



OFFICE BUILDING

FOR SALE & LEASE

# ±16,000 SF INDUSTRIAL OPPORTUNITY

331-333 Frelinghuysen Avenue, Newark, NJ 07114

For More Information, Contact the Exclusive Brokers

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THE BLAU & BERG COMPANY

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

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

1 Mile to Newark International Airport and Port Areas

2 Miles to NJ Turnpike, Interchange 14

8 Miles to New York City Via Holland Tunnel

## OFFERING SUMMARY

Sale Price:	\$5,000,000
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	16,000 SF
Lot Size:	0.53 Acres
Building Size:	16,000 SF

## HIGHLIGHTS

- Total Building Size: ±16,000 SF
- Office Component: ±2,000 SF
- Lot Size: ±23,100 SF or ±0.53 AC
- Description: Single-Story Warehouse
- Ceiling Height: ±16' Clear
- Column Spacing: 30' x 40'
- Loading: 2 TB, 1 DI
- Sprinklers: Wet
- Zoning: I-2 Light Industrial
- Taxes: \$21,876.60 Per Annum (2021)

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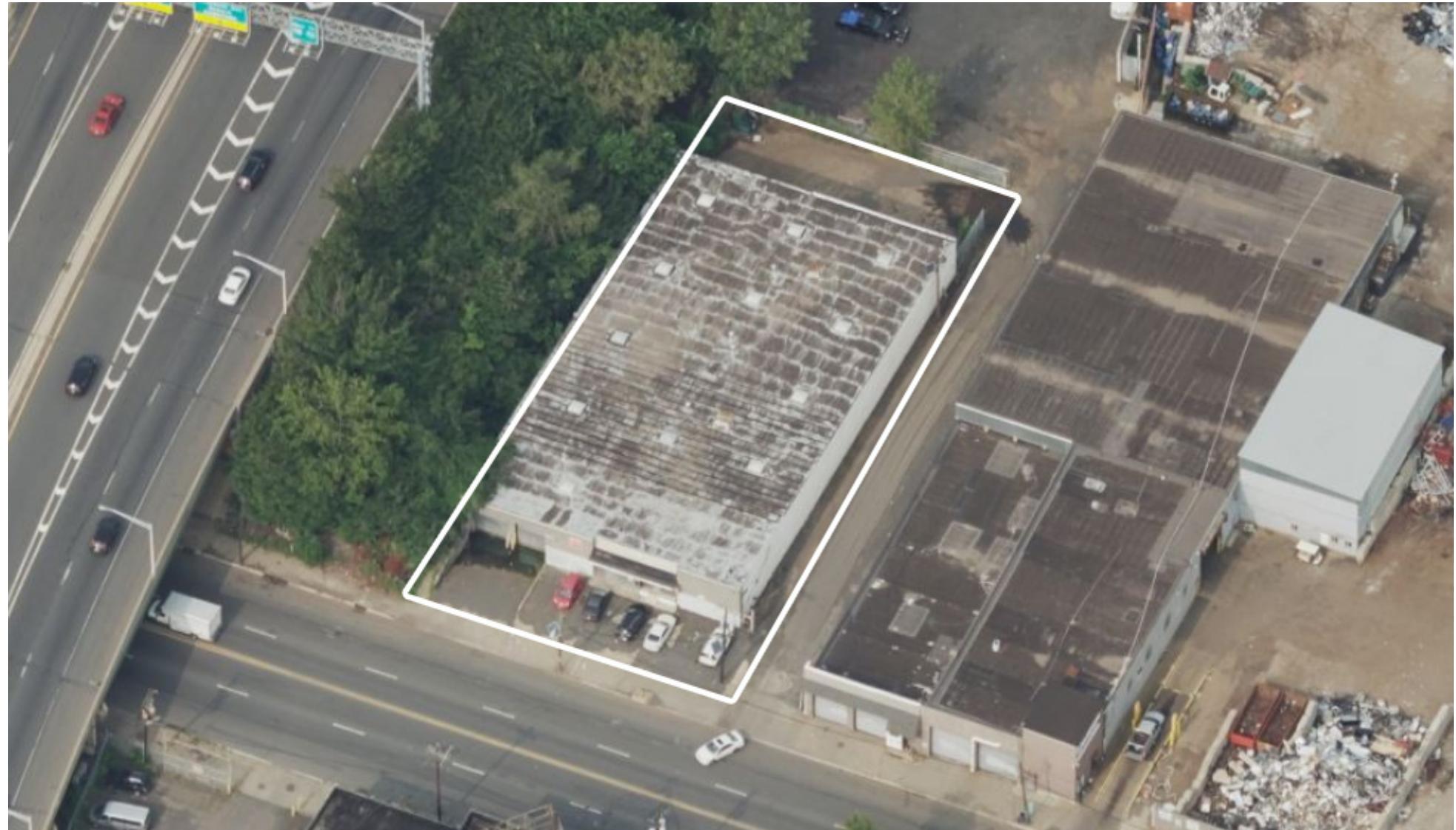
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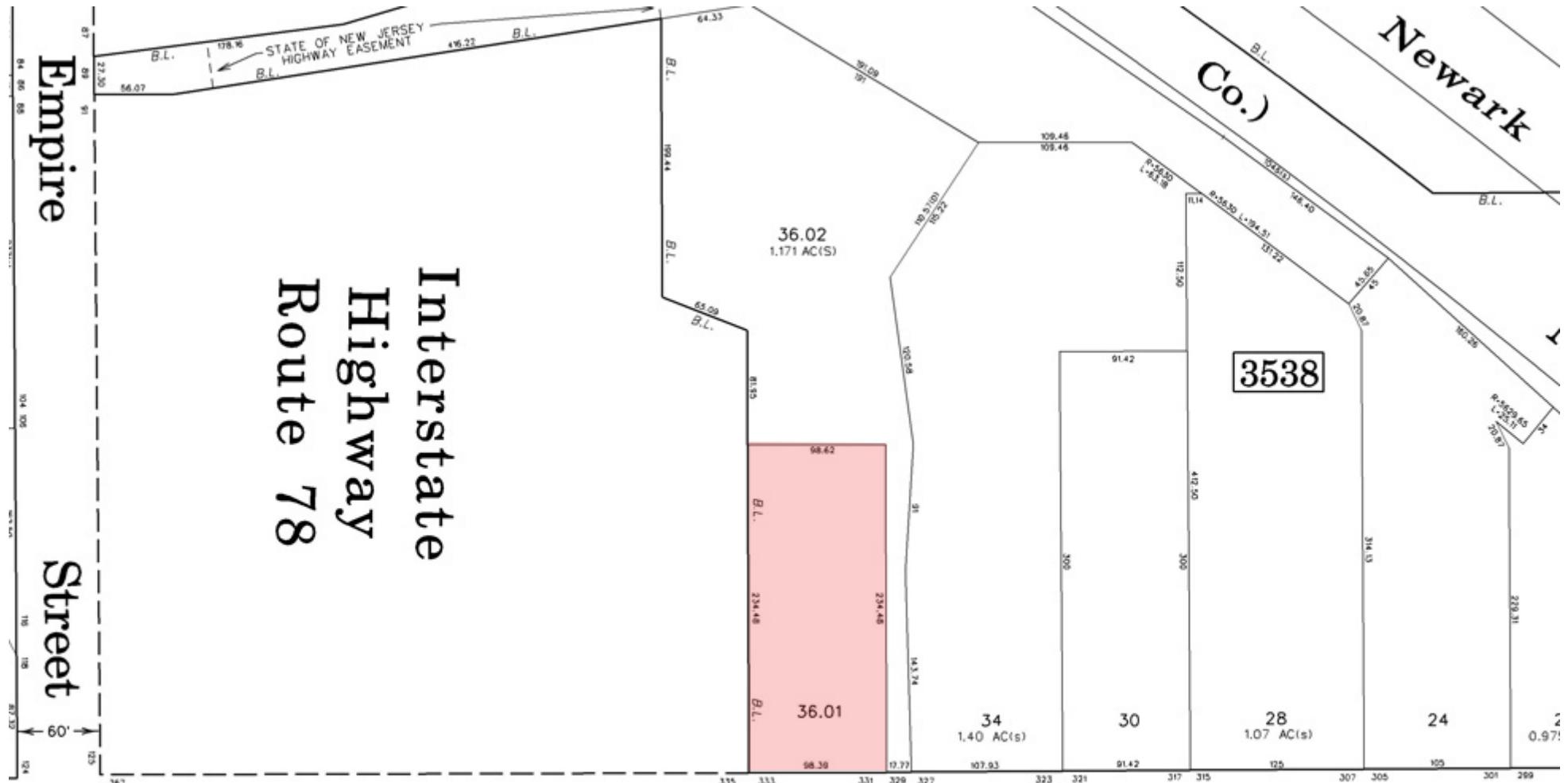
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## Jersey State Highway Route 27)

