



INDUSTRIAL

FOR SALE & LEASE

±0.25-ACRE LOT FOR SALE

12 River Rd, North Arlington, NJ 07031

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR

President

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

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LOCATION DESCRIPTION

Approx. 3.3 Miles to I-280

Approx. 3.3 Miles to Route 3

Approx. 5.5 Miles to I-95, Exit 15W

Approx. 12.8 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$695,000
Lease Rate:	\$4,499.00 per month (NNN)
Available SF:	0.25 Acres
Lot Size:	0.25 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±0.25 Acres
- Block 2, Lot 2
- Zoned C-2
- Taxes at \$7,713.78 (2024)
- Sale Price at \$695,000
- Lease Rate at \$4,499 Per Month NNN

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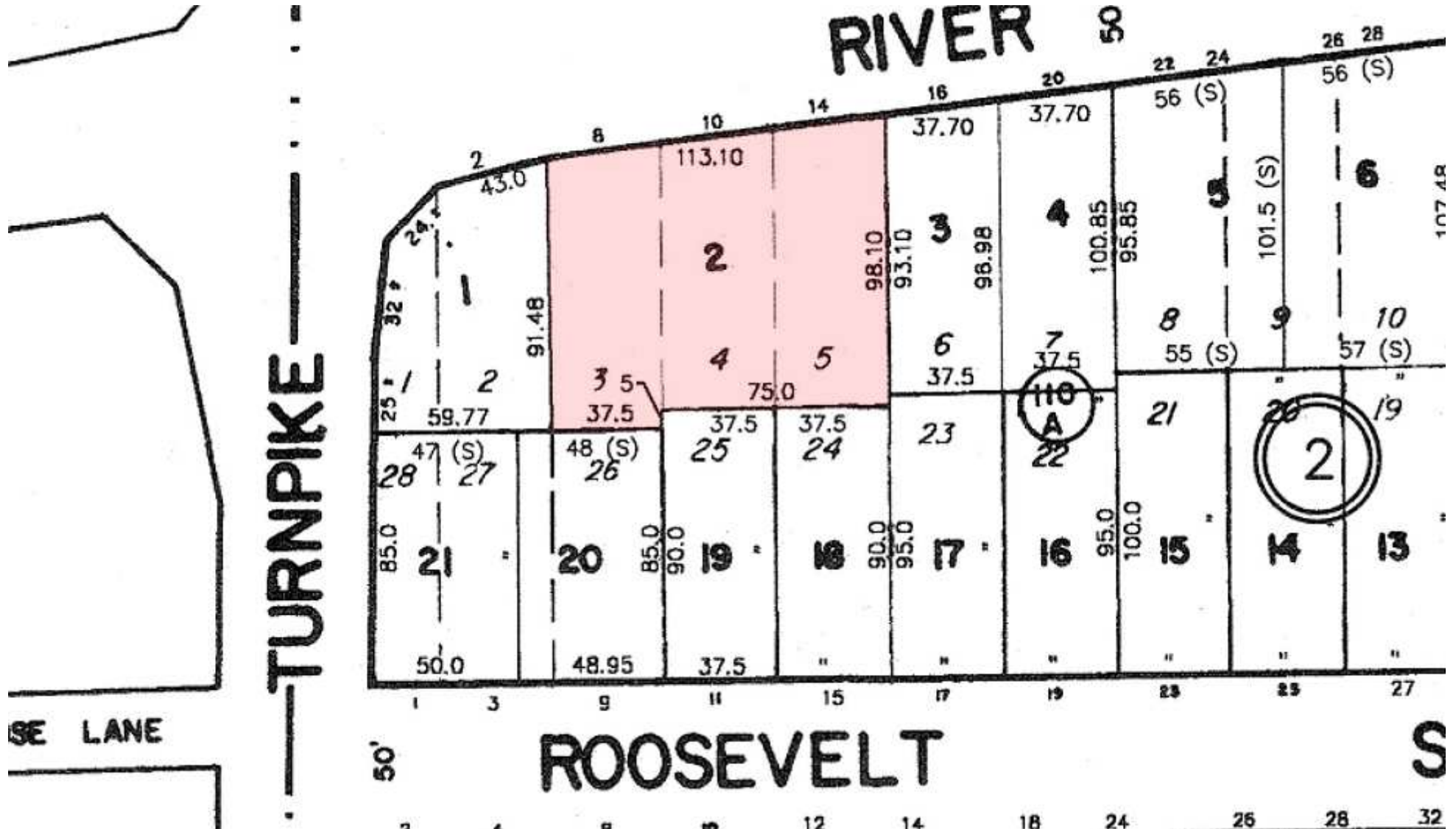
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Schedule I-B Use Regulations Commercial Districts [Amended 8-5-2003 by Ord. No. 1886]			
PPU = Principal permitted use CU = Conditional use AU = Accessory use			
Uses	Zone Districts		
	C-1	C-2	C-3
Automatic car wash	-	CU	-
Banks and financial institutions	PPU	PPU	-
Cemeteries	-	PPU	
Child-care centers	PPU	PPU	PPU
Dwellings	PPU	PPU	-
Essential services	PPU	PPU	PPU
Funeral homes	PPU	-	-
Gasoline service stations	CU	CU	-
Home occupations	CU	CU	-
Hotel and motels	-	PPU	-
Houses of worship and schools	PPU	PPU	-
Nursing homes	-	PPU	-
Offices (professional, business and administrative)	PPU	PPU	-
Parking facilities	PPU	AU	-
Public and private garages	-	PPU	-
Research laboratories	-	PPU	-
Restaurants	PPU	PPU	-
Retail services	PPU	PPU	-
Retail trade	PPU	PPU	-
Theaters and indoor recreation facilities	PPU	PPU	-
Outdoor recreation facilities	-	CU	-
Customary accessory uses	AU	AU	AU
Parking facilities	AU	AU	AU
Signs	AU	AU	AU

