

11,305 SF Warehouse Space For Lease

Motivated Owner
Asking \$12.95 PSF



**1080 Garden State Rd,
Union, NJ 07083**

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
646.389.1012
aron@ridgestonere.com

Warehouse Space Summary

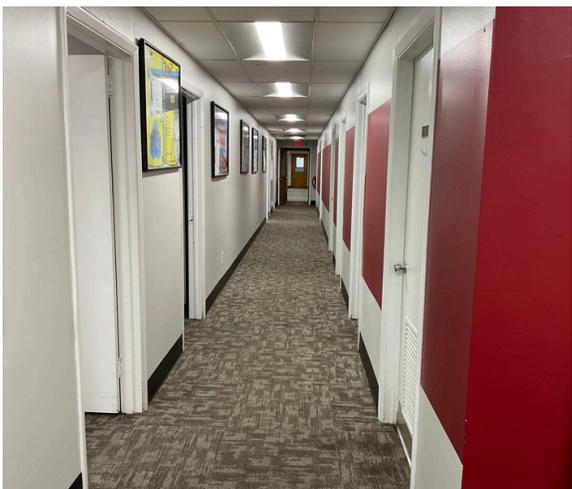
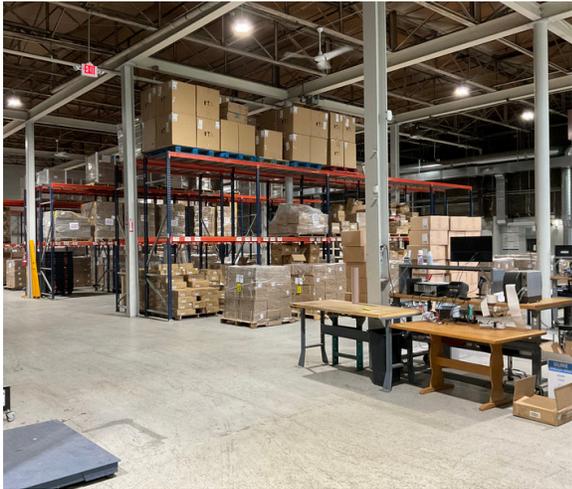
Ridge Stone Realty Group is pleased to offer 1080 Garden State Rd, available for lease. The space totals approximately 11,305 SF, which includes around 1,800 SF of finished office space, with an additional 1,250 SF (not included in the total square footage). The space is equipped with three dock doors and a 20' clear ceiling height, along with heat blowers and a wet sprinkler system.

The property is strategically located off Route 22 in Union NJ, less than three miles from I-78, ten miles from Newark Airport and eighteen miles from New York.

