



INDUSTRIAL PROPERTY

AVAILABLE

±25,000 SF INDUSTRIAL OPPORTUNITY

2240 74th Street, North Bergen, NJ 07047

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmings@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER | *Director* | mschipper@blauberg.com | 973.379.6644 x146



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 |

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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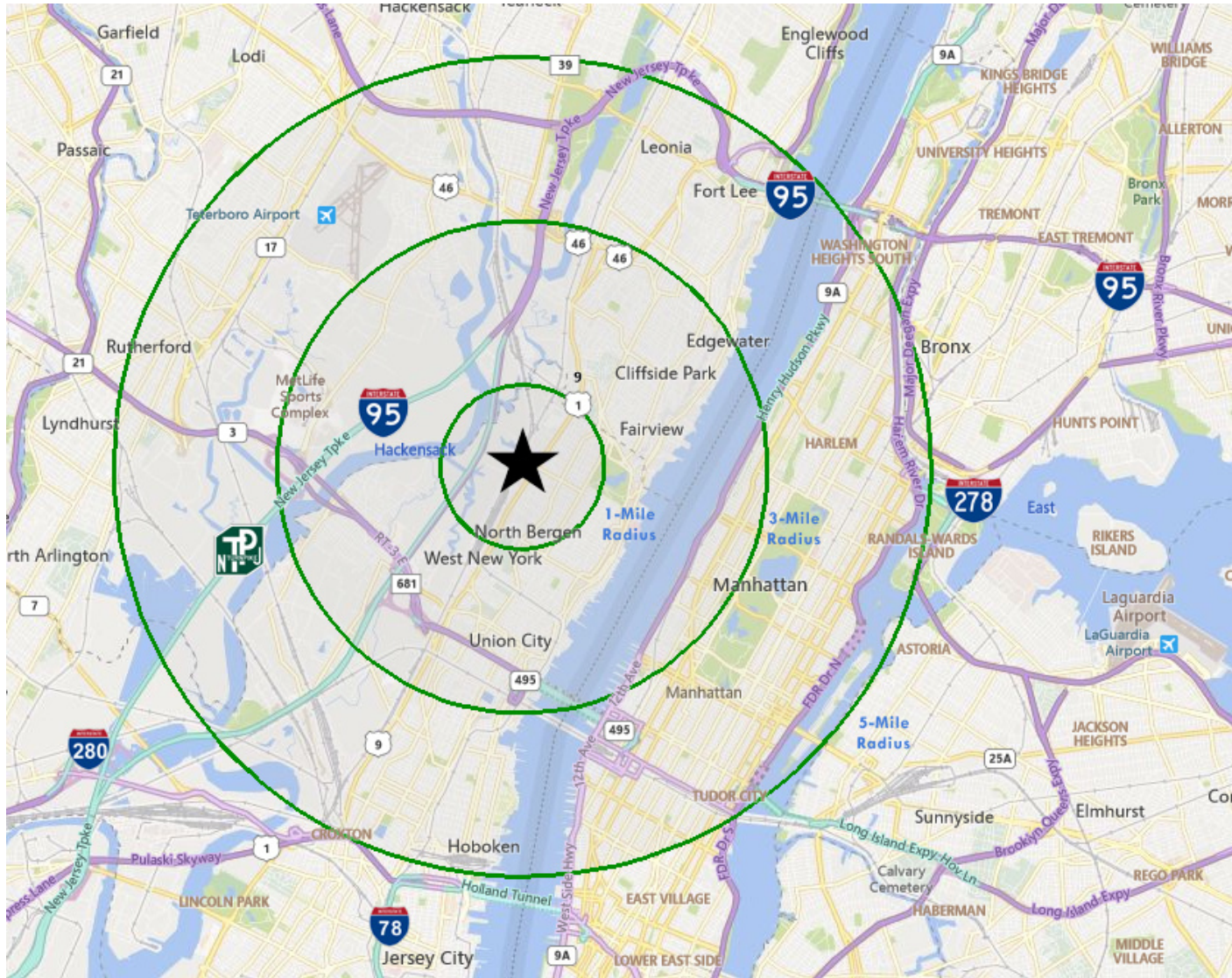
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| Radius | 1 Mile | 3 Mile | 5 Mile |
|--|-----------------|------------------|------------------|
| Population: | | | |
| 2024 Projection | 44,005 | 439,140 | 1,736,953 |
| 2019 Estimate | 42,977 | 431,307 | 1,702,381 |
| 2010 Census | 42,325 | 422,341 | 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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JASON M. CRIMMINS, CCIM, SIOR

President

973.568.6611

jmcrimmins@blauberg.com



PETER J. MURANO, JR., SIOR

Senior Executive Director

973.214.9375

pjmurano@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

973.432.1648

aconte@blauberg.com



MICHAEL F. SCHIPPER

Director

973.936.4173

mschipper@blauberg.com



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