



Sale Leaseback

INDUSTRIAL PROPERTY

SALE LEASEBACK

±7,600 SF INDUSTRIAL BUILDING

20 East Willow Street, Millburn, NJ 07041

For More Information, Contact the Brokers

JOHN R. LONGO

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Director of Capital Markets

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2 Miles to Route 24
 Approx. 2.19 Miles to I-78
 Approx. 8.7 Miles to Garden State Parkway
 Approx. 10.7 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	\$7,500.00 per month (NNN)
Available SF:	7,600 SF
Building Size:	7,600 SF

PROPERTY HIGHLIGHTS

- ±7,600 SF Industrial Building
- ±2,500 SF Office and ±5,100 SF Warehouse
- 14' Ceilings, 15 Parking Spaces, 1 Drive-In Door
- ±0.43-Acre Lot (Block 1004, Lot 7)
- Taxes at \$15,296.29 (2020)
- Cap Rate 4.28%
- NOI \$90,000

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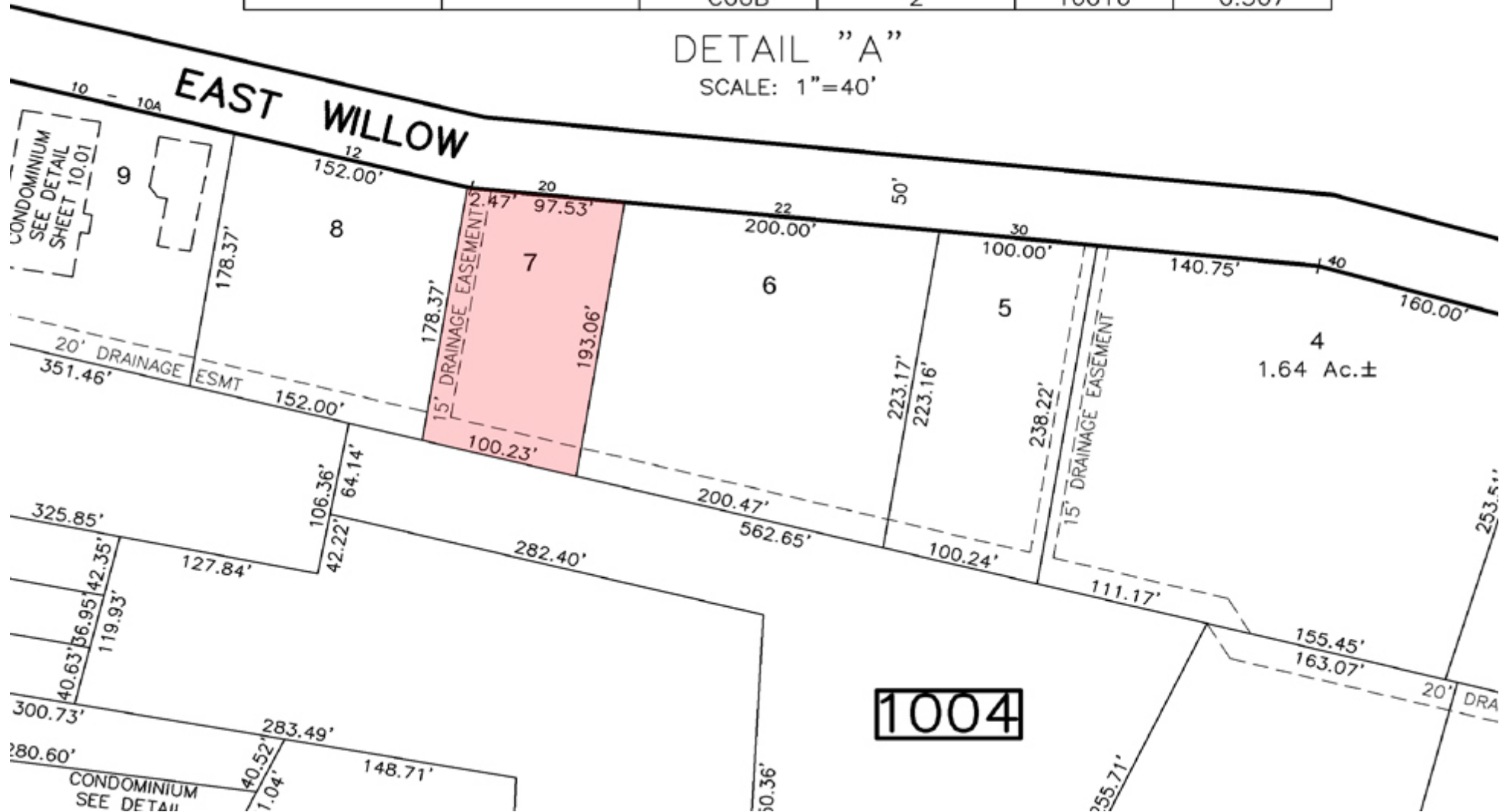
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1003	21	COOA	1	16016	0.367
		COOB	2	16016	0.367