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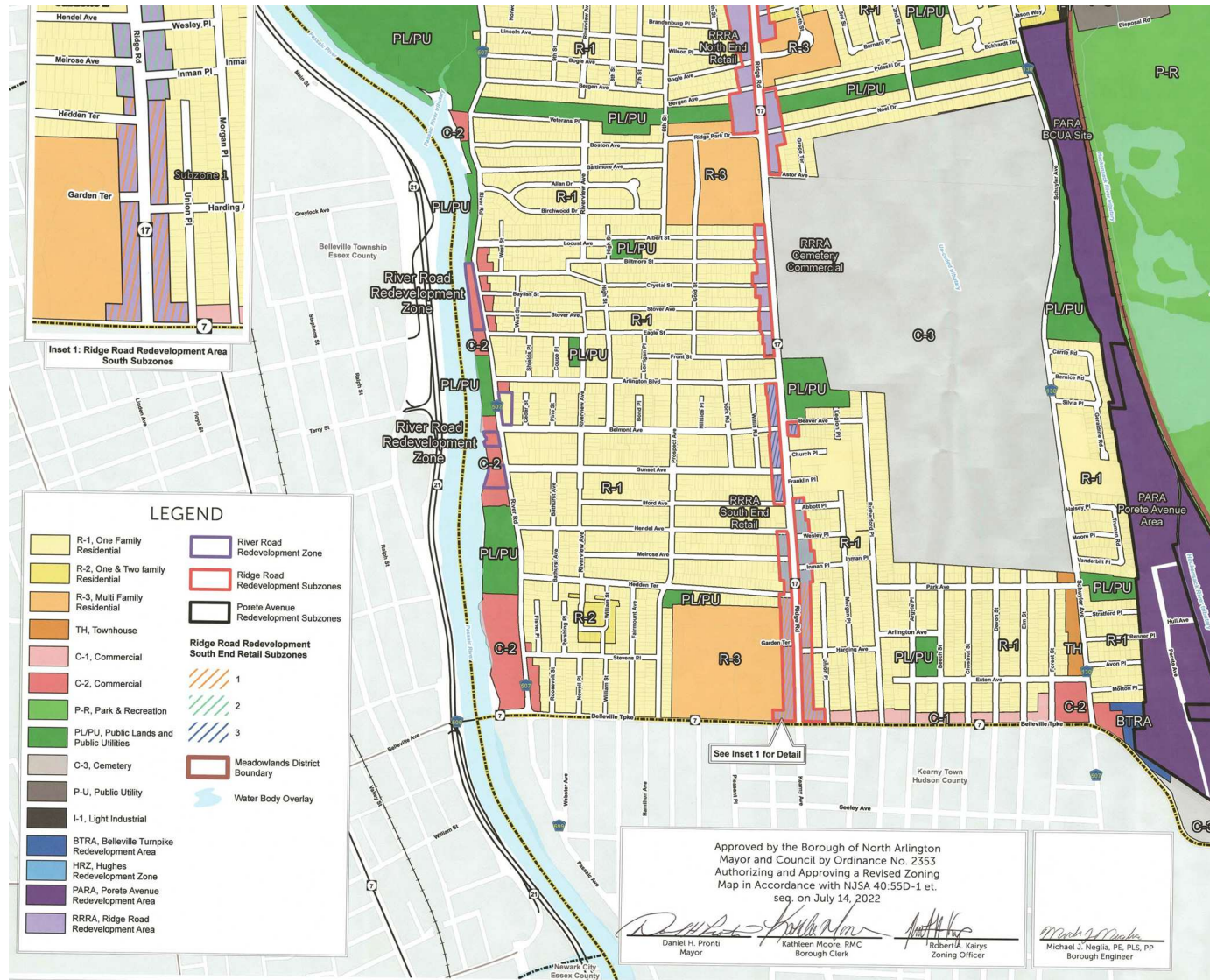
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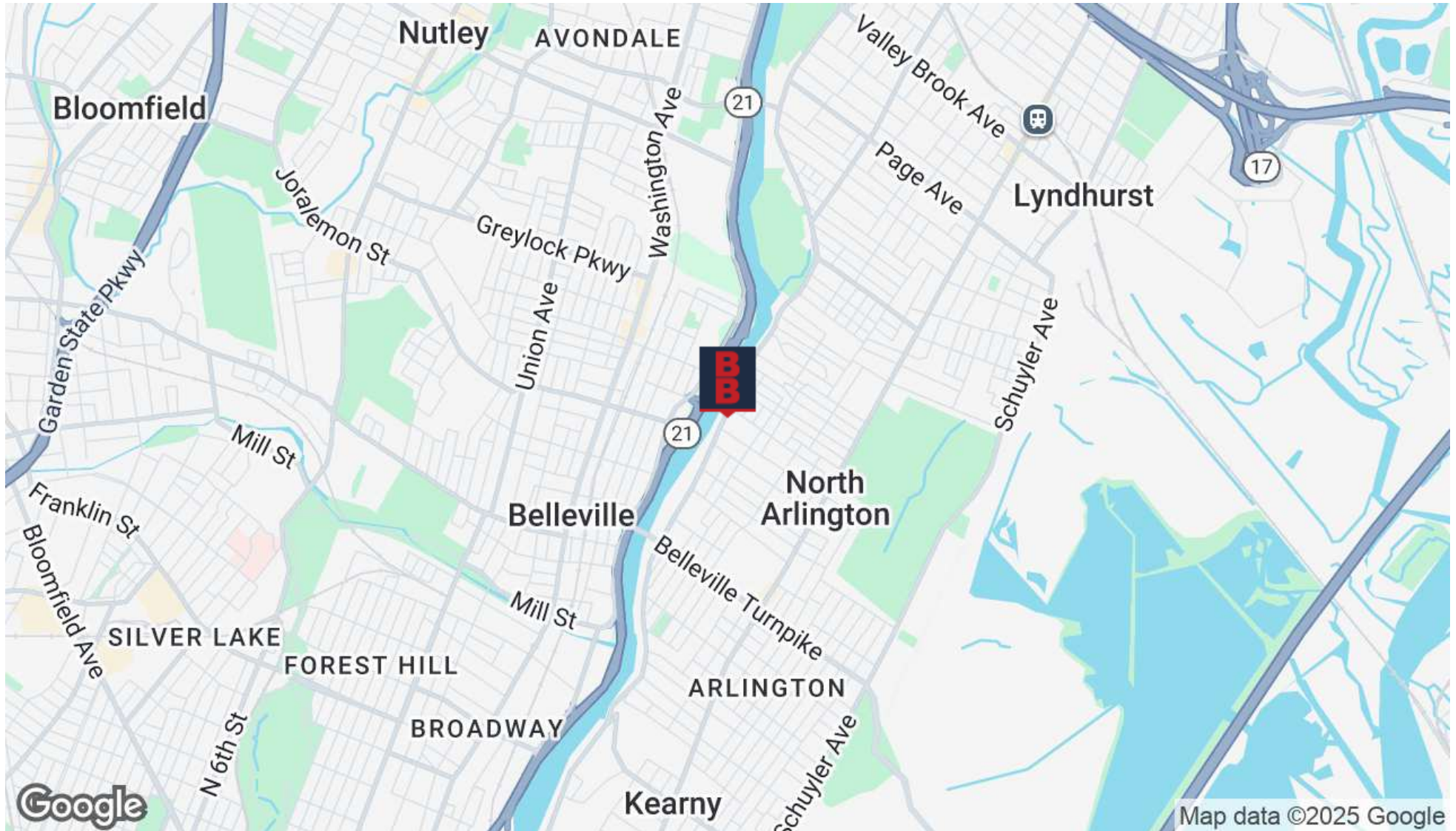
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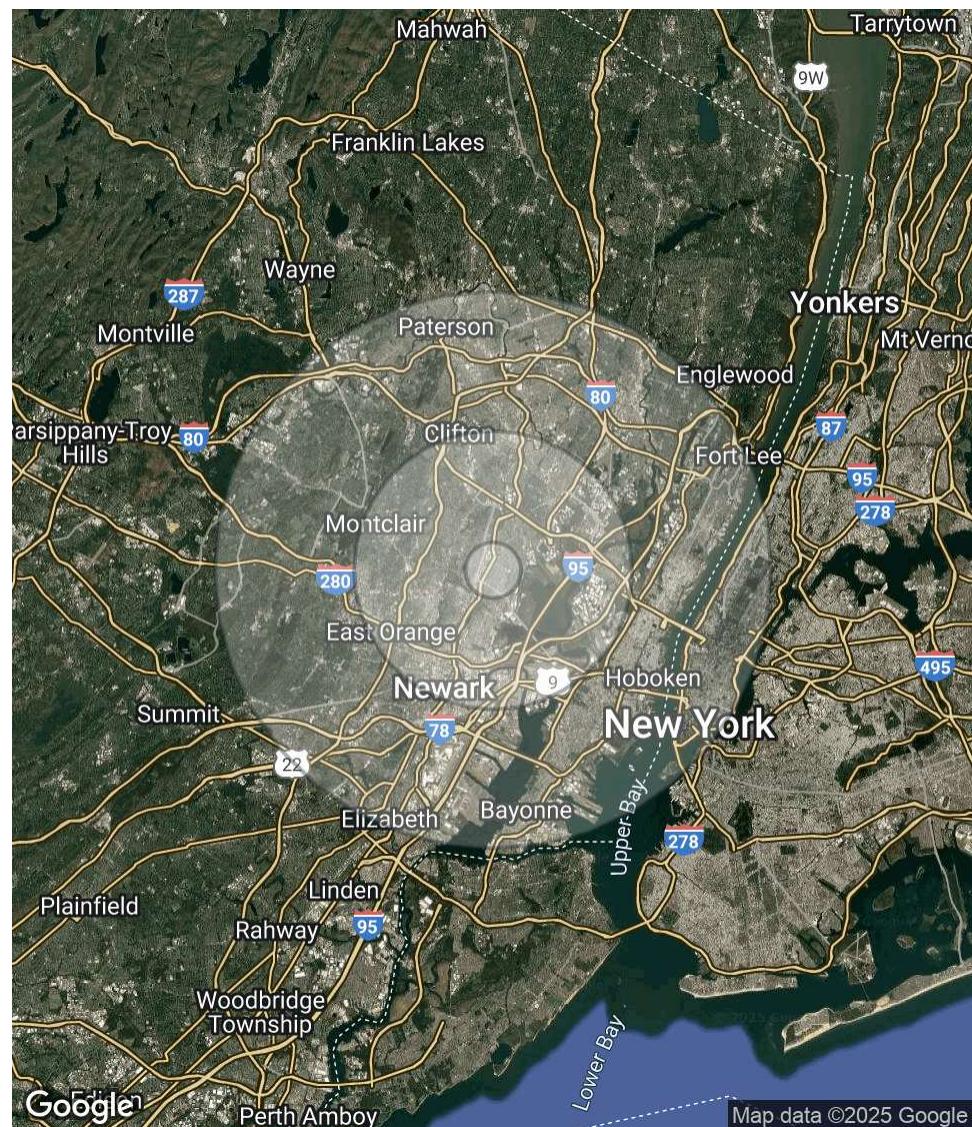
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	34,060	633,642	3,442,797
Average Age	40.3	37.4	38.8
Average Age (Male)	39.3	35.9	37.8
Average Age (Female)	40.7	38.8	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13,241	249,722	1,578,194
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$93,602	\$85,318	\$122,353
Average House Value	\$323,719	\$307,366	\$539,242

2020 American Community Survey (ACS)



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