

# 4 Building Industrial Portfolio

15-55-65-68 Liberty Street, Metuchen, NJ 08840

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

4 Building Industrial Portfolio for Sale

### PROPERTY HIGHLIGHTS

- Fully leased buildings.
- 203 Norcross Ave (68 Liberty Street) is a  $\pm 19,500$  SF building with one drive in 12x16
- 65 Liberty Street is a  $\pm 10,548$  SF building with two drive ins 14x16
- 55 Liberty Street is a  $\pm 9,000$  SF building with two drive ins 14x16
- 15 Liberty Street is a  $\pm 8,000$  SF building with two drive ins 14x16

### LOCATION DESCRIPTION

On Liberty Street off of Plainfield Avenue in close proximity to Route 1, 27, 287 and Garden State Parkway

### OFFERING SUMMARY

SALE PRICE:	\$12,500,000
BUILDING SIZE:	47,048 SF
NOI:	\$983,216.00
CAP RATE:	7.9%

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INDUSTRIAL FOR SALE

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## ADDITIONAL PHOTOS



15 Liberty Street, Metuchen



65 Liberty Street, Metuchen



55 Liberty Street, Metuchen



203 Norcross Avenue, Metuchen (better known as 68 Liberty Street)

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## BUILDING BREAKDOWN

	203 NORCROSS ST (68 LIBERTY ST)	65 LIBERTY ST	15 LIBERTY ST	55 LIBERTY ST
<b>LEASE TYPE</b>	NNN	NNN	NNN	Gross
<b>STORIES</b>	1 Story	1 Story (with Mezzanine)	2 Stories	1 Story
<b>SQUARE FT</b>	±19,500 Square Feet	±10,548 Square Feet	±8,000 Square Feet	±9,000 Square Feet
<b>LAND</b>	1.5 Ac Land	.73 Ac Land	Extra Parking Lot with property	.96 Ac
<b>LOADING</b>	1 Drive in 12x16	Drive in (2) 14x16	Drive in (1) 12x16 Ind	Drive in (2) 14x16
<b>TENANT</b>	SPEX Certi Prep	SPEX Sample Prep	SPEX Certi Prep	Wireless Communications, Inc.
<b>LEASE EXP</b>	June 30, 2028	June 30, 2028	June 30, 2028	September, 2027
<b>MONTHLY RENT</b>	\$38,120	\$14,956	\$13,339	\$8,498
<b>INCREASES</b>	4% - 6% CPI	4% - 6% CPI	4% - 6% CPI	3%
<b>ANNUAL TOTAL</b>	\$457,440	\$179,472	\$160,068	\$101,976

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INDUSTRIAL FOR SALE

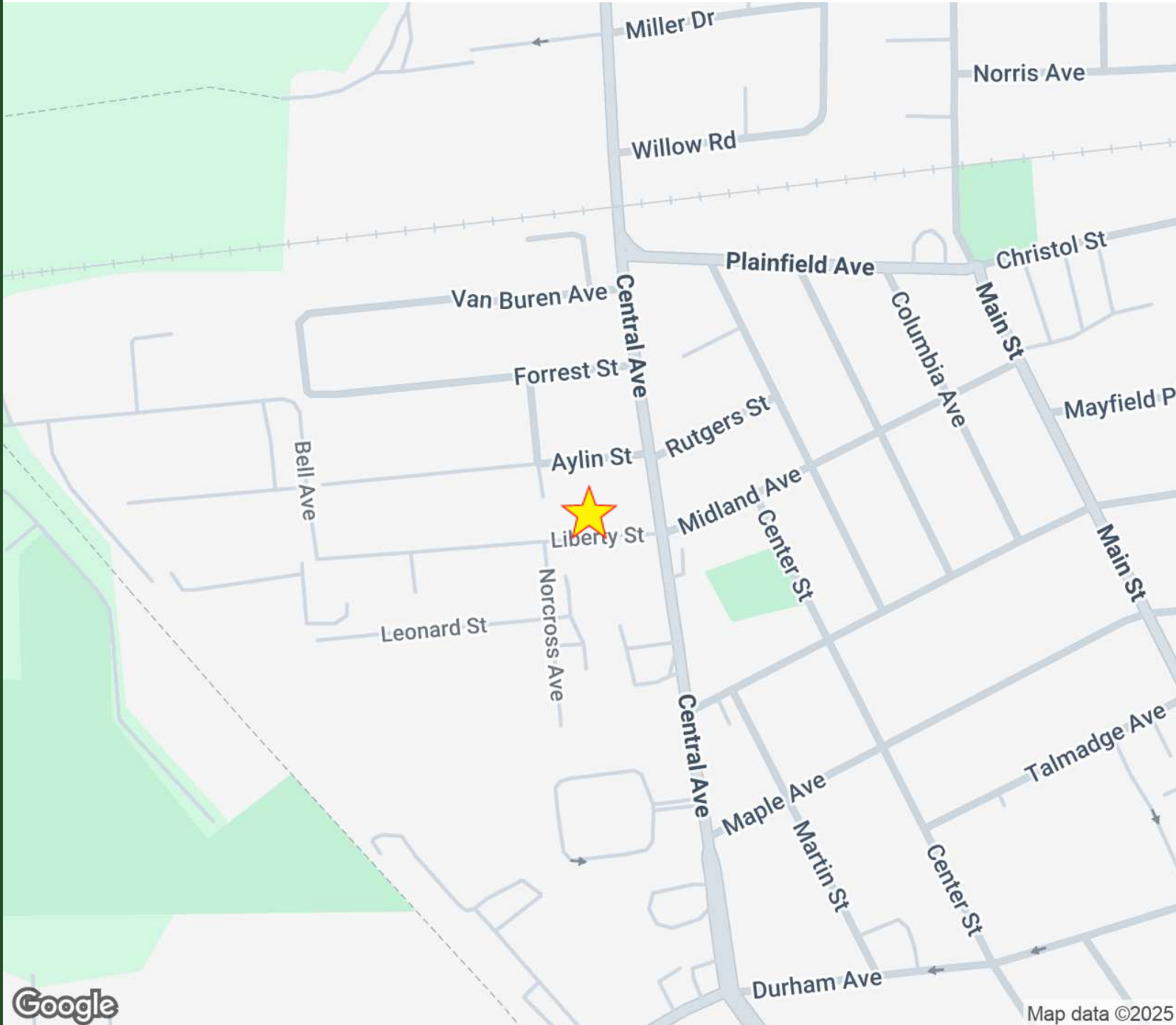
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## LOCATION MAP



