

WAREHOUSE FOR SALE

320 COLFAX AVENUE

CLIFTON, NJ 07013



PROPERTY OVERVIEW

BUILDING SF: ± 19,300 SF

ACRES: 0.9 Acres

LOADING: 2 Drive-In Doors

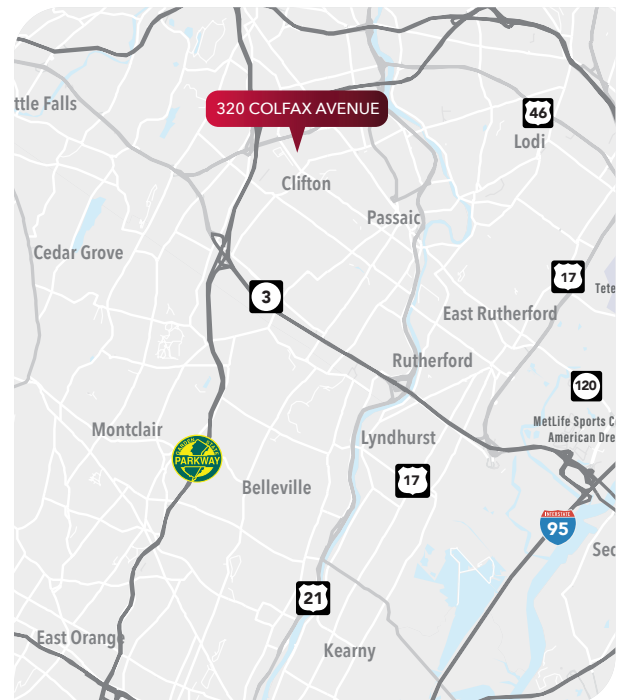
SPRINKLER: Full

PARKING: Ample Parking

NET OPERATING INCOME: \$191,368

COMMENTS:

- 100% Occupied
- All tenants are paying below market rent
- 90-day kickout clause

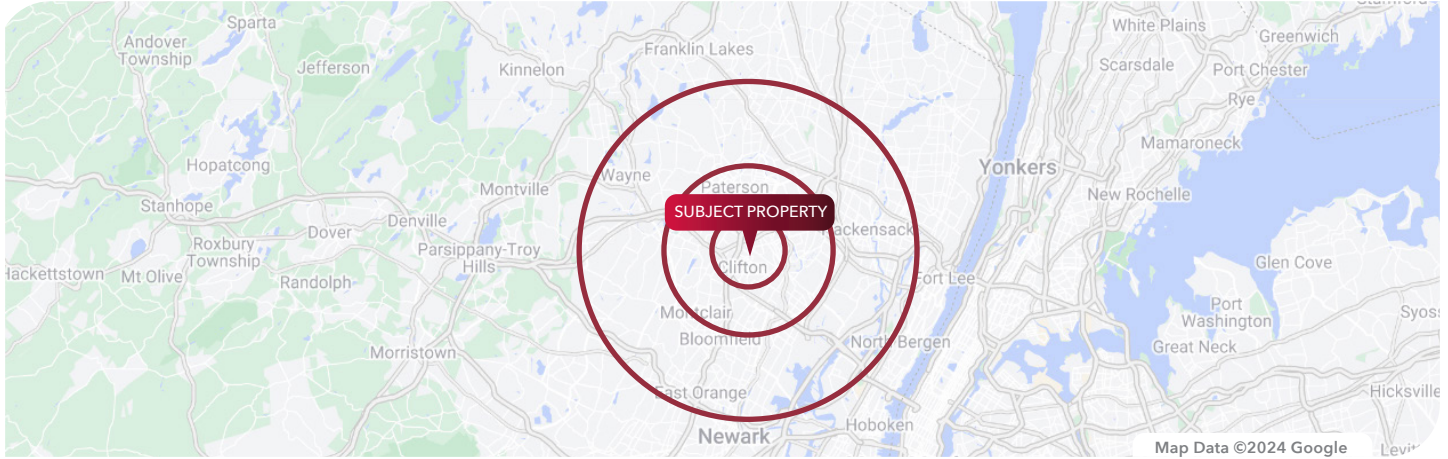


FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

DEMOGRAPHICS



HOUSEHOLDS	3 mi	5 mi	10 mi
TOTAL HOUSEHOLDS	90,846	242,146	724,388
# OF PERSONS PER HOUSEHOLD	3	2.8	2.7
INCOME	3 mi	5 mi	10 mi
AVG. HOUSEHOLD INCOME	\$99,688	\$108,714	\$111,393
AVG. HOUSEHOLD VALUE	\$374,668	\$388,892	\$419,070
POPULATION	3 mi	5 mi	10 mi
TOTAL POPULATION	280,111	691,201	2,020,002
AVERAGE AGE	38.1	39.1	39.5
AVERAGE AGE (MALE)	37.2	38.1	38.4
AVERAGE AGE (FEMALE)	38.9	40.2	40.6

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BUILDING PHOTOS



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