



INDUSTRIAL PROPERTY

FOR LEASE

±7,000 SF INDUSTRIAL WAREHOUSE OPPORTUNITY

50-60 Dickerson Street, Newark, NJ 07103

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Associate

jd@blauberg.com

973.379.6644



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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.4 Miles to I-280

Approx. 1.4 Miles to Garden State Parkway

Approx. 4.2 Miles to I-95

Approx. 5.4 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	7,000 SF
Lot Size:	0.33 Acres
Building Size:	7,000 SF

PROPERTY HIGHLIGHTS

- ±7000 SF Building Size
- 12' Clear Height
- Two (2) Loading Docks
- One (1) Drive-In Door
- Heavy Power
- Additional Office Suites Available
- Lot Size at ±0.33 AC (Block 433, Lot 12)
- Taxes at \$15,709.88 (2022)

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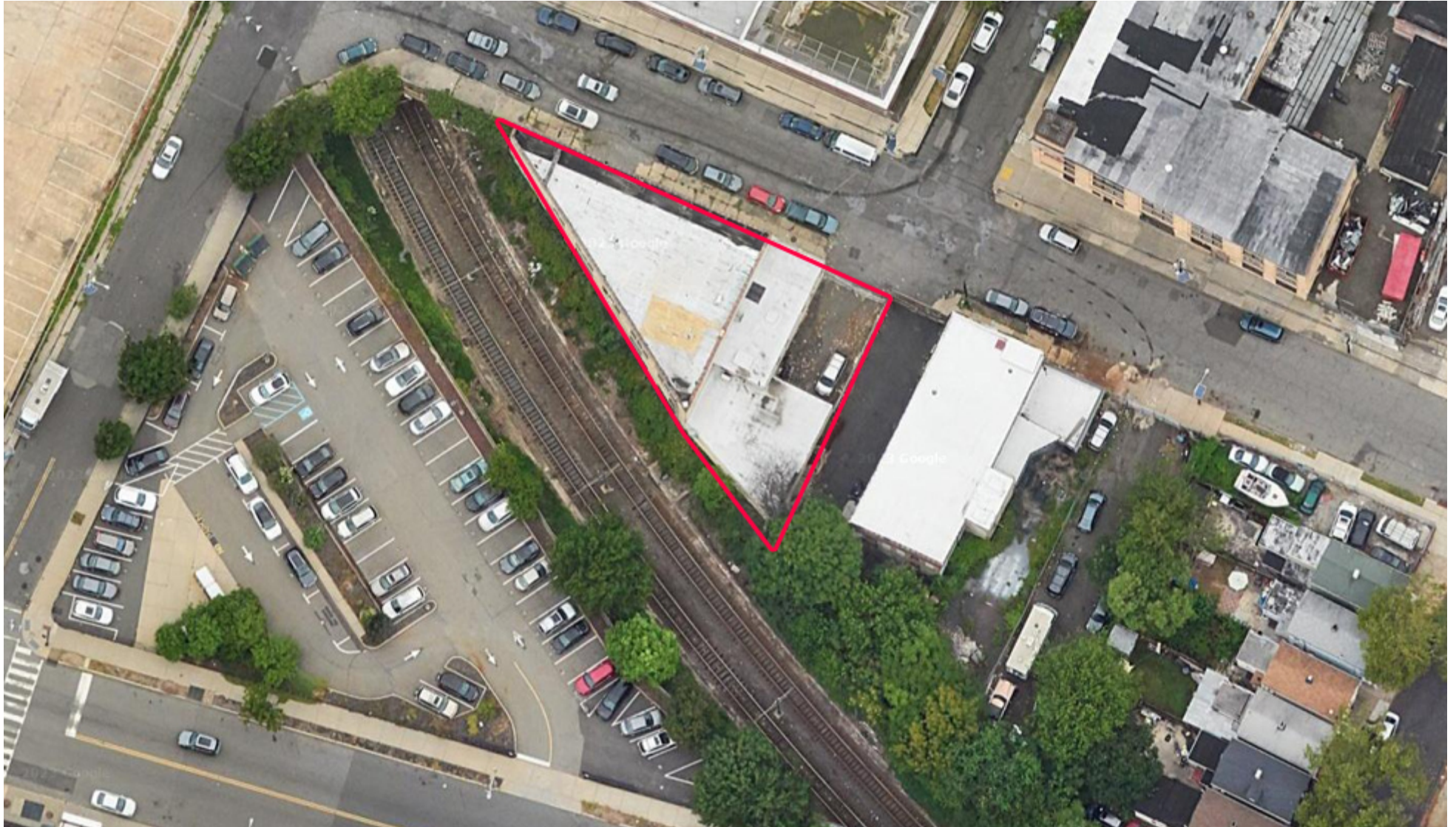
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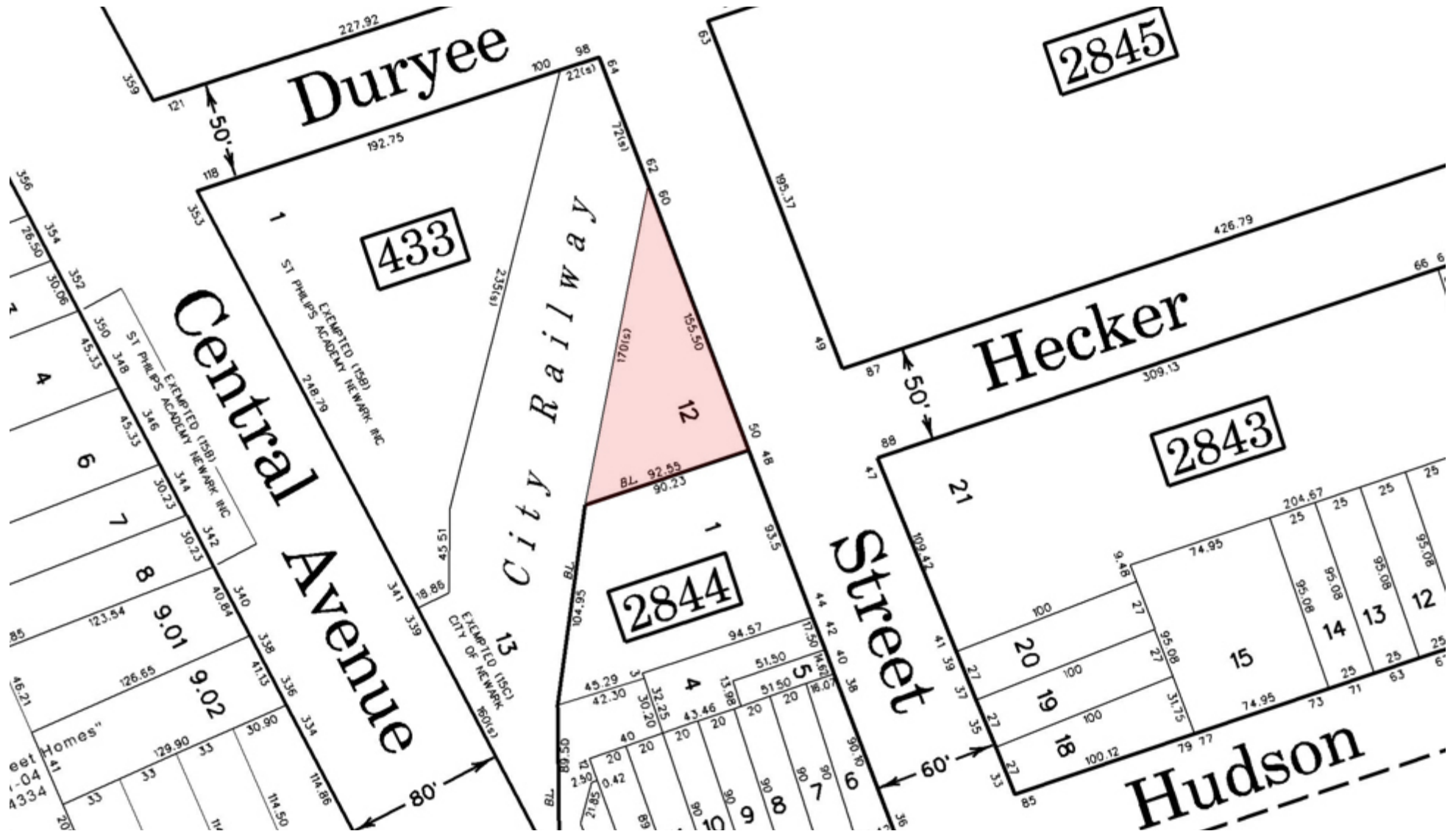