Property Highlights

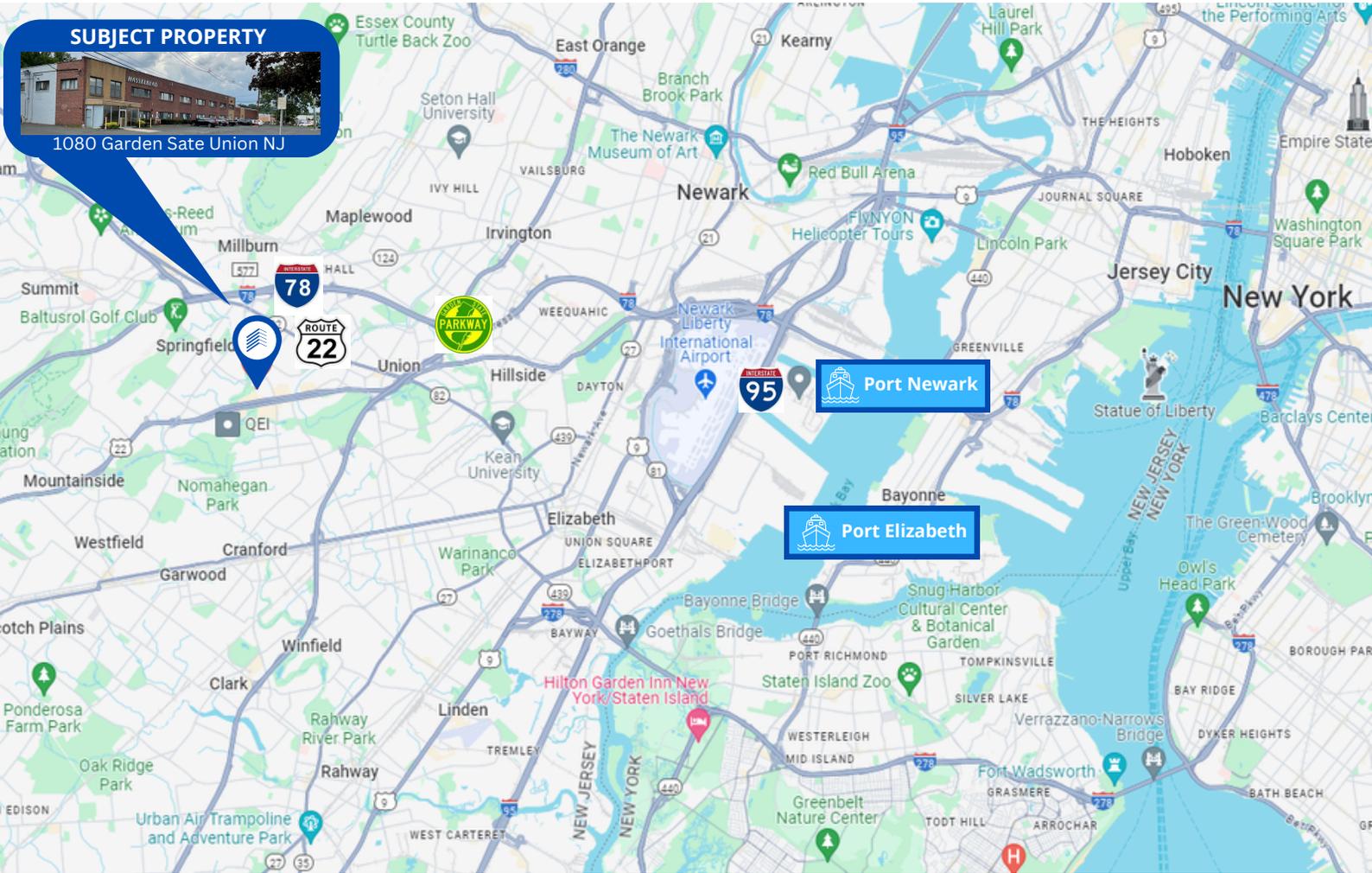
- **Warehouse Space SF:** +/- 11,035
- **Finished Office SF:** +/- 1,800 SF (Included)
- **Mezzanine SF:** +/- 1,250 SF (not included in the total square footage)
- **Lot Size:** 2 Acres
- **Loading Docks:** 3
- **Clear Ceiling Height:** 20'
- **Sprinkler:** Wet
- **Heat:** Blowers
- **Lighting:** LED
- **Zoning:** Industrial / Manufacturing
- **Asking Price:** 12.95 NNN

