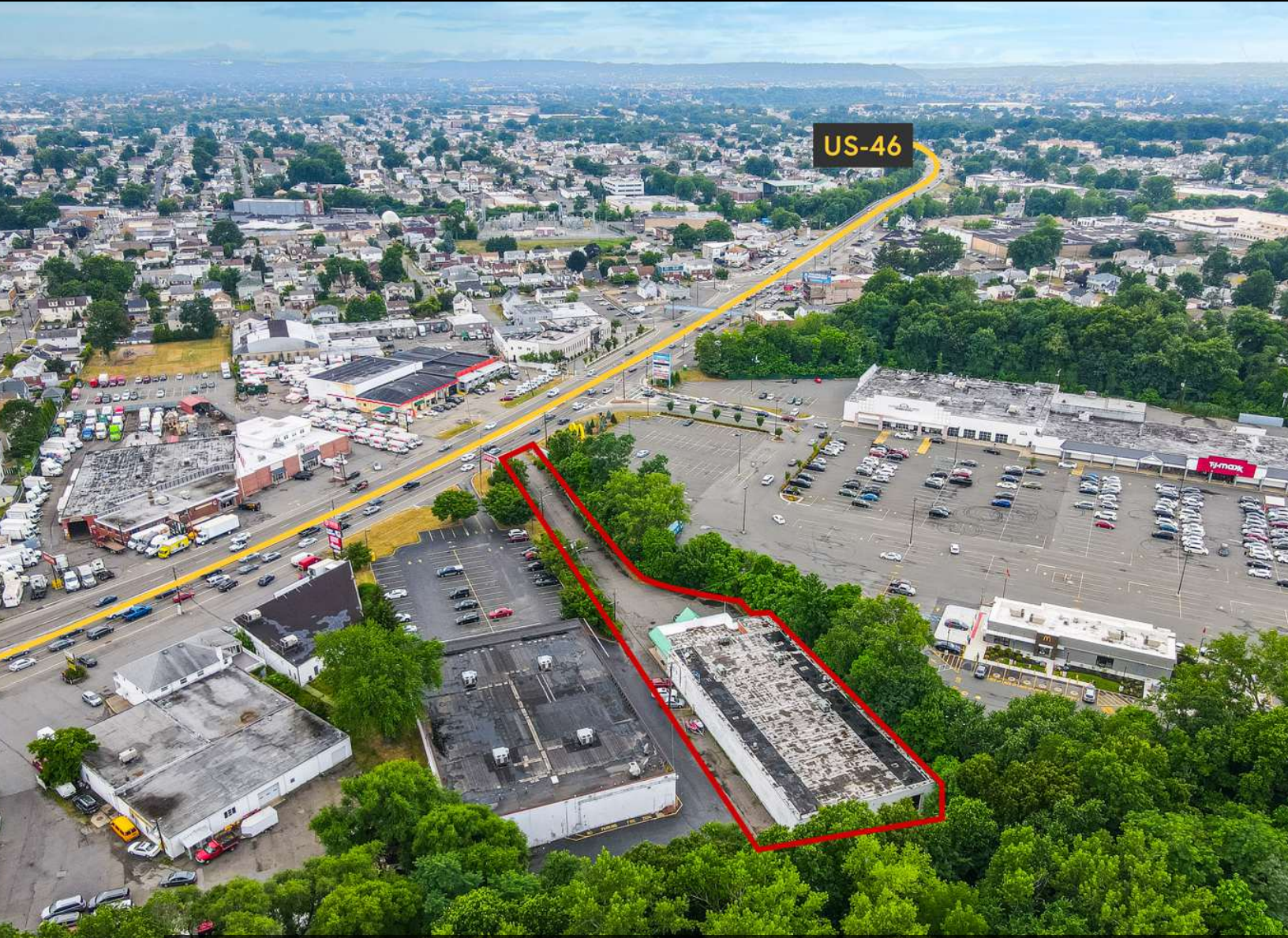




15,000 SF Ind. Building | 33,411 SF Lot | Rt 46, Saddle Brook

217 US ROUTE 46, SADDLE BROOK , NJ 07663



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

BRUCE ELIA JR.
Managing Broker | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
brucejr@kw.com
NJ #0893523

