



INDUSTRIAL PROPERTY

FOR LEASE

±7,000 SF INDUSTRIAL WAREHOUSE OPPORTUNITY

50-60 Dickerson Street, Newark, NJ 07103

For More Information, Contact the Exclusive Broker

JUAN DISLA

Director

jd@blauberg.com

973.379.6644 x226



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.4 Miles to I-280

Approx. 1.4 Miles to Garden State Parkway

Approx. 4.2 Miles to I-95

Approx. 5.4 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$7,995.00 per month (MG)
Available SF:	7,000 SF
Lot Size:	0.33 Acres
Building Size:	7,000 SF

PROPERTY HIGHLIGHTS

- ±7000 SF Building Size
- 12' Clear Height
- Two (2) Loading Docks
- One (1) Drive-In Door
- Heavy Power
- Additional Office Suites Available
- Lot Size at ±0.33 AC (Block 433, Lot 12)
- Taxes at \$15,676.24 (2024)
- Lease Rate at \$7,995 Per Month Modified Gross

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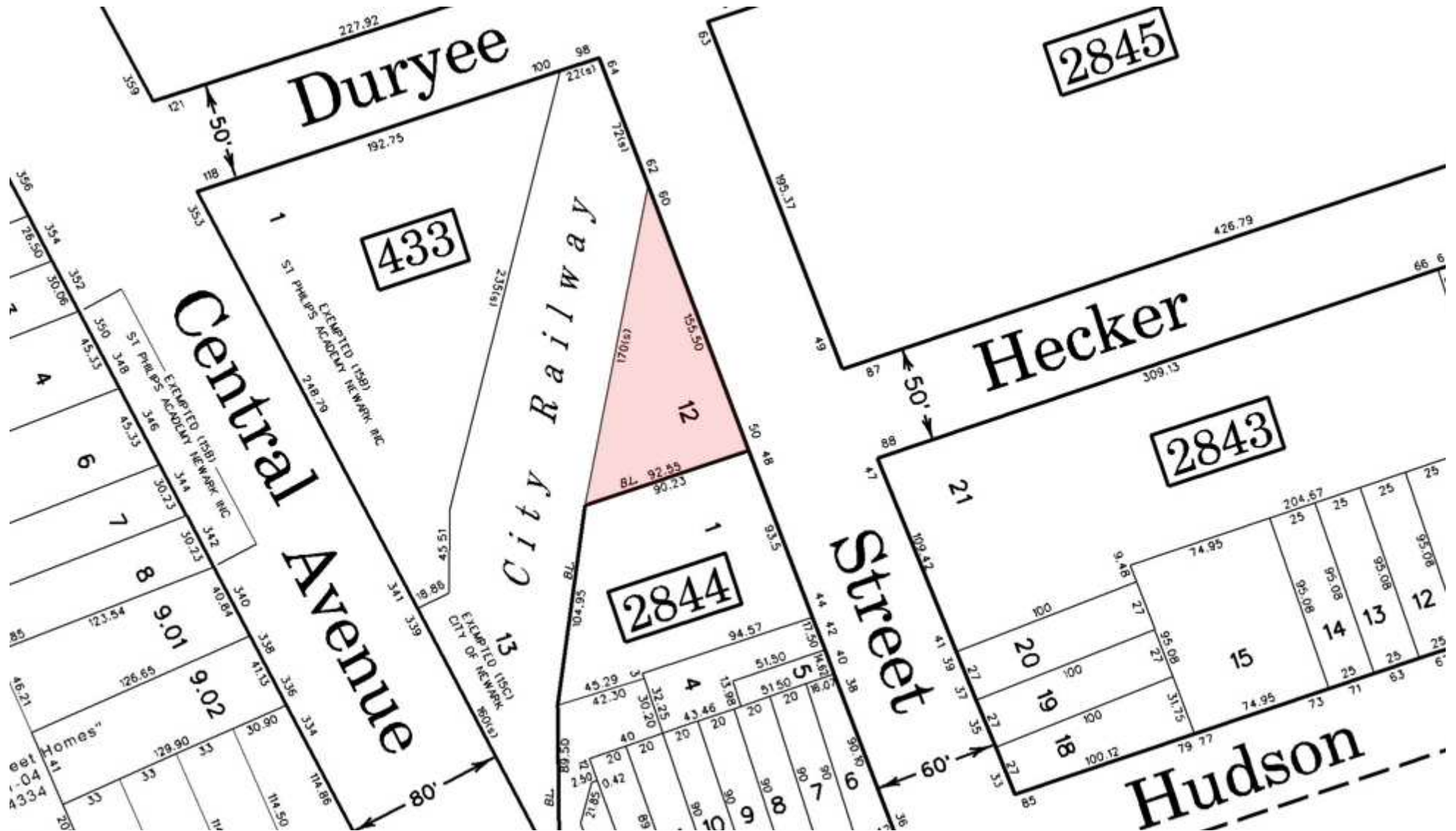
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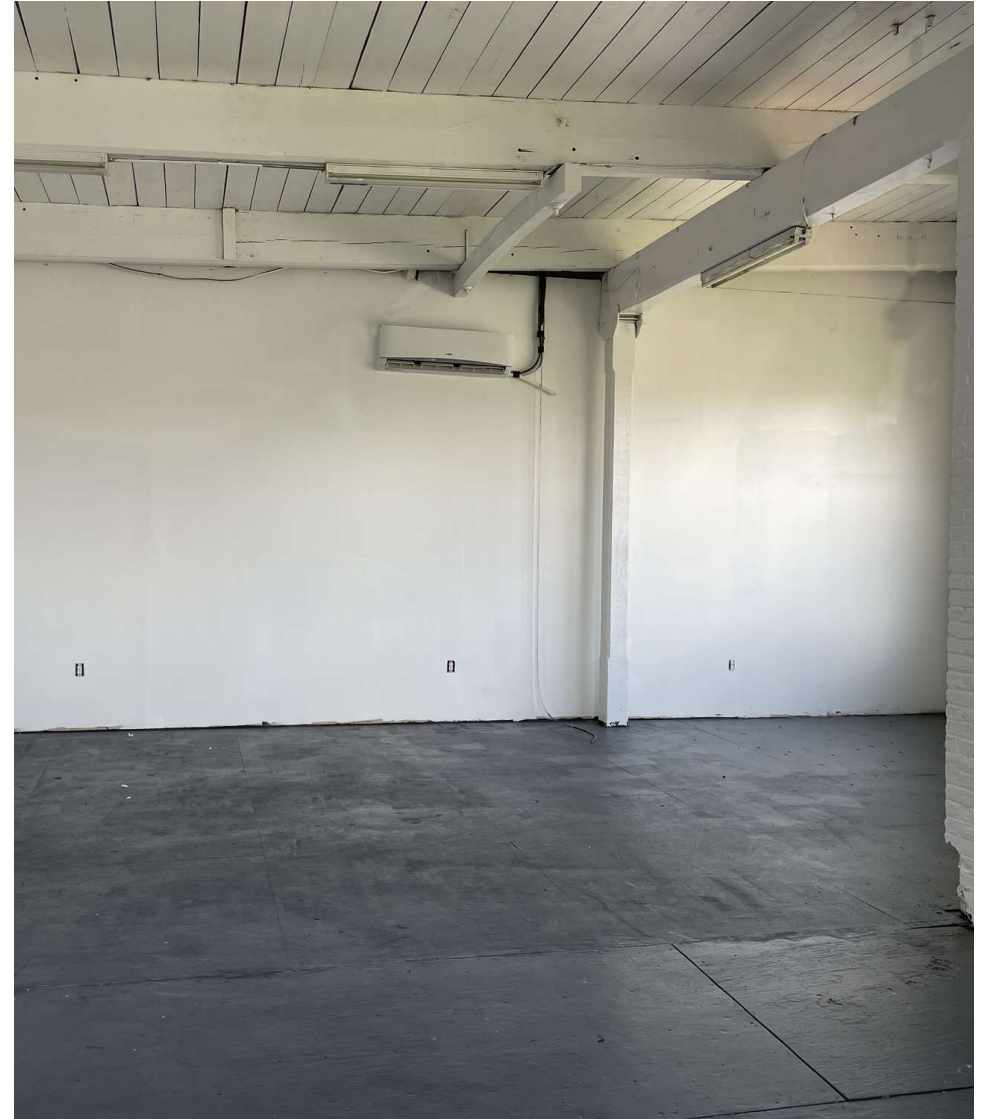