Property Photos



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SUBJECT PROPERTY



1080 Garden Sate Union NJ

 0.3 Miles
Route 22

 1.4 Miles
I-78

 2.9 Miles
GSP

 7.4 Miles
I-95

 10 Miles
EWR

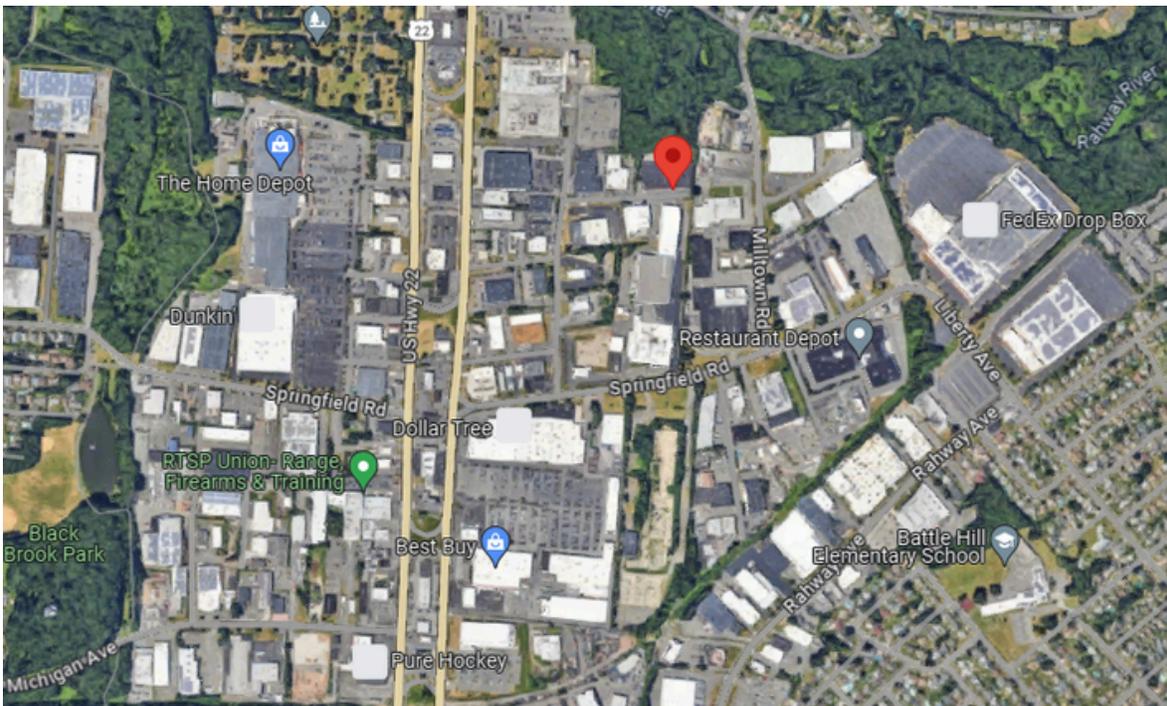
 10.2 Miles
Penn Station

 10.3 Miles
Ports Newark & Elizabeth

 18.5 Miles
Holland and Lincoln Tunnels

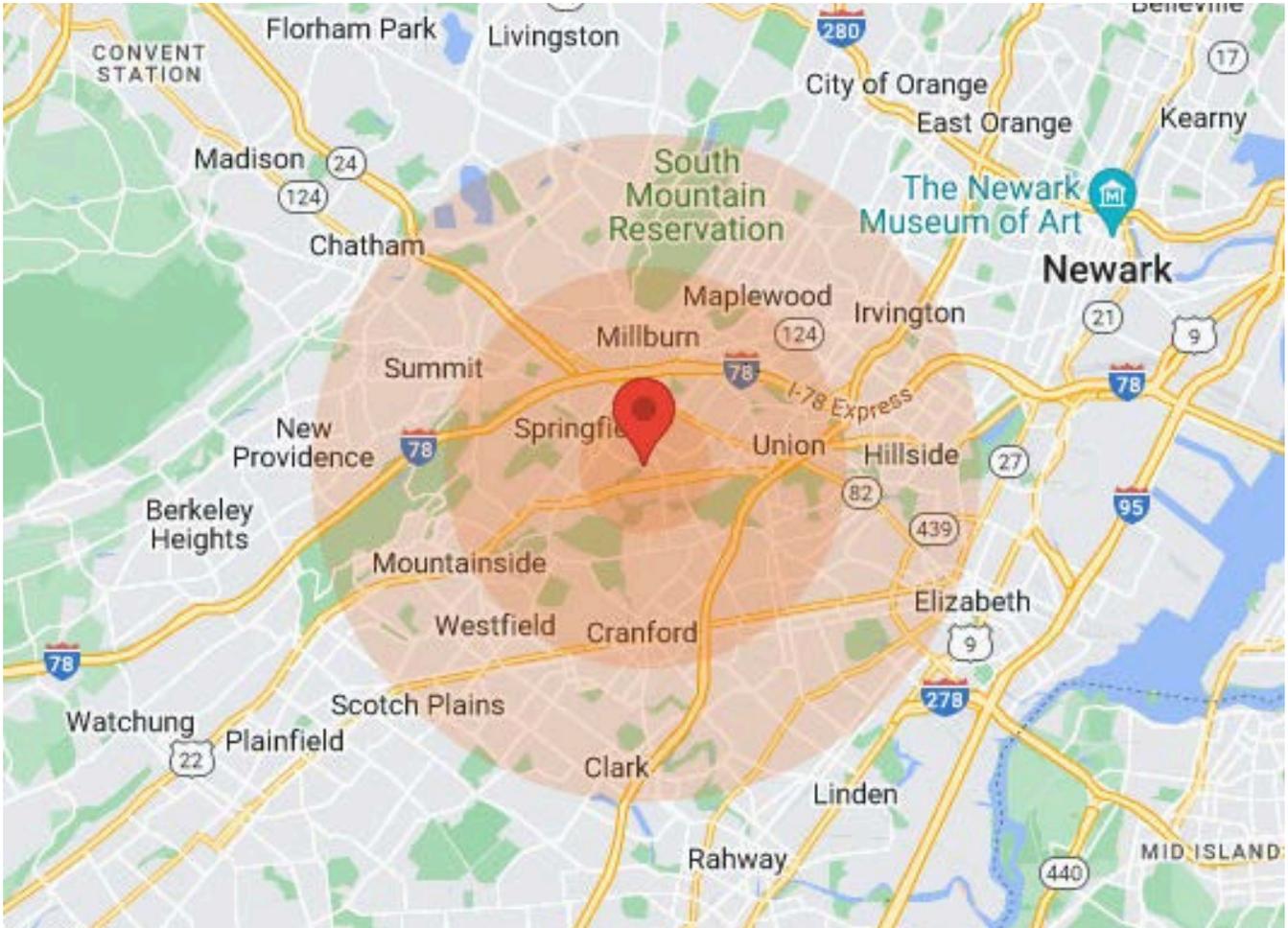
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Population	1 Mile	3 Miles	5 Miles
Male	6,023	63,051	214,965
Female	6,322	68,432	231,936
Total Population	12,345	131,483	446,901

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,055	24,190	87,663
Ages 15-24	1,411	17,169	60,191
Ages 25-54	4,574	48,700	170,949
Ages 55-64	1,696	17,586	56,419
Ages 65+	2,609	23,838	71,679

Race	1 Mile	3 Miles	5 Miles
White	10,015	98,781	268,802
Black	1,071	19,304	129,840
Am In/AK Nat	N/A	18	353
Hawaiian	N/A	N/A	27
Hispanic	1,674	16,135	77,832
Multi-Racial	1,056	11,032	62,586

Income	1 Mile	3 Miles	5 Miles
Median	\$85,482	\$85,304	\$79,051
< \$15,000	176	2,515	13,595
\$15,000-\$24,999	254	2,936	12,380
\$25,000-\$34,999	380	3,507	13,413
\$35,000-\$49,999	614	4,524	17,736
\$50,000-\$74,999	682	8,246	26,881
\$75,000-\$99,999	721	6,903	20,484
\$100,000-\$149,999	1,095	9,631	26,110
\$150,000-\$199,999	376	4,505	12,464
> \$200,000	344	5,559	18,133

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,270	53,634	178,480
Occupied	5,144	51,647	168,227
Owner Occupied	4,079	37,917	105,629
Renter Occupied	1,065	13,730	62,598
Vacant	126	1,987	10,253

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