

Specifications

Property Highlights

- Total Available: ±5,558 SF
- Lot Acreage: ±1.46 AC (Block 15.01 Lot 538)
- Parking: 25 Parking Spaces
- Frontage: 87' on Route 35
- Zone: B-3

Suite A

- ±2,400 SF
- Plumbing for Showers and Bathrooms
- Rear Entrance and Exit

Suite B

- ±3,158 SF
- 2 Bathrooms
- 1 Executive Office
- Back Storage / Receiving Room
- HVAC

Comments

- Entire Building Vacant
- Situated Near New Multifamily Developments, Single Family Homes, Restaurants, Bars, Lockwood Marina and Raritan Marina

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

Nicholas Bio
Associate
973.379.6644 x 233
nbio@blauberg.com

FOR LEASE | 1841 ROUTE 35 | SOUTH AMBOY, NJ

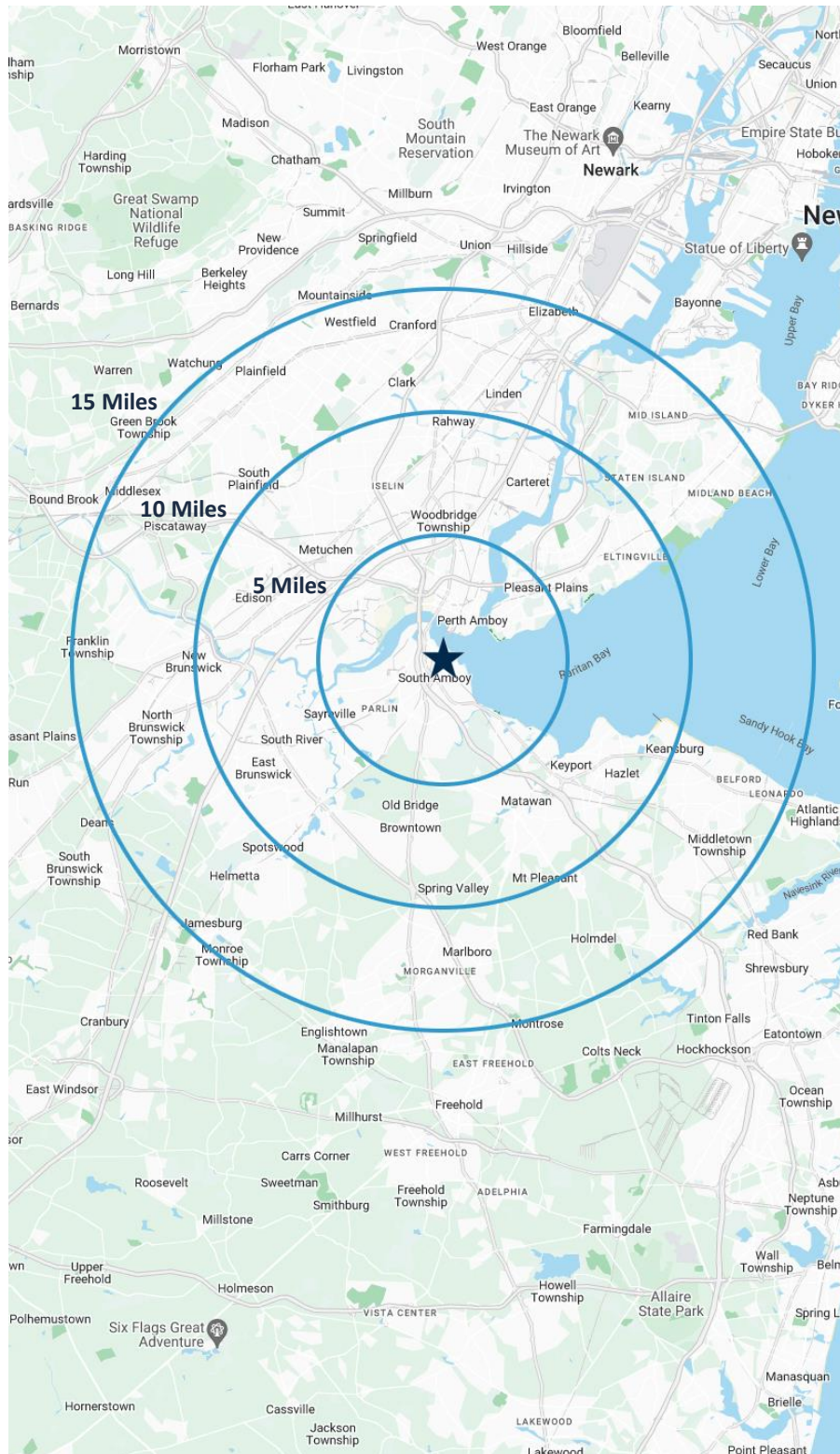


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5 MILES

- Total Population: 200,213
- Households: 74,508
- Median Household Income: \$98,541
- Average Household Size: 2.7
- Transportation to Work: 106,227
- Labor Force: 162,318

