



INDUSTRIAL PROPERTY

FOR LEASE

±18,000 SF WAREHOUSE ON ±2.05 ACRES

12 INDUSTRIAL DRIVE, KEYPORT, NJ 07735

For More Information, Please call (516) 851-1960 or e-mail: info@phoenixrealty.biz



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LOCATION DESCRIPTION

Approx. 0.86 Miles to Route 206

Approx. 1.21 Miles to Route 22

Approx. 3.42 Miles to Route I-287

Approx. 10.64 Miles to Route I-78

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	18,500 SF
Building Size:	18,500 SF

PROPERTY HIGHLIGHTS

- Total Building Size: ±18,500 SF
- Total Acreage: ±2.05 Acres
- Sprinkler System: Wet
- Ceiling Heights: 14' – 18"
- Total Drive-Ins: 7
- Power: 1,000 Amps
- Zoning: SD1

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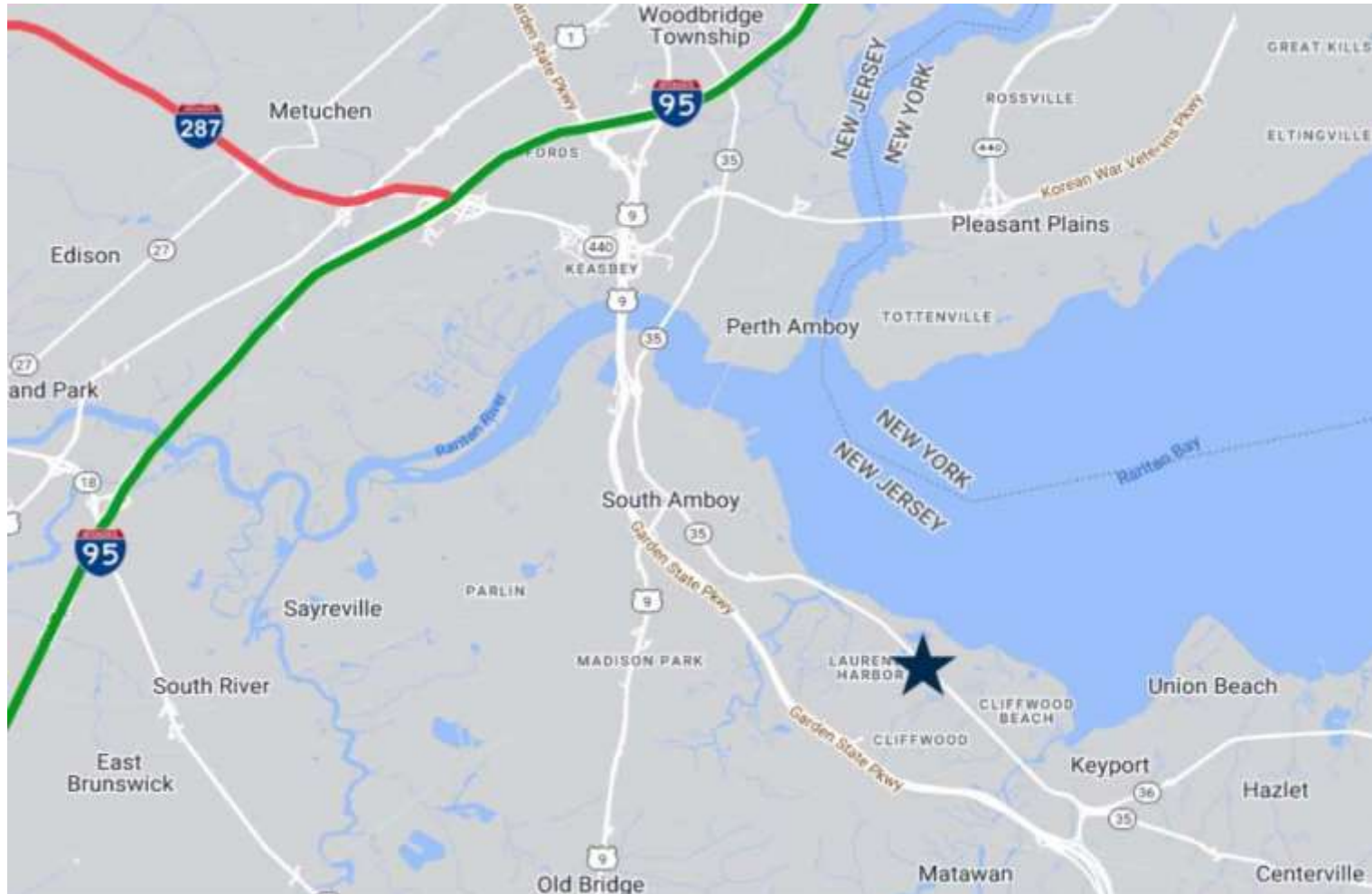


