

246-248 | PEGASUS  
AVE



**For Sale | 3-Year Lease Back**

37,000 SF INDUSTRIAL PROPERTY | NORTHVALE, NJ

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Bussel  
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## Contact Us

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37,000 SF Industrial Warehouse on the NJ/NY  
Border inclose proximity to Route 9W and the  
Pallisades Interstate Parkway

# Property Highlights

Total Building 37,000 SF  
1.83 Acre Site  
Office Space  
3-Year Lease Back

2 Tailboards  
Ceiling Height 17' - 18'  
30 Parking Spaces

Heavy Power  
Wet Sprinklers  
Gas Heat  
Light Industrial Zoning

Access to Palisades Interstate Parkway  
50 Minutes to Newark/NY Ports  
Near the NJ/NY Border

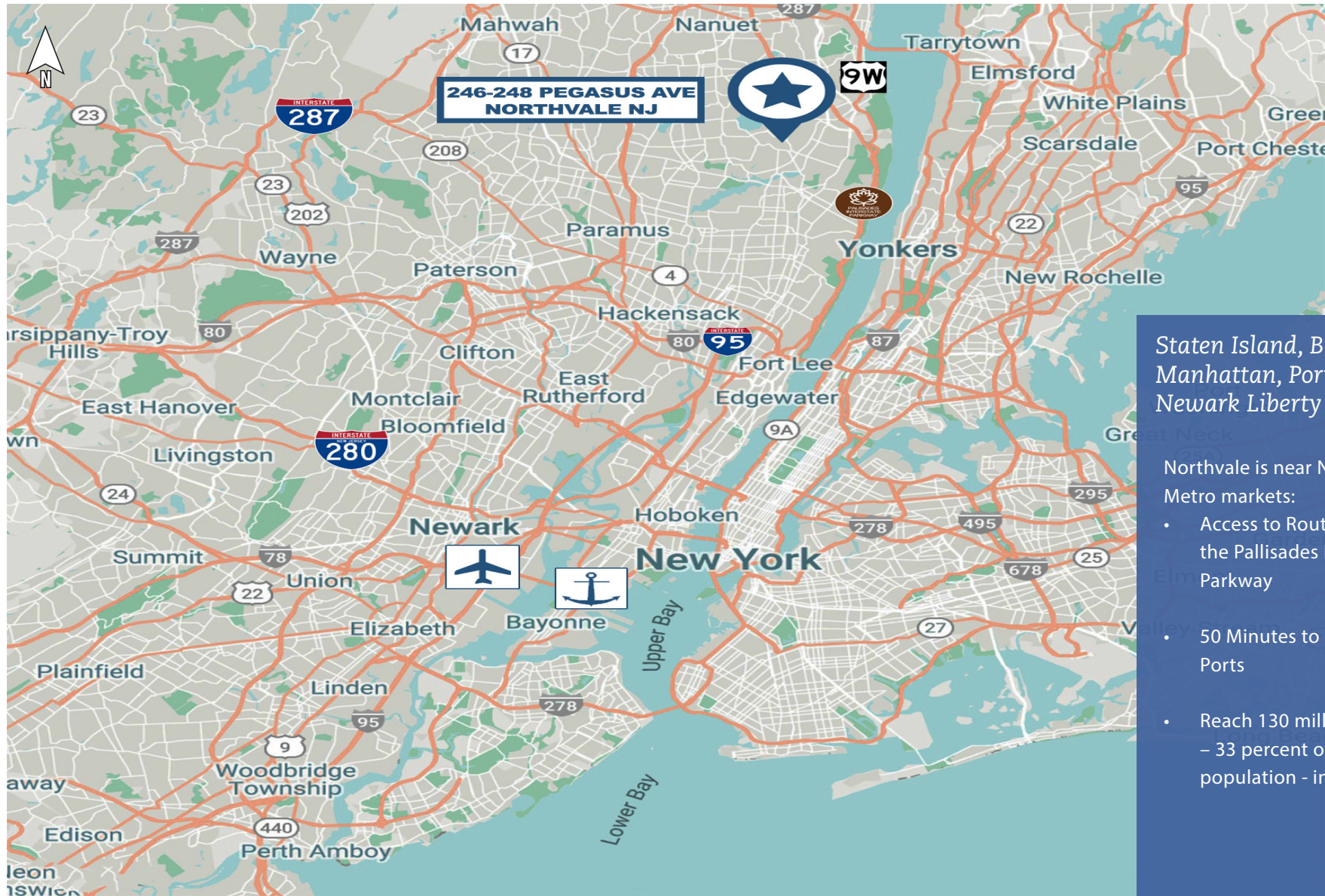
# Warehouse Space



# Office Space



# At the Crossroads of...

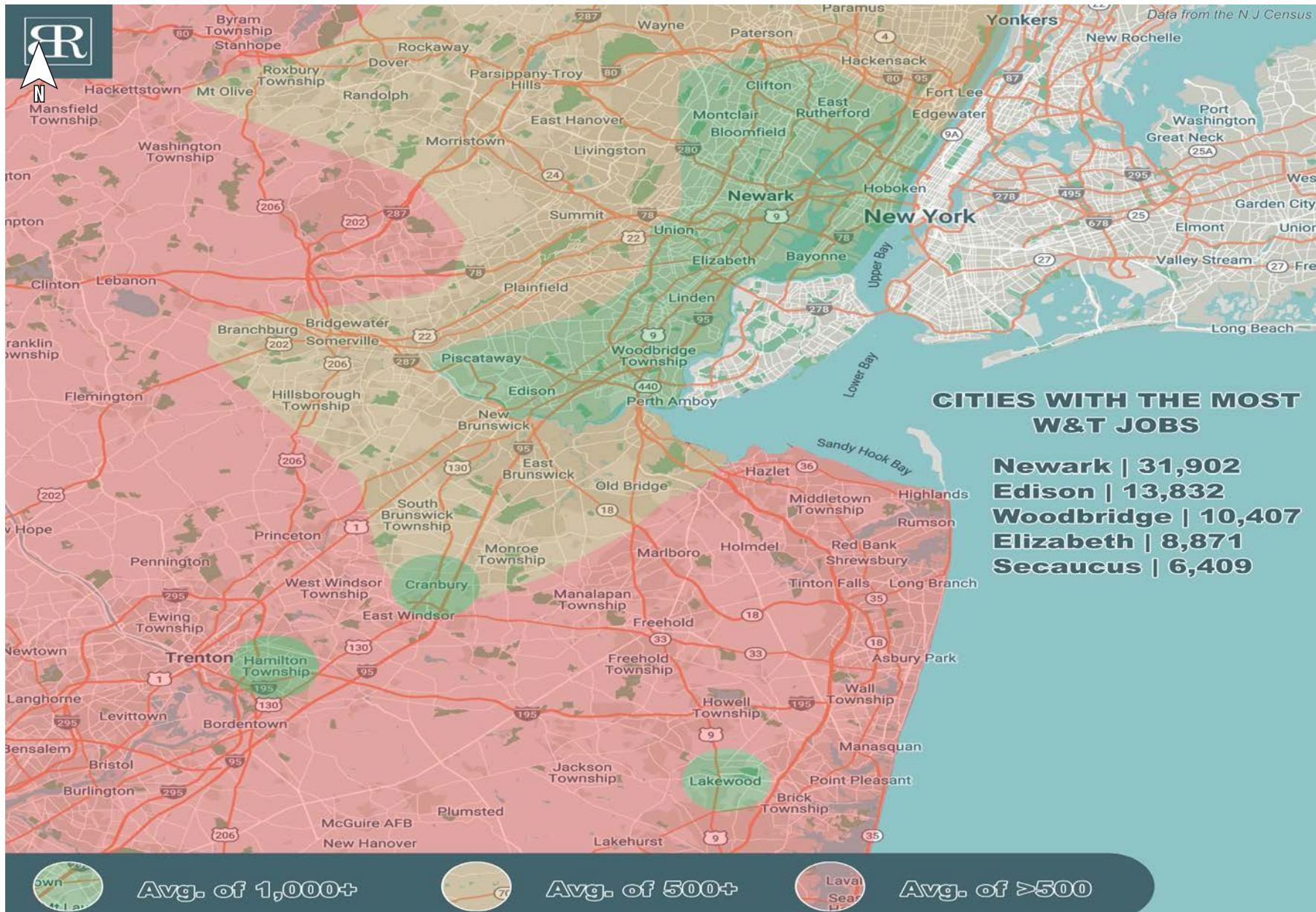


Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Northvale is near New York Metro markets:

- Access to Route 9W and the Palisades Interstate Parkway
- 50 Minutes to Newark/NY Ports
- Reach 130 million people – 33 percent of the US population - in 24 hours.

# Labor Demographics



# Demographic Highlights



## Household Income

- In 2021, Northvale, NJ had a population of 4,762 people with a median age of 42.5 and a median household income of \$110,337.
- The median household income increased from \$102,361 to \$110,337, a +7.79% growth.
- In 2021, the median property value in Northvale, NJ was \$476,300, and the homeownership rate was 83.5%.



## Business Environment

- The economy of Northvale, NJ employs 2,350 people.
- The largest industries in Northvale, NJ are Health Care & Social Assistance (446 People), Educational Services (376), and Manufacturing (328 People).
- The highest paying industries are Wholesale Trade (\$132,750), Finance & Insurance (\$107,417), and Real Estate & Rental & Leasing (\$106,750).





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