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



15,000 SF IND BUILDING | 33,411 SF LOT SIZE | ROUTE 46, SADDLE BROOK

PROPERTY INFORMATION

1

PROPERTY SUMMARY

COMPLETE HIGHLIGHTS

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Discover an exceptional opportunity to own a high-visibility property in the bustling Route 46 area of Saddle Brook area. This property includes approximately 15,000 sq. ft. of versatile warehouse and office space on a spacious .90-acre lot (33,411 sq. ft.).

PROPERTY HIGHLIGHTS

- 15,000 SqFt Warehouse
- 1,500 SqFt of Renovated Office Space
- 33,411 SqFt Lot Size or approx. .90 Acres
- Surrounded by National Tenants - Staples, Walmart, Golds Gym, McDonalds
- Topo Survey Available Upon Request
- 16' - 18' Ceiling Height
- 2 Tailboards; 1 Oversized Garage Drive In
- 30+ Car Parking

OFFERING SUMMARY

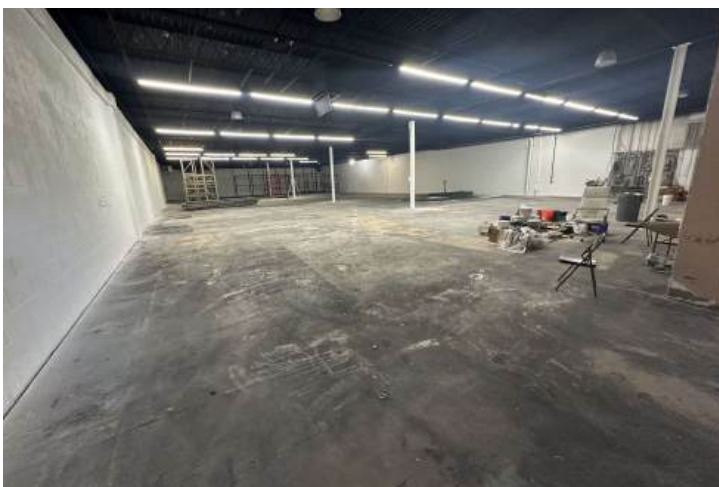
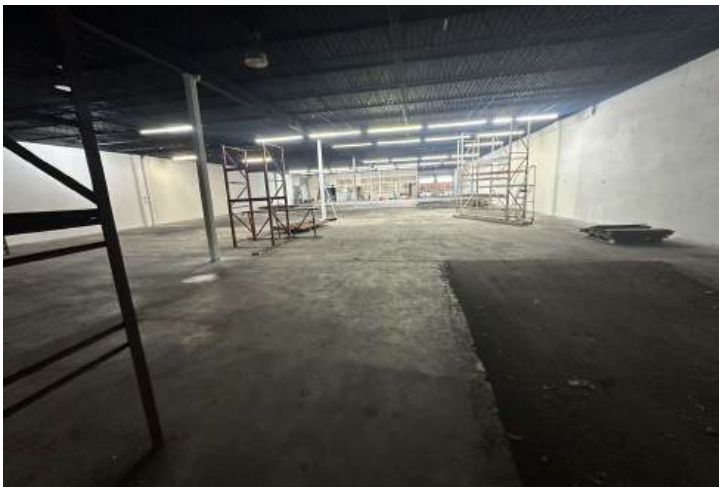
| | |
|-----------------------------|--------------|
| Sale Price: | \$3,700,000 |
| Number of Units: | 1 or 2 |
| Lot Size: | 33,411 SF |
| Lot Size Price Per SF: | \$110 |
| Building Size: | 15,000 SF |
| Building Size Price Per SF: | \$246 |
| Proforma NOI: | \$247,950.00 |
| Proforma Cap Rate: | 6.7% |
| Zoning: | B-2 |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 9,979 | 94,341 | 223,751 |
| Total Population | 26,386 | 257,407 | 634,854 |
| Average HH Income | \$70,601 | \$72,997 | \$73,912 |



