



INDUSTRIAL PROPERTY

AVAILABLE

±25,000 SF INDUSTRIAL OPPORTUNITY

2240 74th Street, North Bergen, NJ 07047

For More Information, Contact

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±25,000 SF Industrial Opportunity

LOCATION DESCRIPTION

15 Miles to Newark Liberty International Airport

3 Miles to NJ Turnpike, Interchange 16E

4 Miles to New York City

OFFERING SUMMARY

Lease Rate:	\$39,000 per month (NNN)
Available SF:	25,000 SF
Lot Size:	3.59 Acres
Building Size:	25,000 SF

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PROPERTY HIGHLIGHTS

- Total Building: ±25,000 SF
- Total Office: ±2,720 SF (85' x 32')
- Total Acreage: ±3.59 AC
- Heat: Gas Suspended
- Sprinkler System: Dry System
- Column Spacing: 44' x 33'
- Ceiling Heights: ±23'5" to Steel; 26' to Deck
- Loading: 8 TB Interior (55' Depth), 26 TB (8' x 8'), 3 TB (9' x 10')
- Total Docks: 37 Docks
- Zoning: Industrial
- Taxes: \$77,742.98 (2019)

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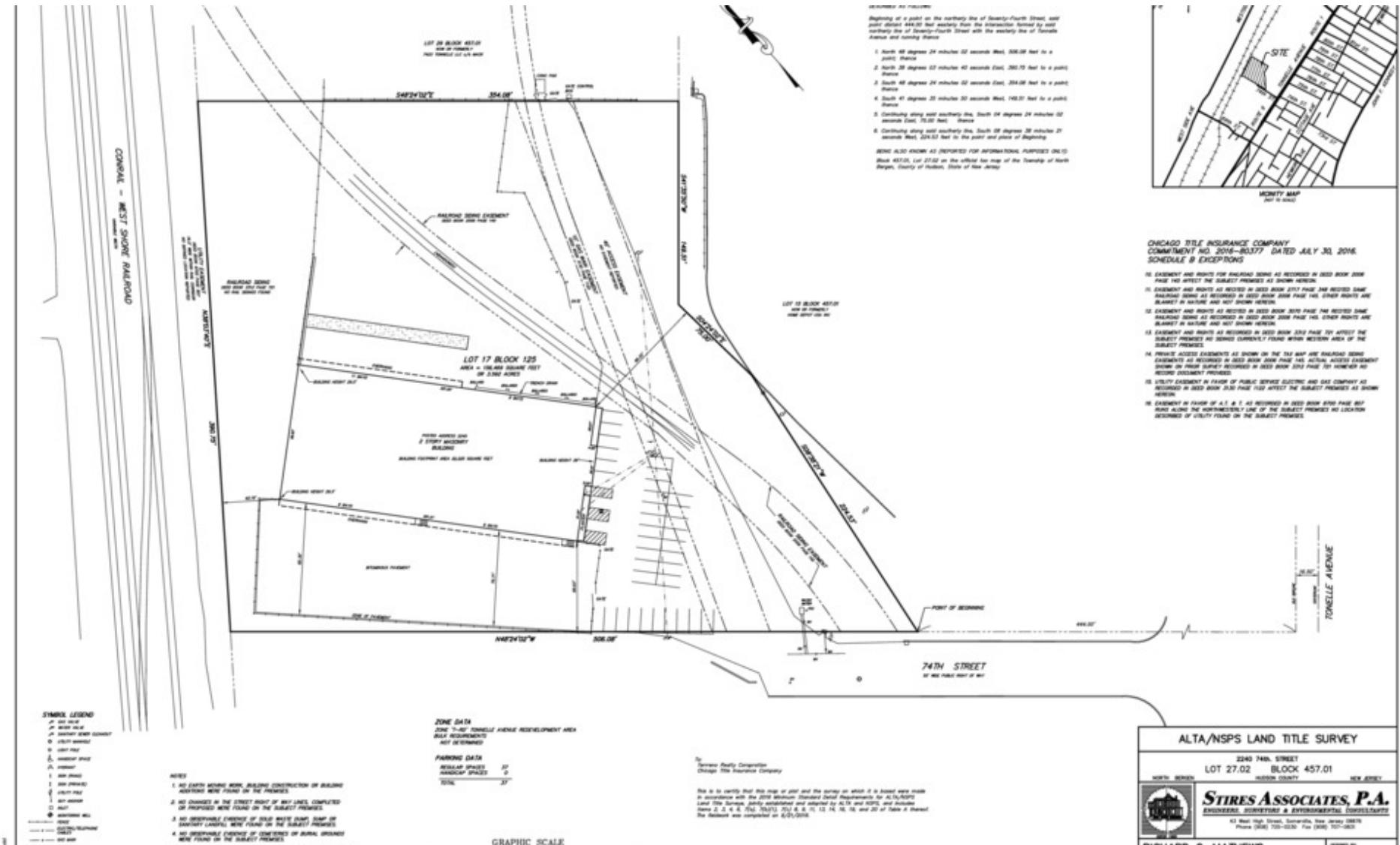
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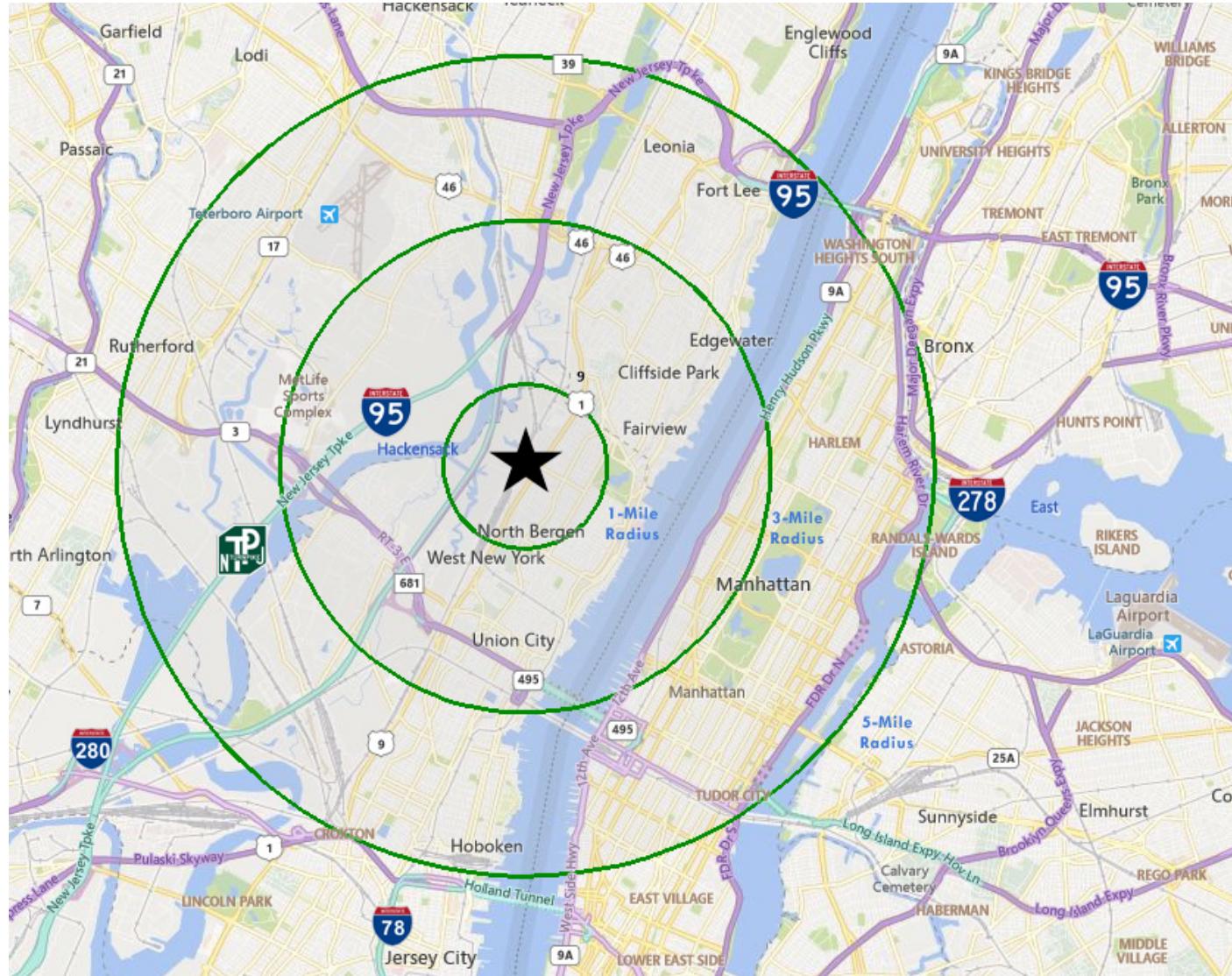
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	44,005	439,140	1,736,953