10 MILES

- Total Population: 910,030
- Households: 327,145
- Median Household Income: \$117,828
- Average Household Size: 2.7
- Transportation to Work: 477,020
- Labor Force: 741,028

15 MILES

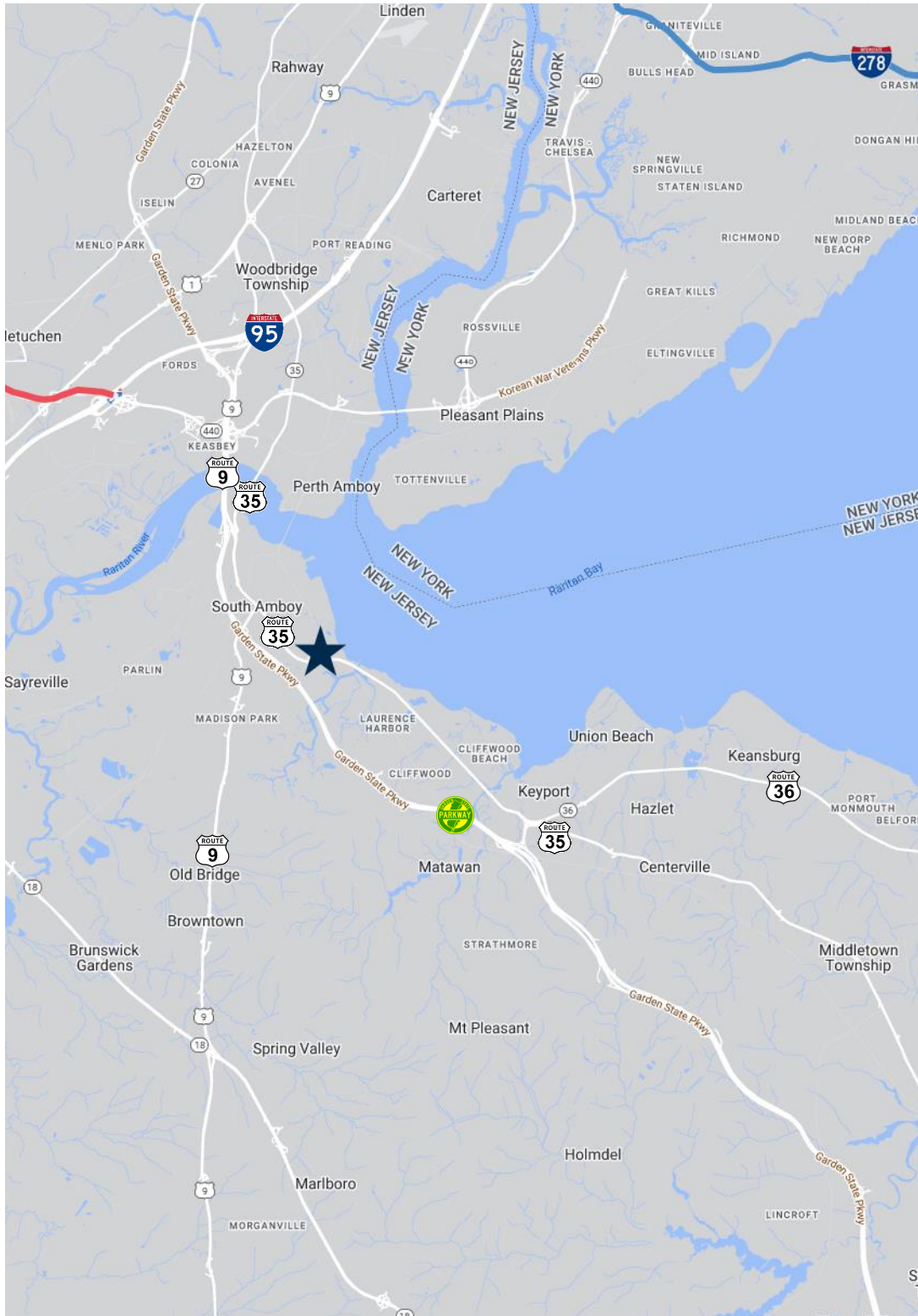
- Total Population: 2.07M
- Households: 740,068
- Median Household Income: \$116,197
- Average Household Size: 2.8
- Transportation to Work: 1.08M
- Labor Force: 1.68M

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ACCESSIBILITY



1.8 MI
Route 9



3.8 MI
GSP Exit 120



5.1 MI
Route 36



6.6 MI
I-95 Exit 11

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