Complete Highlights



LOCATION INFORMATION

| | |
|---------------------|--|
| Building Name | 15,000 SF Ind Building 33,411 SF Lot Size Route 46, Saddle Brook |
| Street Address | 217 US Highway 46 |
| City, State, Zip | Saddle Brook , NJ 07663 |
| County | Bergen |
| Market | Northern NJ |
| Township | Saddle Brook |
| Signal Intersection | No |
| Road Type | Paved |
| Market Type | Large |
| Nearest Highway | All Major NJ Highways 15 Minute Drive |
| Nearest Airport | Newark Airport 30 Minutes: JFK 60 Minutes |

BUILDING INFORMATION

| | |
|------------------------|-----------------------|
| Projected NOI | \$247,950.00 |
| Projected Cap Rate | 6.7% |
| Current Occupancy % | 7.5% |
| Tenancy | Multiple Tenants |
| Number of Cranes | 1 |
| Ceiling Height | 18 ft |
| Minimum Ceiling Height | 16 ft |
| Office Space | 1,000 SF |
| Number of Floors | 1 |
| Average Floor Size | 15,000 SF |
| Year Built | 1973 |
| Year Last Renovated | 2024 |
| Construction Status | Existing |
| Roof | Approx. 5 Years Young |
| Free Standing | Yes |

PROPERTY HIGHLIGHTS

- 14,000 SqFt Warehouse with 1,000 SqFt of Renovated Office Space



Property Description



PROPERTY DESCRIPTION

Discover an exceptional opportunity to own a high-visibility property in the bustling Route 46 area of Saddle Brook area. This property includes approximately 15,000 sq. ft. of versatile warehouse and office space on a spacious .90-acre lot (33,411 sq. ft.).

LOCATION DESCRIPTION

Saddle River Township was created on March 20, 1716, consisting of all of the territory in Bergen County west of the Saddle River, making it one of the oldest municipalities in Bergen County, within the area that had been known as New Barbadoes Township, which itself had been set off from Essex County and added to Bergen County in 1710. It was incorporated on February 21, 1798 by the Township Act of 1798 as one of the initial group of 104 townships incorporated in New Jersey. The historic name of the township was from the Saddle River, a tributary of the Passaic River, which in turn was named for a stream and valley in Saddell, Argyll, Scotland. It was bounded on the north by Ridgewood, south by Lodi, east by the Saddle River and west by the Passaic River. In 1724, the Township formally seceded from New Barbadoes.

Saddle Brook adopted its current name on November 8, 1955, replacing Saddle River Township.

SITE DESCRIPTION

The property sits on Route 46 West just past the Outwater Lane exit, adjacent to a high traffic strip center, anchored by Walmart, Golds Gym, McDonalds and Staples.