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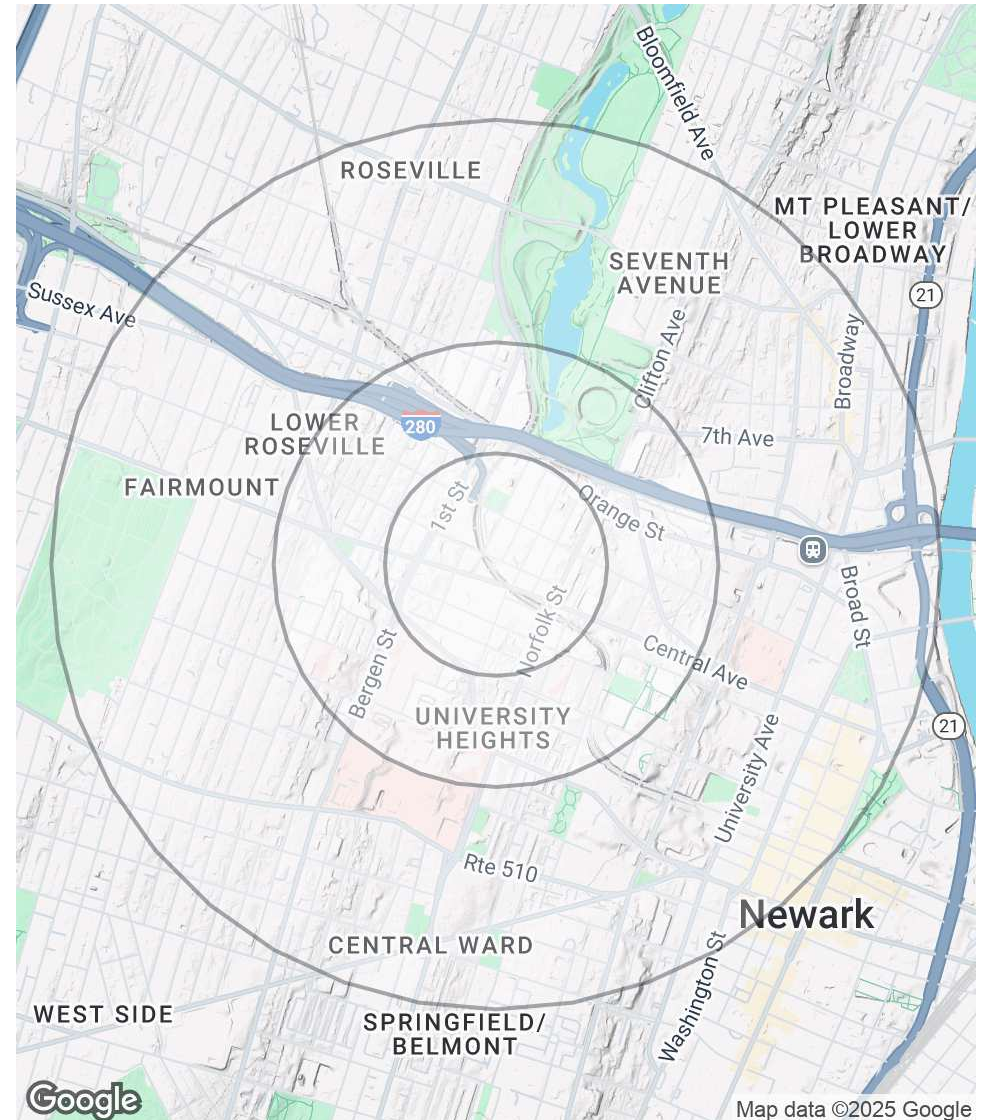
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,733	13,708	53,030
Average Age	34.0	31.5	32.9
Average Age (Male)	27.9	26.4	29.9
Average Age (Female)	37.7	35.0	35.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,137	4,941	21,129
# of Persons per HH	3.3	2.8	2.5
Average HH Income	\$55,135	\$44,001	\$43,778
Average House Value	\$175,377	\$144,028	\$123,649

2020 American Community Survey (ACS)



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