



INDUSTRIAL PROPERTY

FOR LEASE

# ±64,000 SF WAREHOUSE

26 Papetti Plaza, Elizabeth, NJ 07206

*For More Information, Contact*

**CHRISTIAN WALSIFER, CCIM**

*Executive Senior Director*  
cwalsifer@blauberg.com  
973.379.6644 x137

**DAVID THOMAS**

*Executive Director*  
dathomas@blauberg.com  
973.379.6644 x125



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

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

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## PROPERTY DESCRIPTION

±64,000 SF Warehouse

## LOCATION DESCRIPTION

±1.97 Miles to NJ Turnpike | ±3.42 Miles to I-278  
 ±5.2 Miles to Garden State Parkway | ±5.5 Miles to I-78 | ±8 Miles to I-280  
 Designated Urban Enterprise Zone

## OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	64,000 SF
Building Size:	64,000 SF

## PROPERTY HIGHLIGHTS

- Warehouse Area: ±64,000 SF
- Office Area: ±6,000 SF
- Loading Doors: 6 Dock Doors
- Grade Level Doors: 2 Drive-Ins
- Ceiling Height: 20' Clear
- Zoning: Industrial
- Electric: 1,600 A / 480 V / 3 Phase
- Column Spacing: 38' x 40'
- Car Parking: 50 Vehicles
- Truck Parking: ±0.50 Acres
- Lot Size: ±3.18 Acres
- Taxes: \$159,252.60 (2019)

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	39,771	185,929	566,946
2019 Estimate	39,331	181,909	555,993
2010 Census	40,219	174,676	540,306
Growth 2019-2024	1.12%	2.21%	1.97%
Growth 2010-2019	(2.21%)	4.14%	2.90%
2019 Population Hispanic Origin	28,581	104,174	197,423
<b>2019 Population by Race:</b>			
White	27,777	117,034	329,723
Black	9,268	50,979	175,606
Am. Indian & Alaskan	679	2,380	4,884
Asian	505	6,572	31,924
Hawaiian & Pacific Island	81	318	779
Other	1,021	4,625	13,077
<b>U.S. Armed Forces:</b>	<b>18</b>	<b>35</b>	<b>195</b>
<b>Households:</b>			
2024 Projection	11,802	62,192	197,491
2019 Estimate	11,700	60,834	193,764
2010 Census	12,114	58,277	188,776
Growth 2019 - 2024	0.87%	2.23%	1.92%
Growth 2010 - 2019	(3.42%)	4.39%	2.64%
Owner Occupied	2,923	19,293	85,421
Renter Occupied	8,777	41,541	108,343
<b>2019 Avg Household Income</b>	<b>\$57,152</b>	<b>\$62,438</b>	<b>\$74,275</b>
<b>2019 Med Household Income</b>	<b>\$46,491</b>	<b>\$46,616</b>	<b>\$55,707</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	2,758	16,675	46,543
\$25,000 - \$50,000	3,522	15,630	42,288
\$50,000 - \$75,000	2,616	10,796	33,400
\$75,000 - \$100,000	1,384	7,553	23,830
\$100,000 - \$125,000	659	4,263	16,087
\$125,000 - \$150,000	347	2,207	11,396
\$150,000 - \$200,000	244	1,941	11,588
\$200,000+	171	1,768	8,630

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**CHRISTIAN WALSIFER, CCIM**

Executive Senior Director

973.714.3122

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



**DAVID THOMAS**

Executive Director

732.489.9724

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

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