CONSTRUCTION DESCRIPTION

Block and Concrete Walls

POWER DESCRIPTION

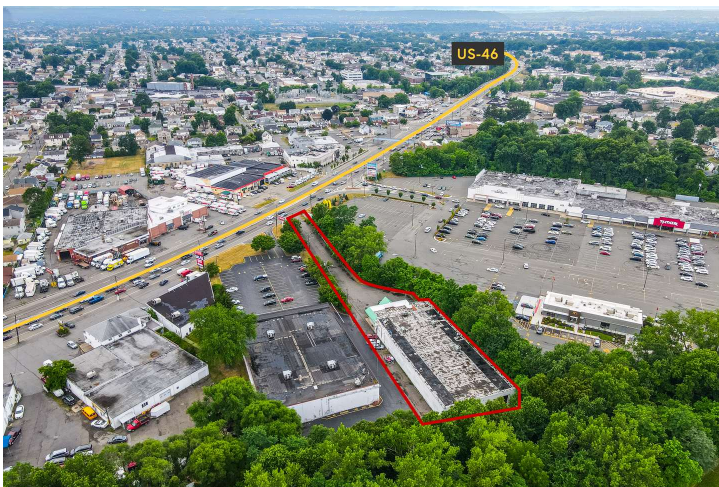
Heavy Power

GAS DESCRIPTION

Natural Gas



Additional Photos



Additional Photos



Additional Photos



15,000 SF IND BUILDING | 33,411 SF LOT SIZE | ROUTE 46, SADDLE BROOK

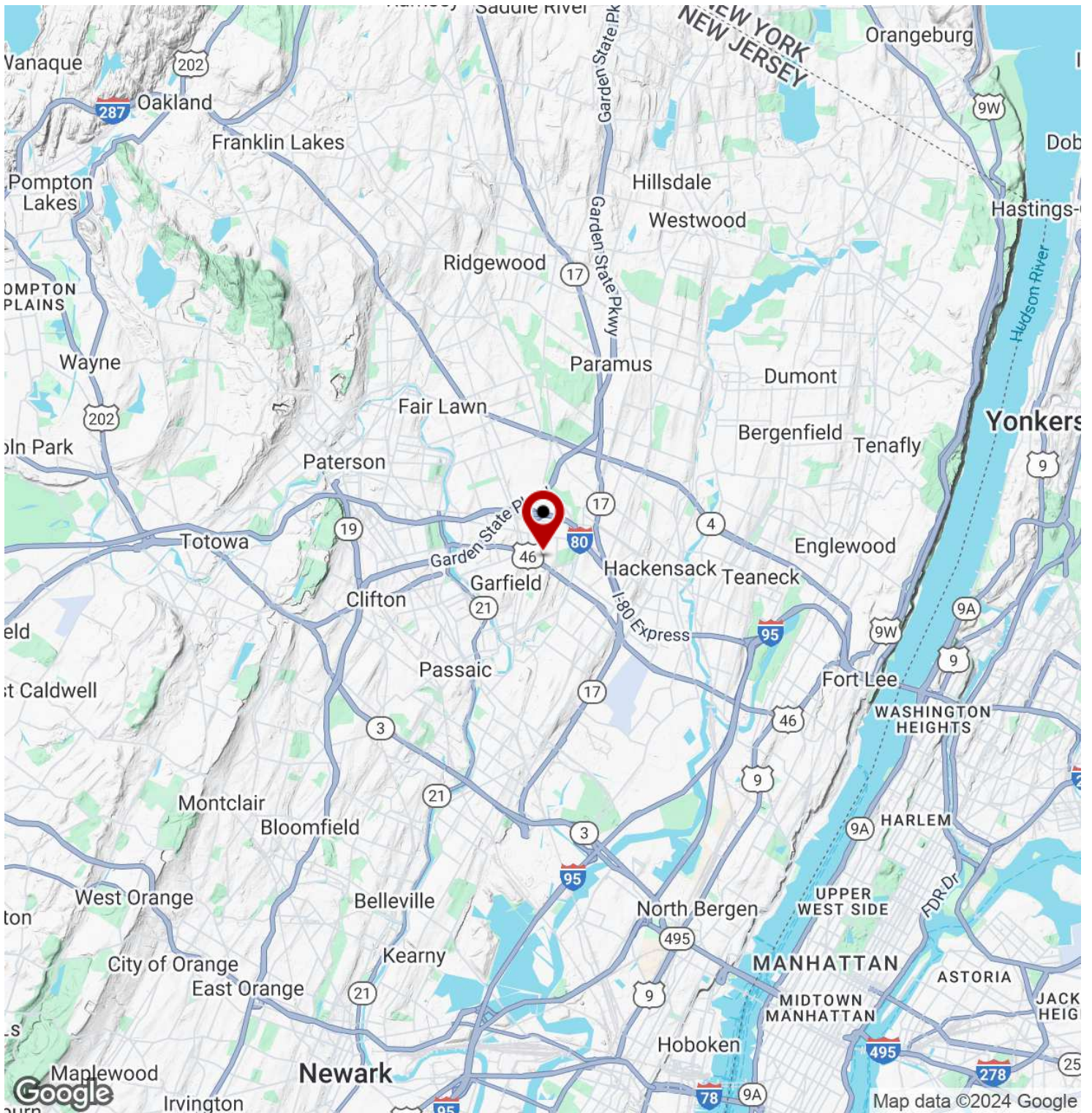
LOCATION INFORMATION

2

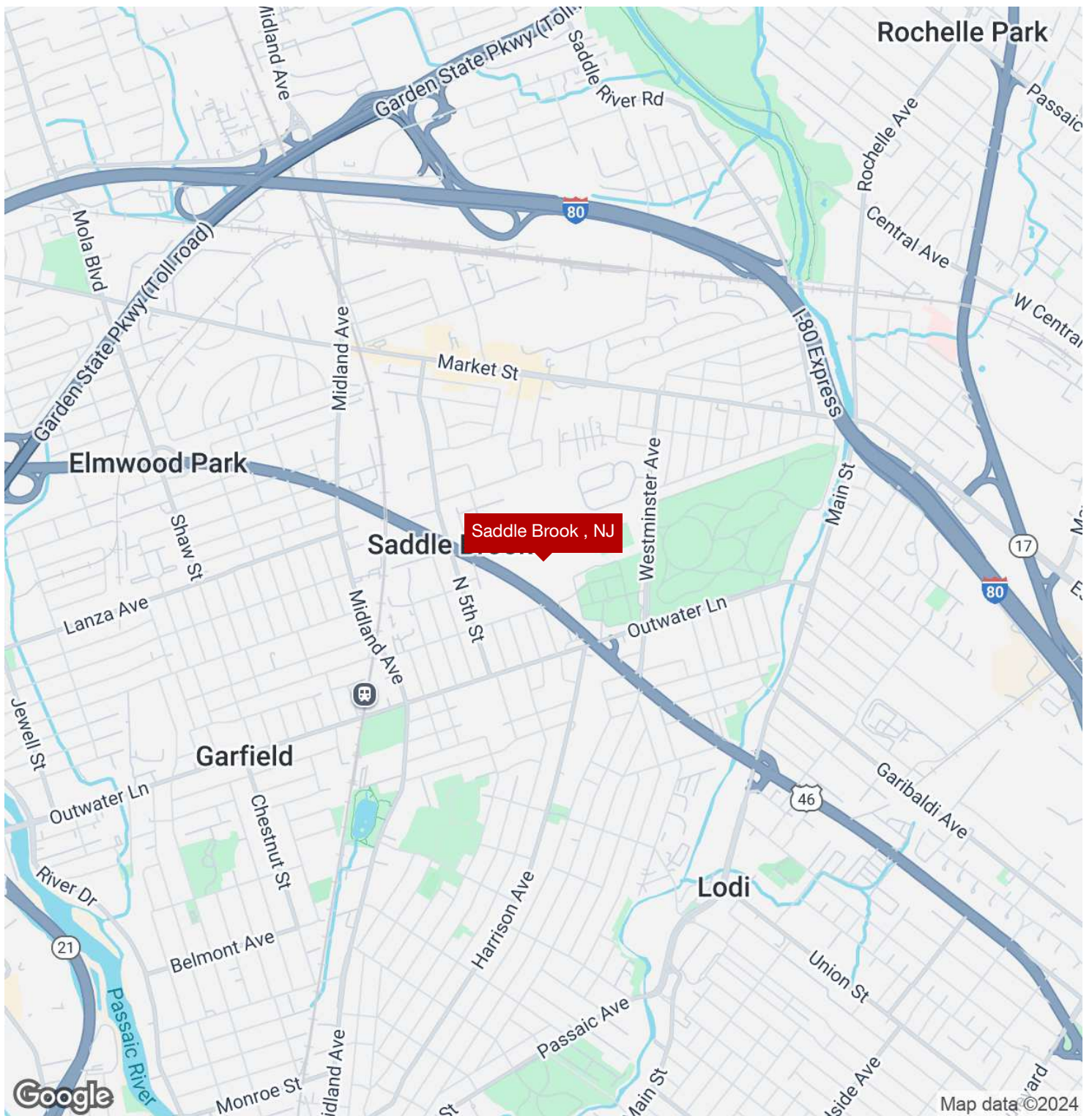
AERIAL MAP

REGIONAL MAP

Aerial Map



Regional Map



15,000 SF IND BUILDING | 33,411 SF LOT SIZE | ROUTE 46, SADDLE BROOK

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

Financial Summary

INVESTMENT OVERVIEW

| | PROFORMA RENT ROLL |