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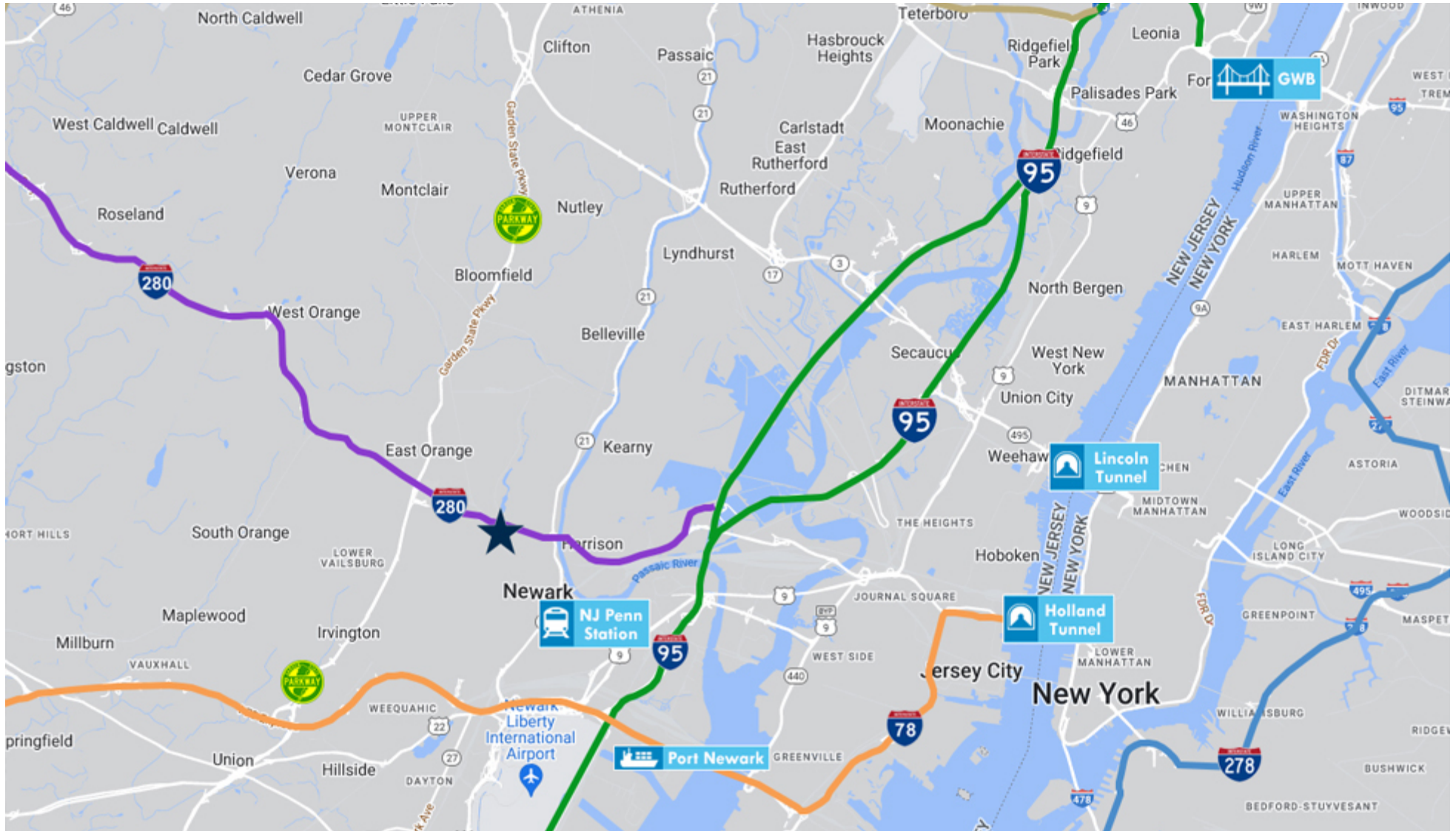
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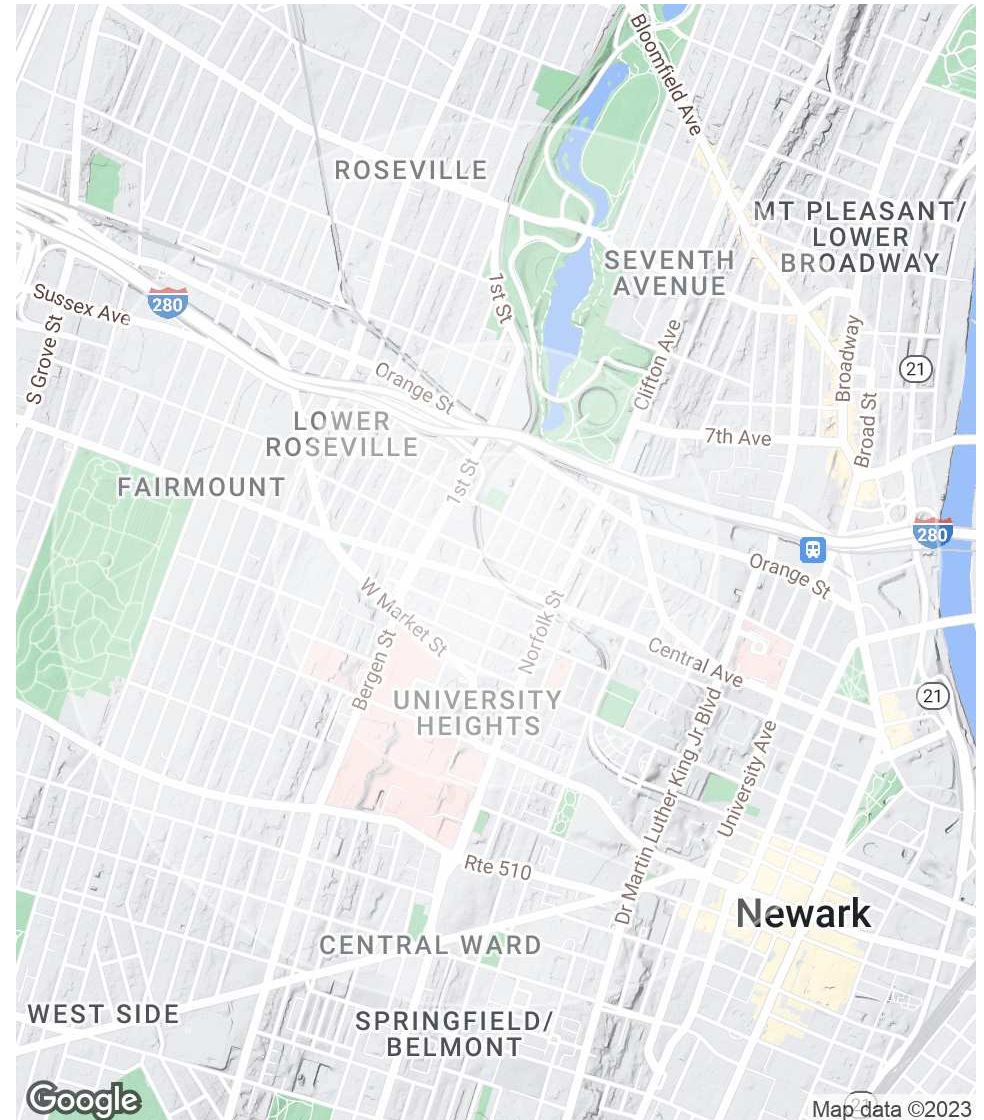
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,733	13,708	53,030
Average Age	34.0	31.5	32.9
Average Age (Male)	27.9	26.4	29.9
Average Age (Female)	37.7	35.0	35.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,137	4,941	21,129
# of Persons per HH	3.3	2.8	2.5
Average HH Income	\$55,135	\$44,001	\$43,778
Average House Value	\$175,377	\$144,028	\$123,649

* Demographic data derived from 2020 ACS - US Census



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Direct: 973.379.6644 | Cell: 201.279.8442

PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) *Magna Cum Laude

MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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