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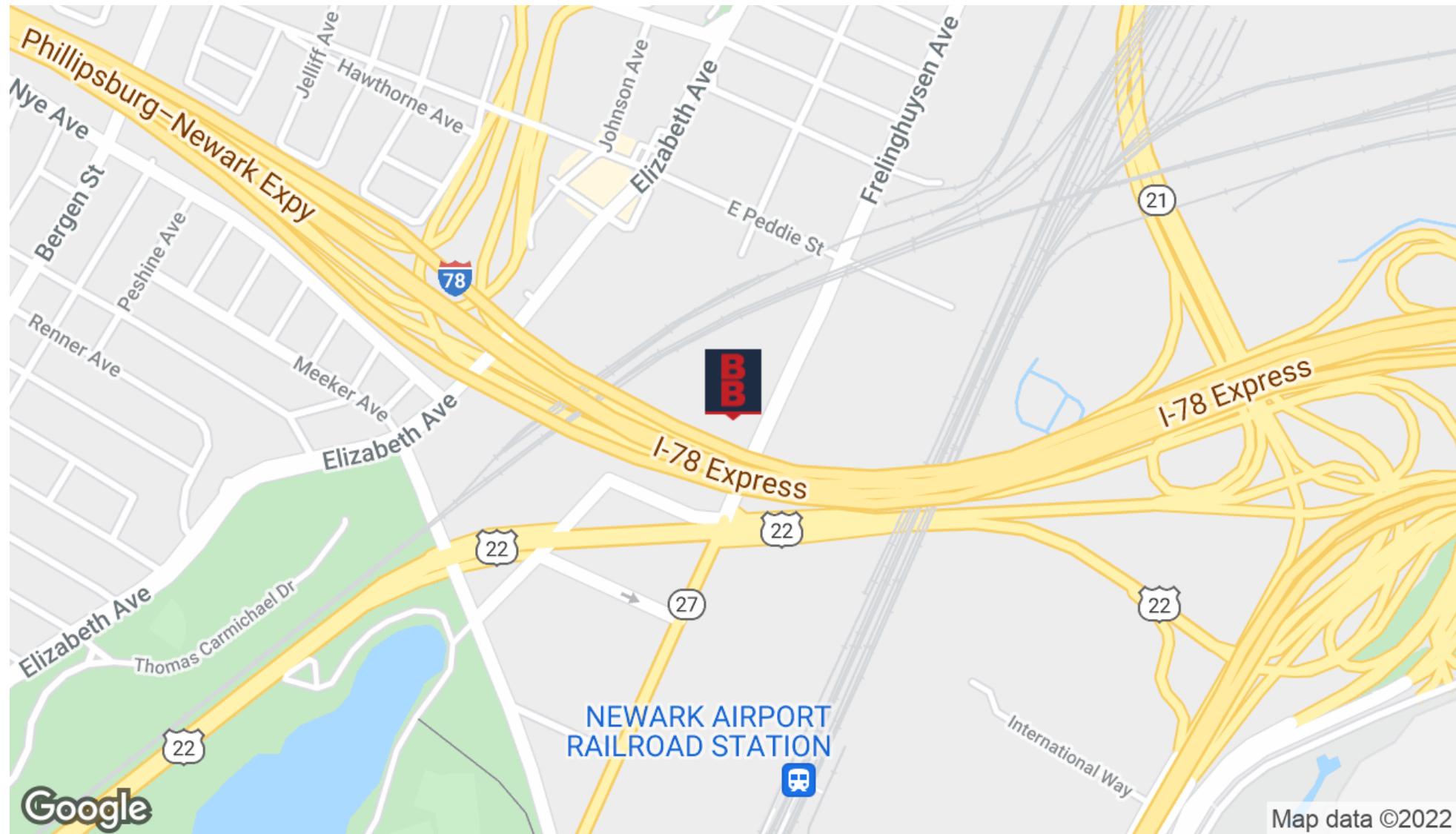


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,609	287,476	824,913
Average Age	30.7	33.0	33.5
Average Age (Male)	26.9	30.9	31.9
Average Age (Female)	32.2	34.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,972	101,529	283,081
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$37,838	\$48,383	\$54,796
Average House Value	\$280,389	\$317,424	\$341,444

\* Demographic data derived from 2010 US Census



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