DETAIL "A"

SCALE: 1"=40'



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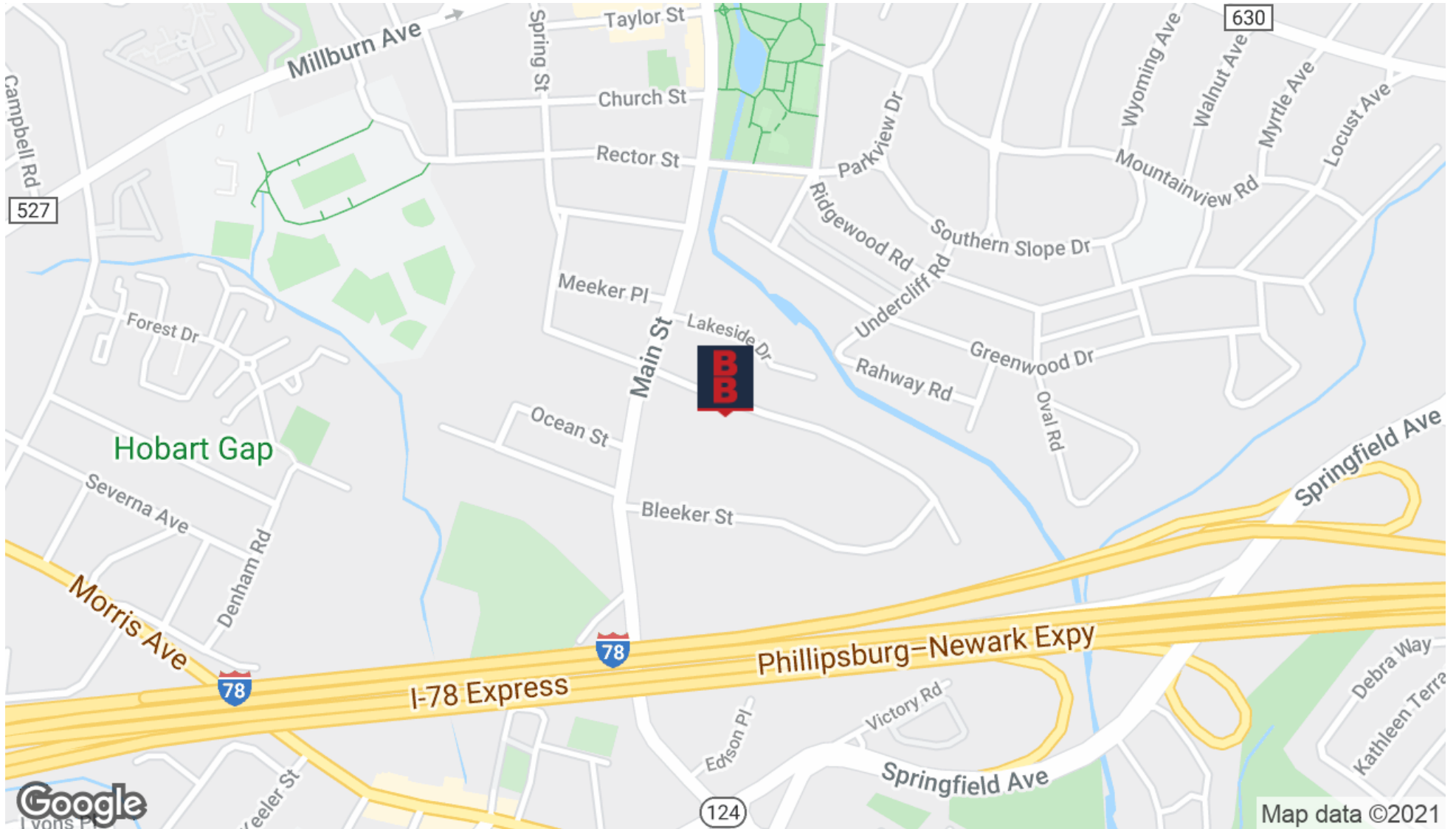
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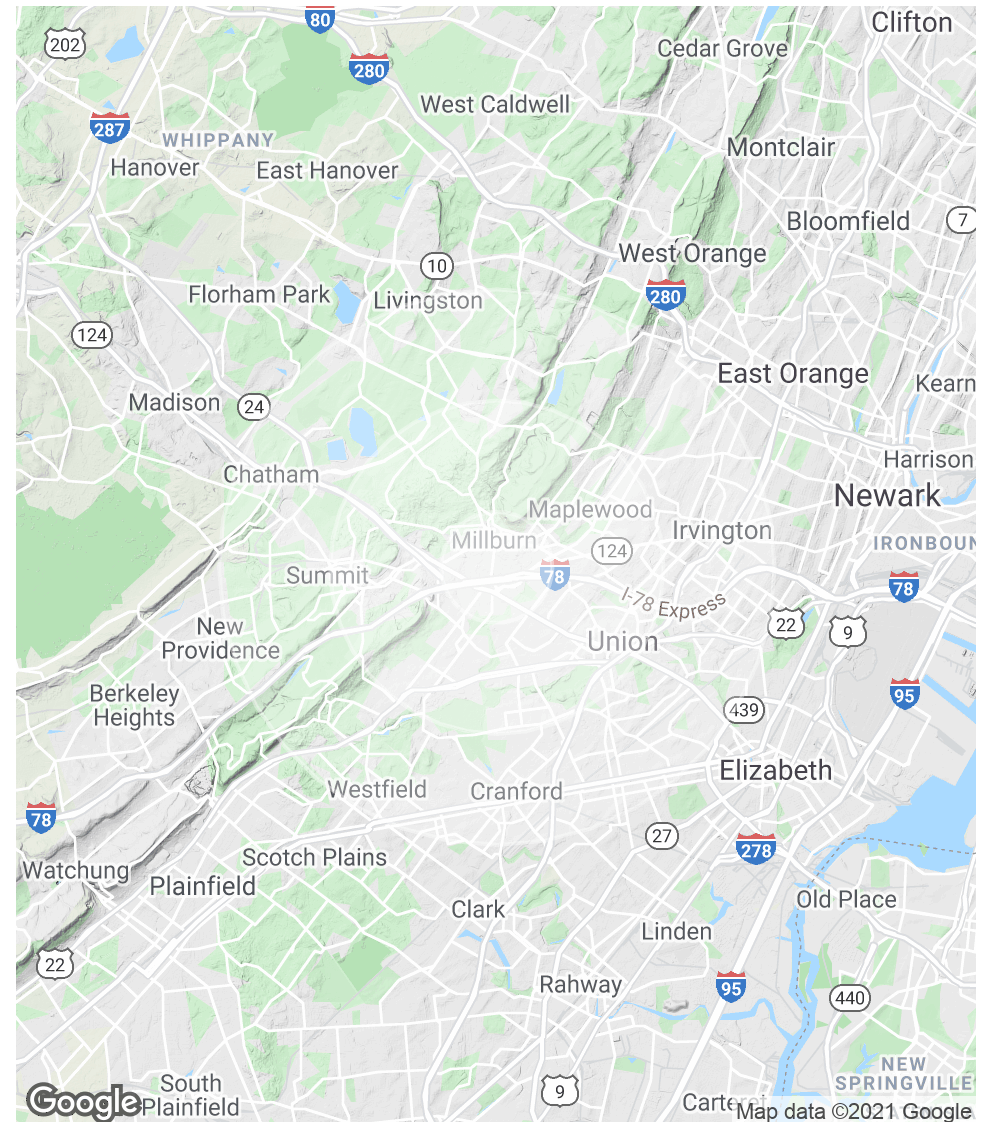


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,561	103,900	349,614
Average age	40.8	41.2	39.1
Average age (Male)	39.0	39.2	37.5
Average age (Female)	41.8	42.1	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,585	37,077	122,481
# of persons per HH	2.6	2.8	2.9
Average HH income	\$122,948	\$133,792	\$123,480
Average house value	\$558,898	\$552,168	\$539,749

* Demographic data derived from 2010 US Census



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