|----------------------------|---------------------------|
| Price | \$3,700,000 |
| Price per SF | \$238.71 |
| CAP Rate | 6.7% |
| Cash-on-Cash Return (yr 1) | 4.7% |
| Total Return (yr 1) | \$79,958 |
| Debt Coverage Ratio | 1.24 |

OPERATING DATA

| | PROFORMA RENT ROLL |
|------------------------|---------------------------|
| Gross Scheduled Income | \$261,000 |
| Other Income | \$51,065 |
| Total Scheduled Income | \$312,065 |
| Vacancy Cost | \$13,050 |
| Gross Income | \$299,015 |
| Operating Expenses | \$51,065 |
| Net Operating Income | \$247,950 |
| Pre-Tax Cash Flow | \$48,294 |

FINANCING DATA

| | PROFORMA RENT ROLL |
|----------------------------|---------------------------|
| Down Payment | \$997,780 |
| Loan Amount | \$2,702,220 |
| Debt Service | \$199,656 |
| Debt Service Monthly | \$16,638 |
| Principal Reduction (yr 1) | \$31,664 |



Income & Expenses

| INCOME SUMMARY | PROFORMA RENT ROLL |
|-------------------------------------|---------------------------|
| Single Tenant Full Building Lease | \$261,000 |
| Reimbursement's for NNN | \$51,065 |
| Vacancy Cost | (\$13,050) |
| GROSS INCOME | \$299,015 |
| EXPENSES SUMMARY | PROFORMA RENT ROLL |
| Taxes | \$43,065 |
| Insurance | \$5,500 |
| Maintenance and Repair | \$2,500 |
| OPERATING EXPENSES | \$51,065 |
| NET OPERATING INCOME | \$247,950 |