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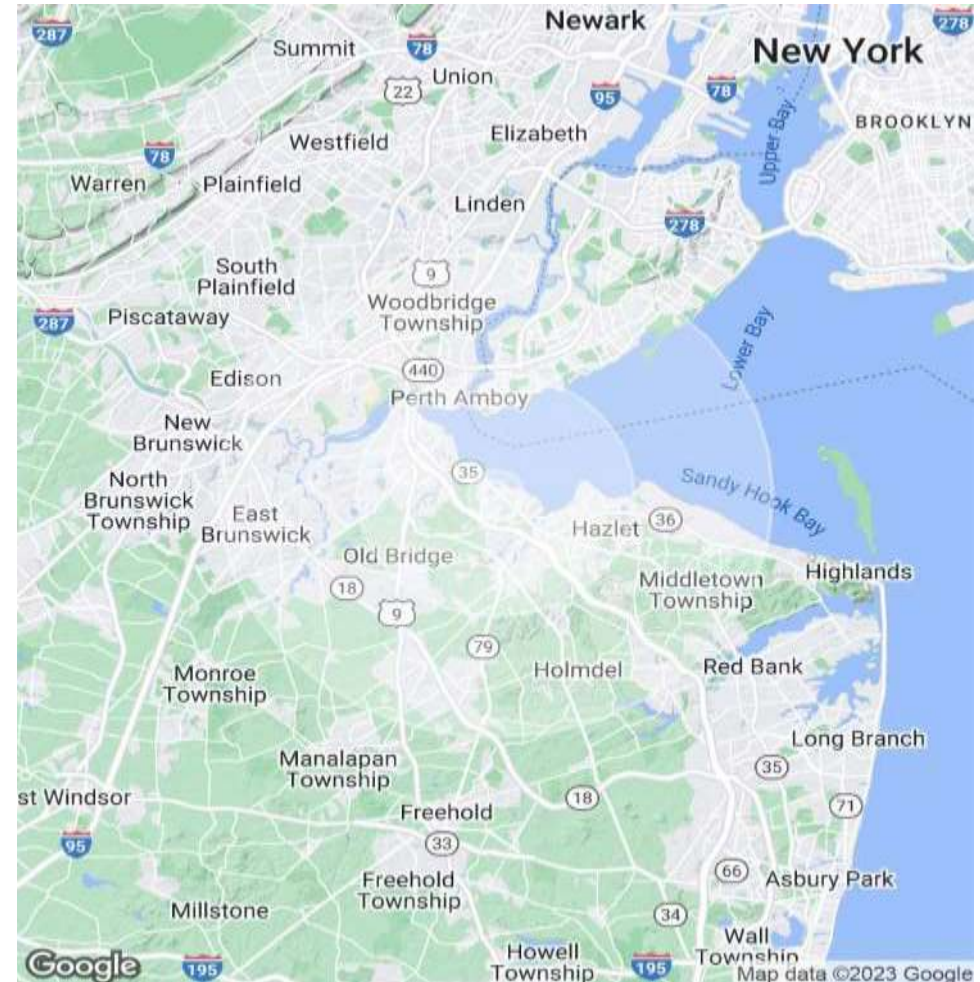


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,898	174,703	755,049
Average Age	41.6	41.1	41.5
Average Age (Male)	41.1	39.9	40.2
Average Age (Female)	44.7	42.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,028	68,523	283,488
# of Persons per HH	2	2.5	2.7
Average HH Income	\$94,761	\$104,192	\$112,667
Average House Value	\$254,704	\$355,363	\$396,190



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