

# 32 SPRUCE A

32 SPRUCE STREET, OAKLAND, NJ 07436



## PROPERTY DESCRIPTION

Ideally located off RT 202 sites this unique warehouse/flex style space with many opportunities for any growing company. Approx 4200sqft of warehouse space with high ceilings and approx 4200sqft of office/flex space. Great for manufacturing, fabrication and storage users as well as cannabis distributors and wholesalers. Two overhead doors (One exterior 12' one interior 9'6") and outdoor parking is available. Private building with dedicated entrance and private restrooms. I-3 zoning. 16' clear ceiling in warehouse and heavy power also available.

## PROPERTY HIGHLIGHTS

- Private location 1 Mile from I-287
- many uses available in I-3 Zone
- Outdoor Parking available

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	4
Available SF:	8,500 SF
Building Size:	43,090 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	267	1,411
Total Population	238	747	3,918
Average HH Income	\$140,861	\$148,180	\$157,734



**SELECT**  
Each office independently owned and operated

**PATRICK VARELAS**  
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824 Franklin Ave  
Franklin Lakes, NJ 07417

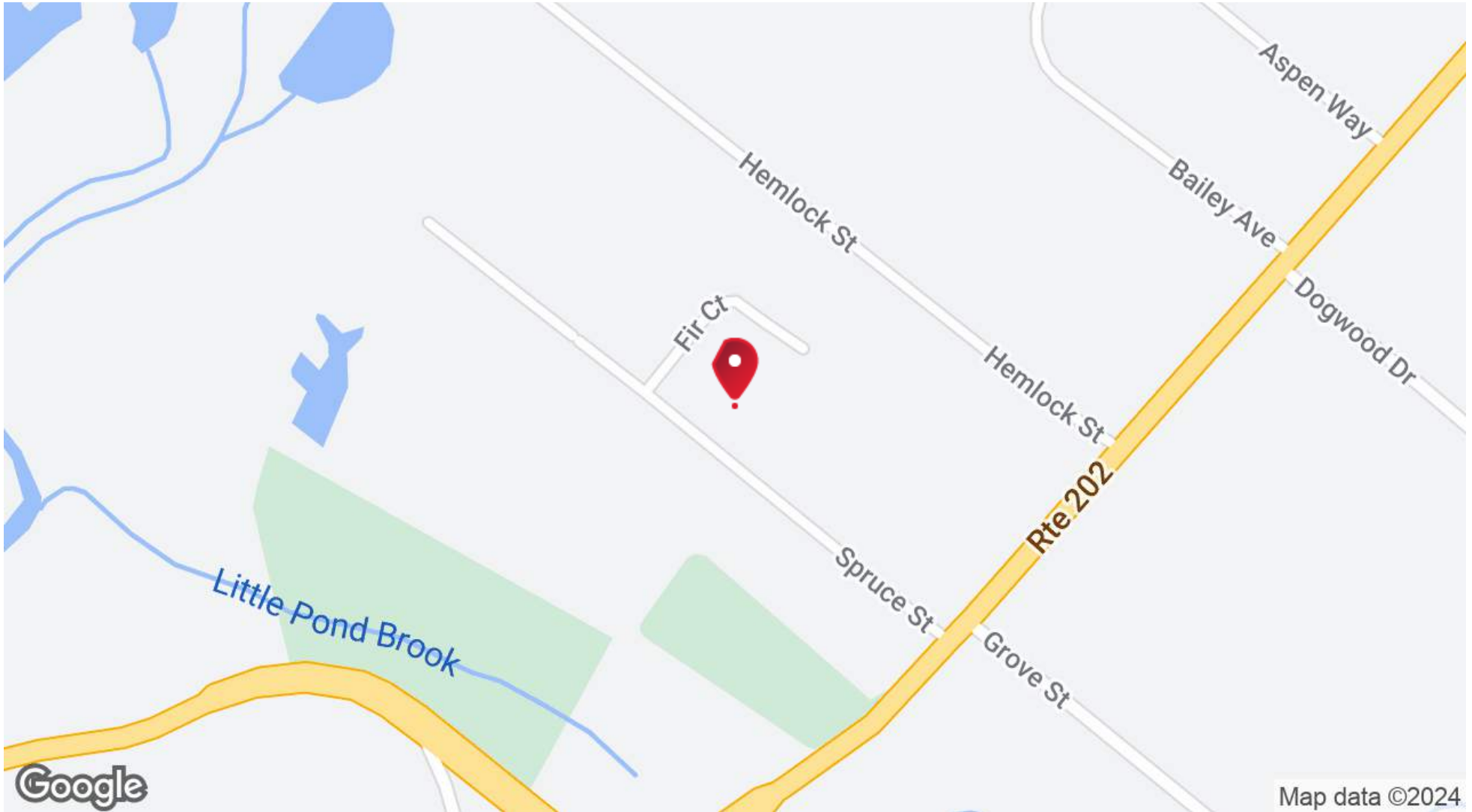
FOR LEASE

INDUSTRIAL PROPERTY

LOCATION MAP

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Map data ©2024



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ADDITIONAL PHOTOS



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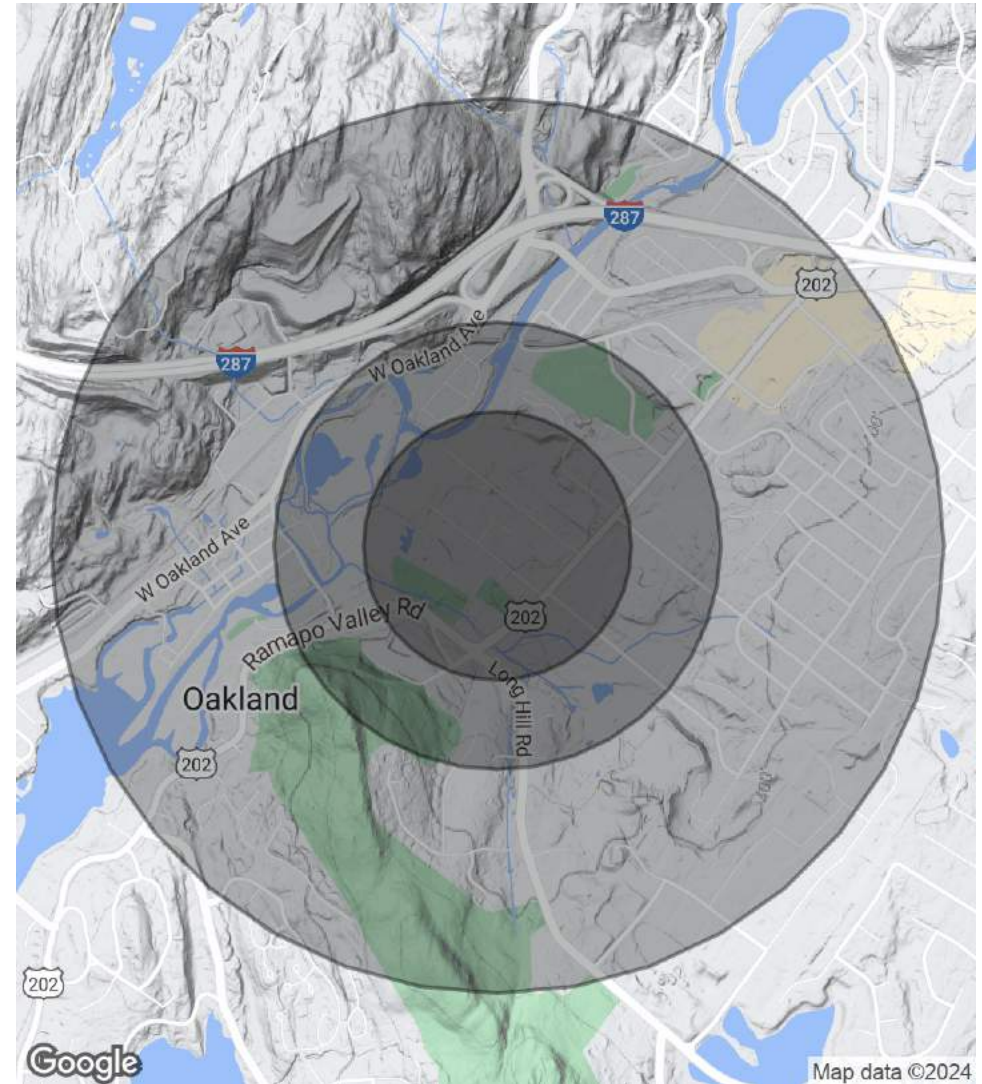
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	238	747	3,918
Average Age	44	45	45
Average Age (Male)	43	43	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	267	1,411
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$140,861	\$148,180	\$157,734
Average House Value	\$601,590	\$633,776	\$665,396

Demographics data derived from AlphaMap



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