15,000 SF IND BUILDING | 33,411 SF LOT SIZE | ROUTE 46, SADDLE BROOK

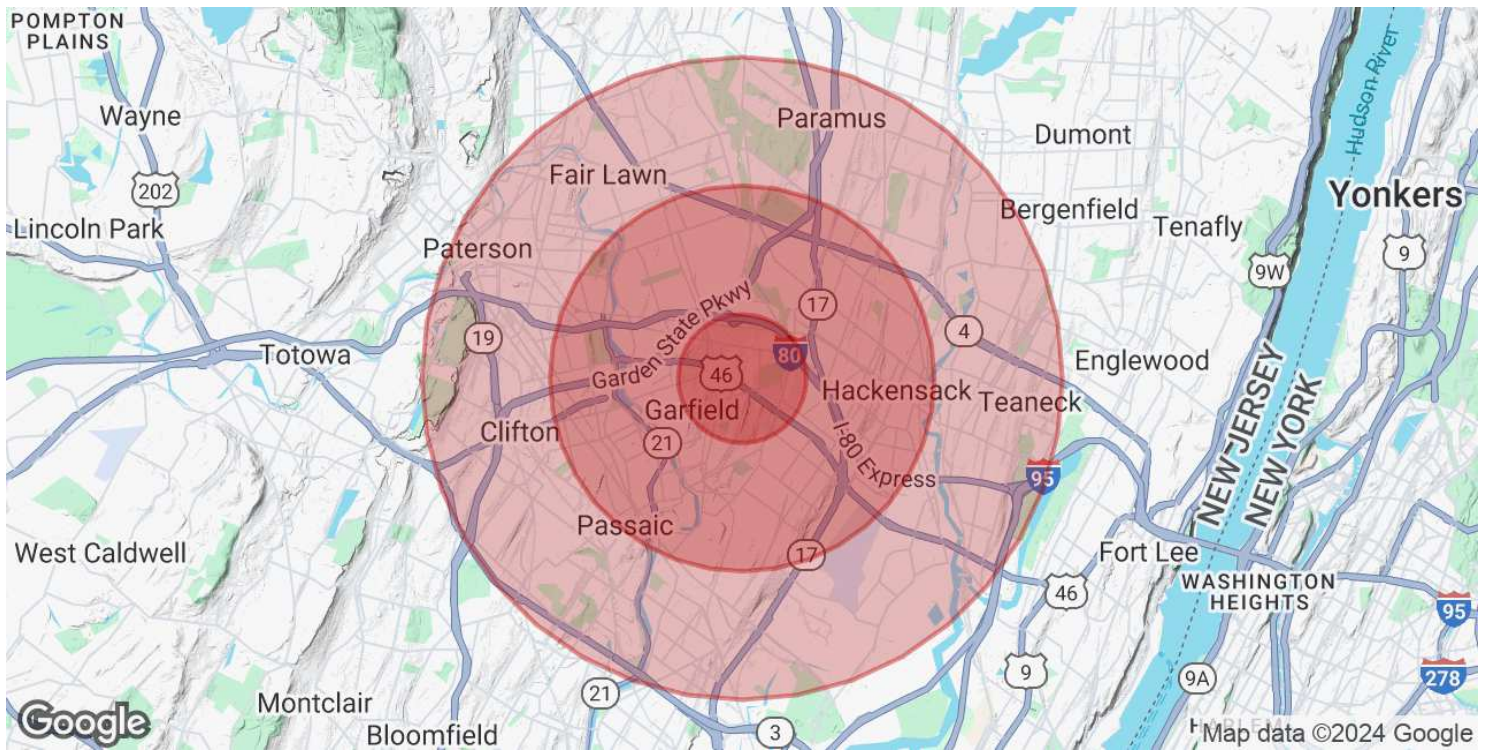
DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO | DIRECTOR OF KW COMMERCIAL | FORT LEE

Demographics Map & Report



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 26,386 | 257,407 | 634,854 |
| Average Age | 37.9 | 37.5 | 36.8 |
| Average Age (Male) | 37.5 | 36.4 | 35.7 |
| Average Age (Female) | 38.5 | 38.5 | 38.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 9,979 | 94,341 | 223,751 |
| # of Persons per HH | 2.6 | 2.7 | 2.8 |
| Average HH Income | \$70,601 | \$72,997 | \$73,912 |
| Average House Value | \$454,811 | \$428,662 | \$429,248 |

* Demographic data derived from 2020 ACS - US Census



Advisor Bio | Director Of KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Broker | Fort Lee

brucejr@kw.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Real Estate Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in todays New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'
 Bachelor Degree - University of New Hampshire - June 2008'
 Broker-Associate License - May 2011'
 Certified Negotiation Expert (C.N.E.)
 Financial Analysis for Commercial Real Estate
 Feasibility Analysis for Commercial Real Estate
 Financial Modeling for Real Estate Development
 RE Development: Acquisitions
 Industrial Designation - Financial Analysis
 Multi-family Feasibility and Analysis

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites
 Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
 NJMLS, HCMLS, GSMLS
 Eastern Bergen County Board of Realtors
 Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee
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