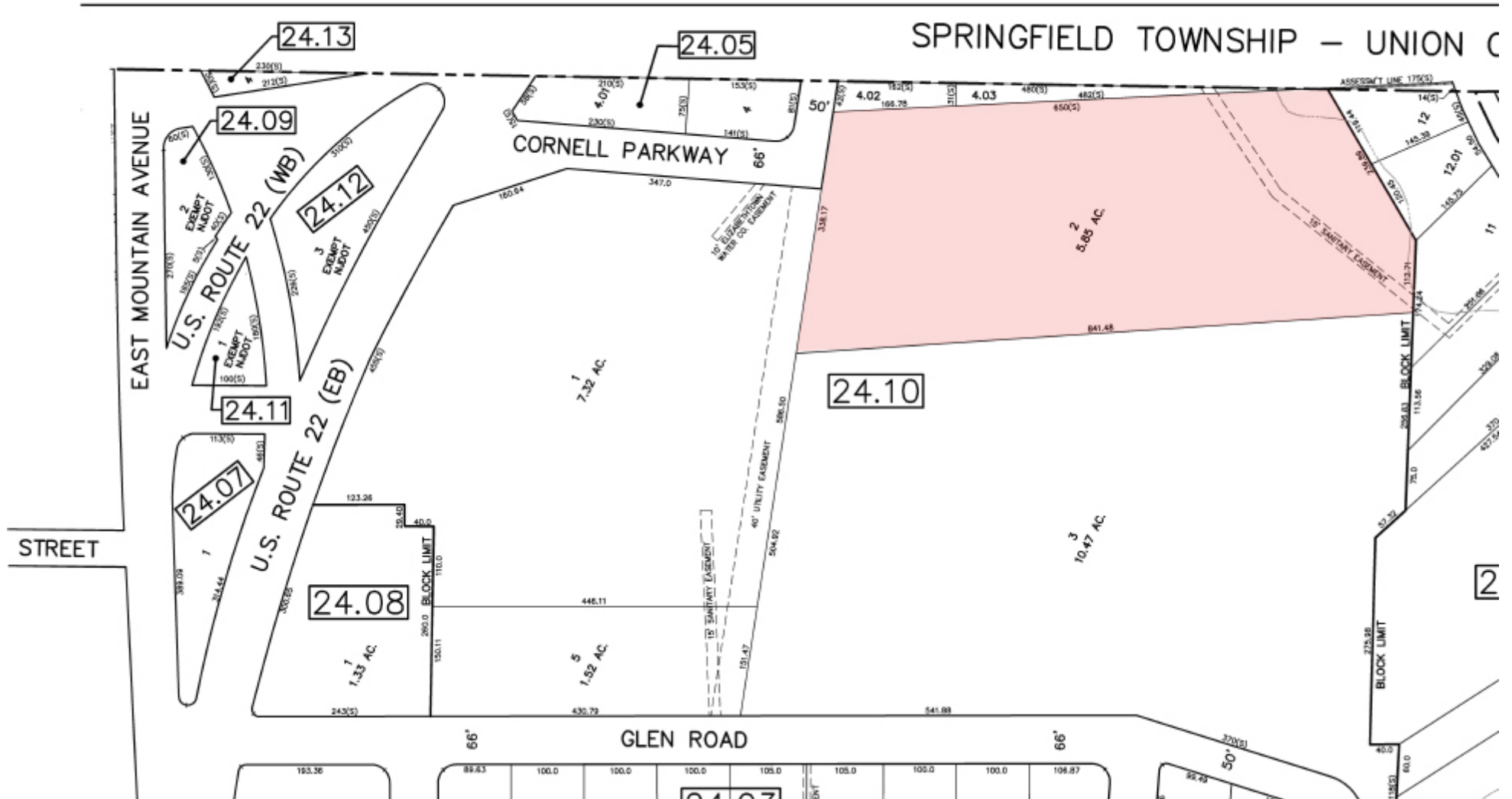
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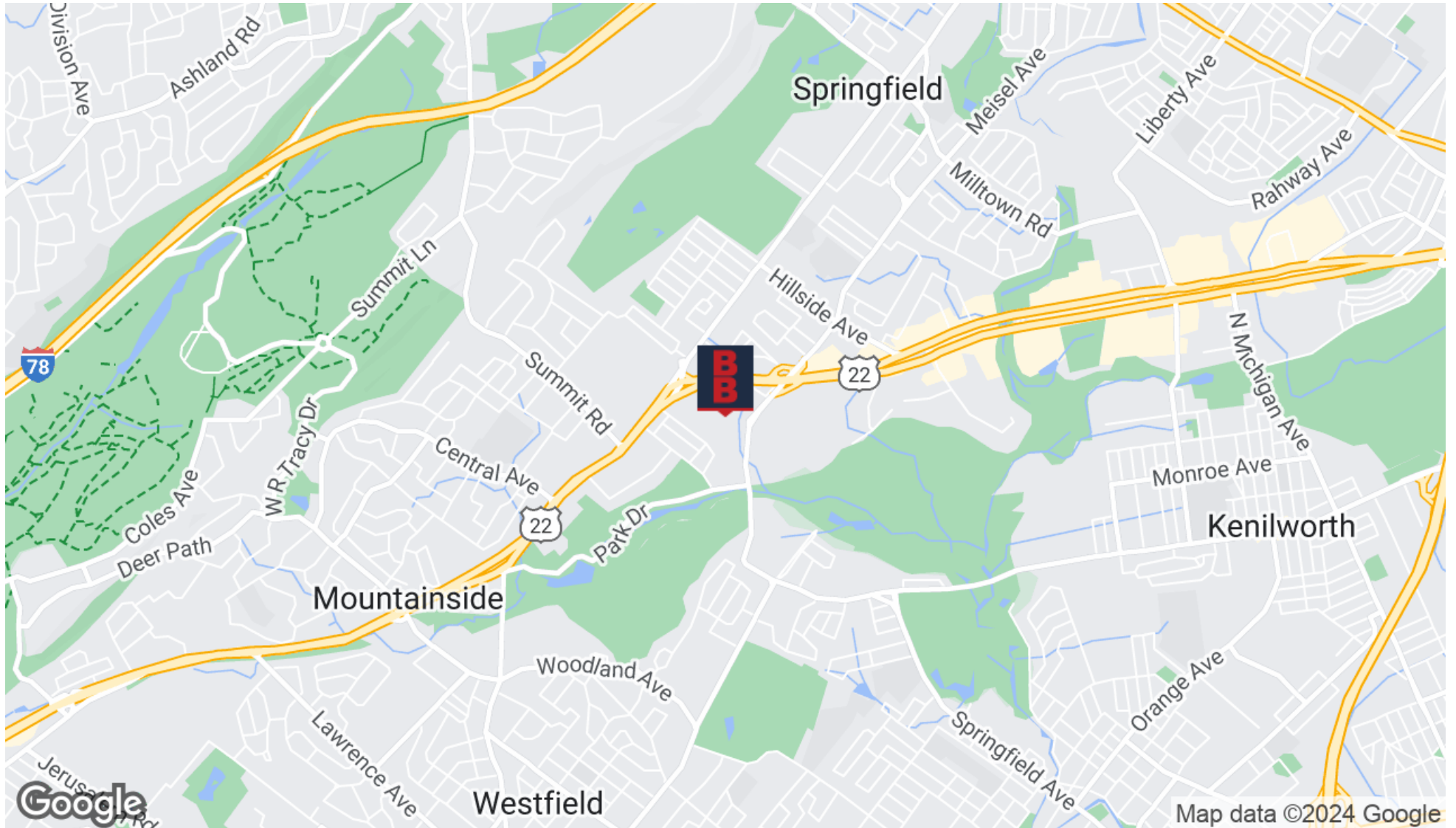
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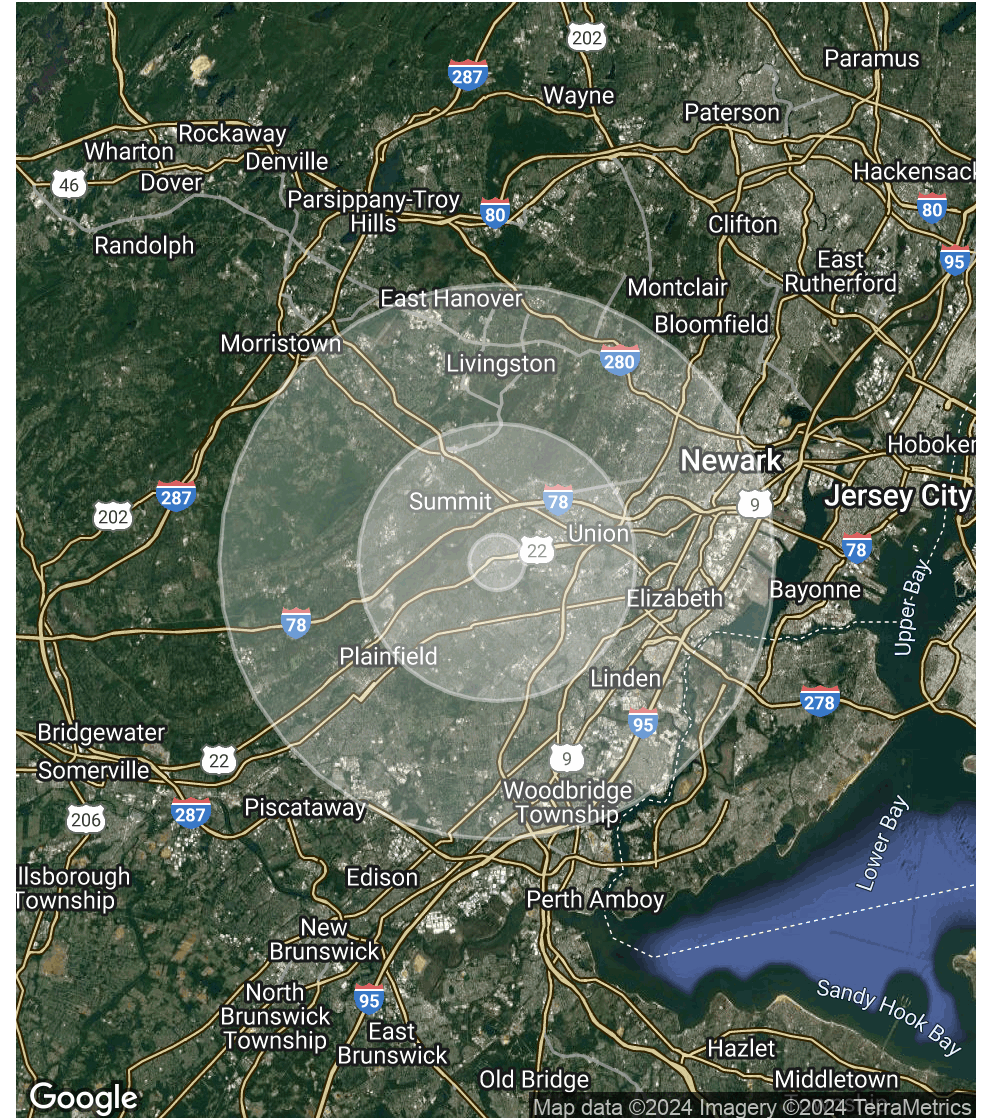
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,749	334,609	1,427,084
Average Age	45.2	42.2	39.0
Average Age (Male)	42.0	40.4	37.4
Average Age (Female)	46.6	43.3	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,250	123,796	540,375
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$168,945	\$158,950	\$106,481
Average House Value	\$567,574	\$541,271	\$361,756

* Demographic data derived from 2020 ACS - US Census



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