



INDUSTRIAL PROPERTY

FOR SALE & LEASE

# ±7,650 SF INDUSTRIAL MANUFACTURING FACILITY

51 Worth Street, South Hackensack, NJ 07606

*For More Information, Contact the Exclusive Brokers*

JASON M. CRIMMINS, CCIM, SIOR | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

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

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146



THE BLAU & BERG COMPANY

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

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

# ±7,650 SF INDUSTRIAL MANUFACTURING FACILITY

51 Worth Street, South Hackensack, NJ 07606



## PROPERTY DESCRIPTION

±7,650 SF Industrial Manufacturing Facility

## PROPERTY HIGHLIGHTS

- ±7,650 SF Free Standing Industrial Manufacturing Facility
- ±750 SF Office Space
- Two (2) Drive in Doors - 10' x 12' & 22' x 12'
- Three Phase Electrical Service
- 13' - 16' Clear Ceiling Height
- Along Route 80 at Exit 65 with Easy Access to Routes 46, 17 & 3
- Four (4) Miles to NJ Turnpike
- Six (6) Miles to George Washington Bridge

*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

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

**PETER J. MURANO, JR., SIOR** | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

**MICHAEL F. SCHIPPER, SIOR** | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146

## OFFERING SUMMARY

Sale Price:	\$1,275,000
Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	7,650 SF
Lot Size:	0.23 Acres
Building Size:	7,650 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,850	75,131	187,194
Total Population	19,536	192,590	498,712
Average HH Income	\$65,575	\$81,761	\$82,867

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

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



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±7,650 SF INDUSTRIAL MANUFACTURING FACILITY

51 Worth Street, South Hackensack, NJ 07606



For More Information, Contact the Exclusive Brokers

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

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

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

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

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



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±7,650 SF INDUSTRIAL MANUFACTURING FACILITY

51 Worth Street, South Hackensack, NJ 07606



*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

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

**PETER J. MURANO, JR., SIOR** | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

**MICHAEL F. SCHIPPER, SIOR** | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

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



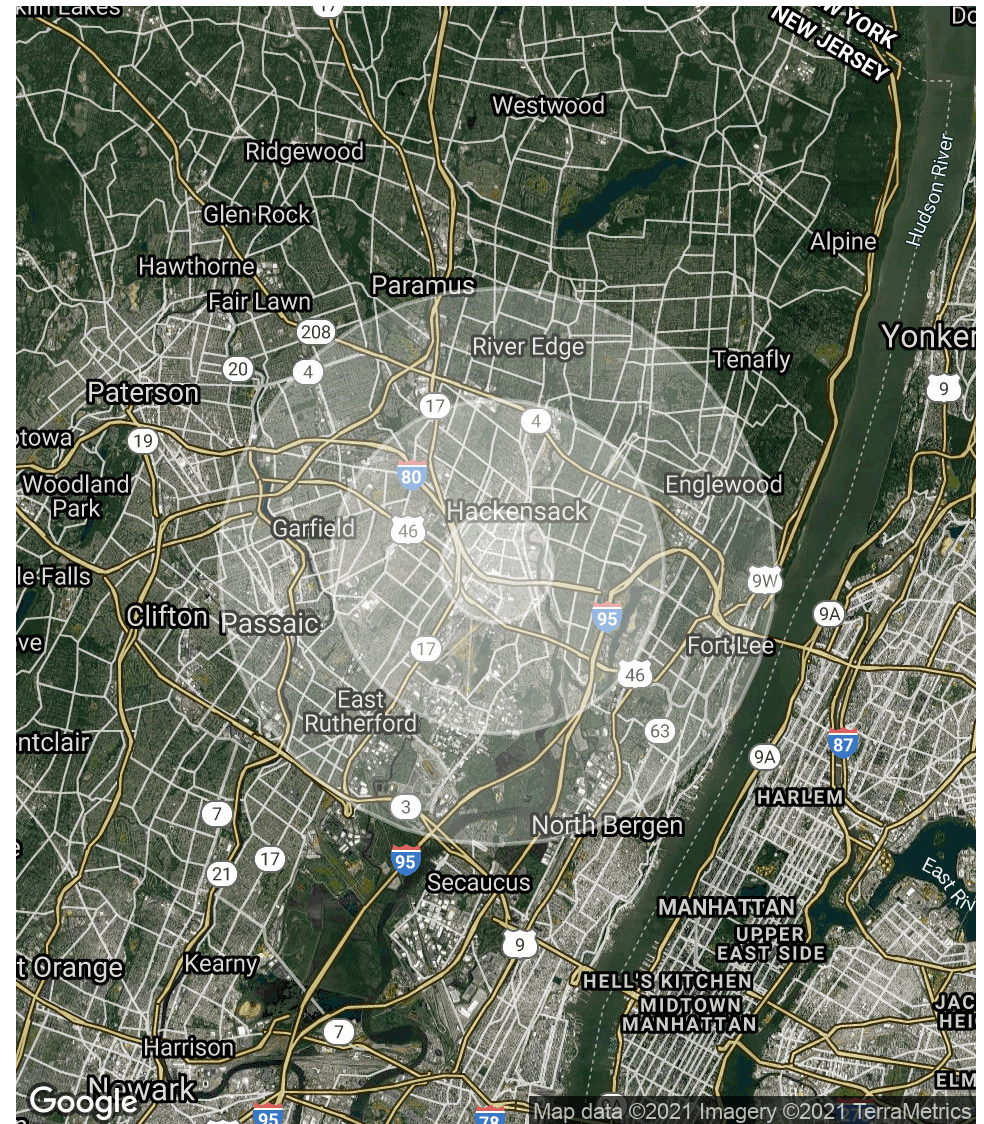
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±7,650 SF INDUSTRIAL MANUFACTURING FACILITY

51 Worth Street, South Hackensack, NJ 07606

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,536	192,590	498,712
Average age	38.1	38.9	38.4
Average age (Male)	37.4	37.3	36.8
Average age (Female)	37.5	40.4	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,850	75,131	187,194
# of persons per HH	2.5	2.6	2.7
Average HH income	\$65,575	\$81,761	\$82,867
Average house value	\$406,815	\$421,996	\$451,537

\* Demographic data derived from 2010 US Census



For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122  
 ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | [aconte@blauberg.com](mailto:aconte@blauberg.com) | 973.379.6644 x131  
 PETER J. MURANO, JR., SIOR | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114  
 MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

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



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±7,650 SF INDUSTRIAL MANUFACTURING FACILITY

51 Worth Street, South Hackensack, NJ 07606



**JASON M. CRIMMINS, CCIM, SIOR**

President

C: 973.568.6611

[jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)



**ALESSANDRO (ALEX) CONTE, CCIM, SIOR**

Executive Vice President

C: 973.432.1648

[aconte@blauberg.com](mailto:aconte@blauberg.com)

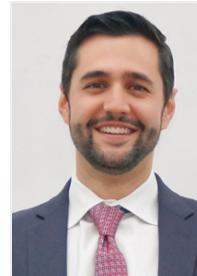


**PETER J. MURANO, JR., SIOR**

Senior Executive Director

C: 973.214.9375

[pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)



**MICHAEL F. SCHIPPER, SIOR**

Senior Executive Director

C: 973.936.4173

[mschipper@blauberg.com](mailto:mschipper@blauberg.com)

*For More Information, Contact the Exclusive Brokers*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

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

**PETER J. MURANO, JR., SIOR** | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

**MICHAEL F. SCHIPPER, SIOR** | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

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



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.