2019 Estimate	42,977	431,307	1,702,381
2010 Census	42,325	422,341	1,608,481
Growth 2019-2024	2.39%	1.82%	2.03%
Growth 2010-2019	1.54%	2.12%	5.84%
2019 Population Hispanic Origin	33,670	195,136	527,050
2019 Population by Race:			
White	36,668	336,979	1,147,235
Black	2,329	30,242	279,096
Am. Indian & Alaskan	838	5,014	18,311
Asian	1,773	46,417	204,056
Hawaiian & Pacific Island	119	759	2,901
Other	1,250	11,897	50,781
U.S. Armed Forces:			
	3	119	426
Households:			
2024 Projection	14,854	186,606	805,552
2019 Estimate	14,533	184,067	790,330
2010 Census	14,444	183,370	747,990
Growth 2019 - 2024	2.21%	1.38%	1.93%
Growth 2010 - 2019	0.62%	0.38%	5.66%
Owner Occupied	5,064	61,345	228,491
Renter Occupied	9,469	122,722	561,840
2019 Avg Household Income			
	\$67,711	\$111,521	\$117,602
2019 Med Household Income			
	\$51,831	\$77,875	\$82,329
2019 Households by Household Inc:			
<\$25,000	3,529	33,975	153,608
\$25,000 - \$50,000	3,508	29,345	115,948
\$50,000 - \$75,000	2,778	26,277	100,847
\$75,000 - \$100,000	1,668	21,187	84,468
\$100,000 - \$125,000	1,286	16,282	68,507
\$125,000 - \$150,000	681	10,688	45,057
\$150,000 - \$200,000	619	15,827	70,614
\$200,000+	465	30,487	151,282

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