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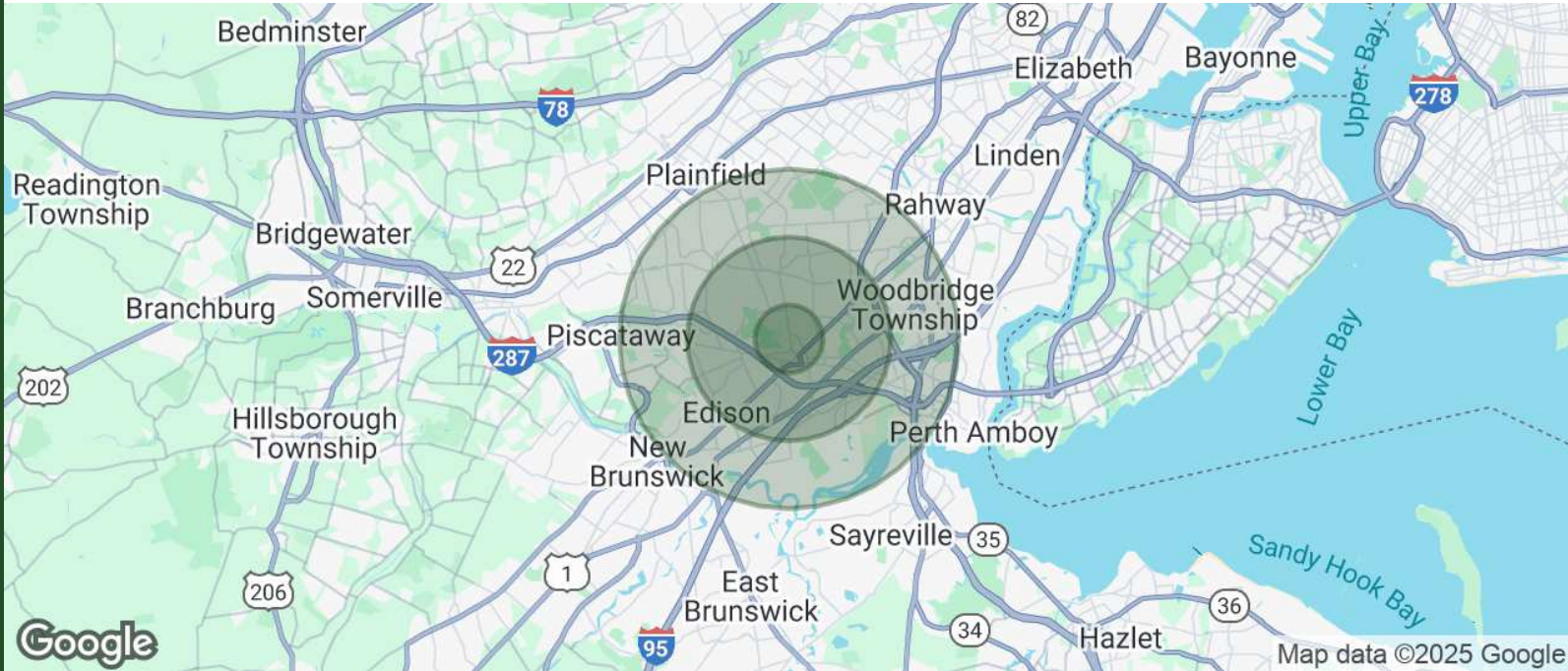
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,631	110,347	283,958
AVERAGE AGE	39.7	40.6	40.1
AVERAGE AGE (MALE)	39.5	40.2	39.4
AVERAGE AGE (FEMALE)	40.3	41.2	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,632	39,840	101,737
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$162,079	\$127,903	\$115,445
AVERAGE HOUSE VALUE	\$437,358	\$353,245	\$336,736

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

**Our mission** is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

**Our vision** is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

**Our commitment** is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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