



INDUSTRIAL PROPERTY

FOR LEASE

2,800 SF FLEX FACILITY WITH OUTSIDE STORAGE

10 Blanjen Terrace, Clifton, NJ 07014

For More Information, Contact

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

2,800 SF Office & Garage with Gated Outdoor Storage

PROPERTY HIGHLIGHTS

- 2,800 SF Office & Garage with Gated Outdoor Storage
- 10' Clear Height (Garage)
- 16' x 10' Overhead Door
- Floor Drain in Garage
- Office on First and Second Floor
- Three Phase Electrical Service - 300 Amp Red Leg
- Ideal Contractor Space

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (MG)
Available SF:	2,800 SF
Building Size:	2,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,939	92,573	235,310
Total Population	17,959	256,787	657,886
Average HH Income	\$96,042	\$78,811	\$77,111

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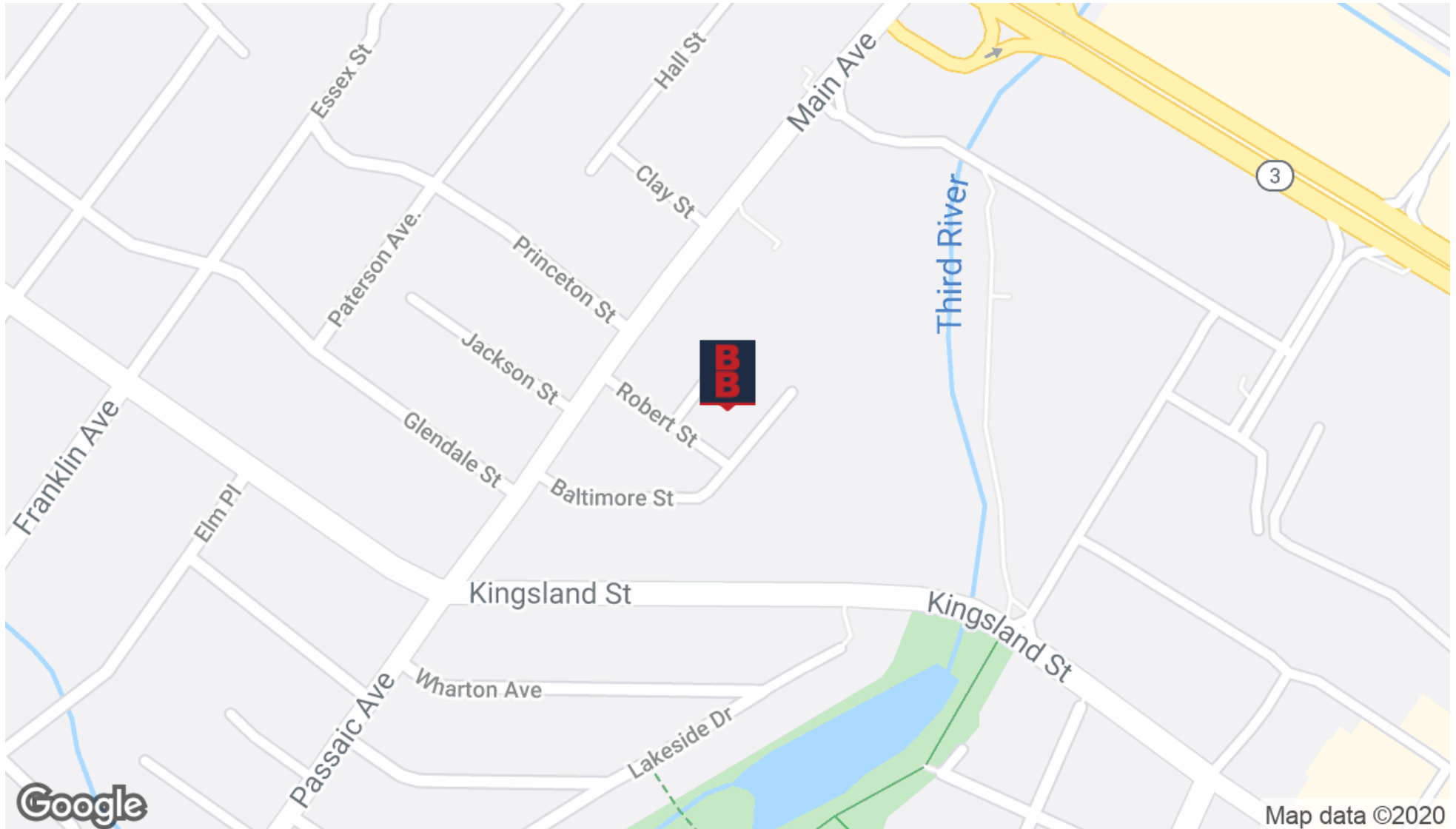
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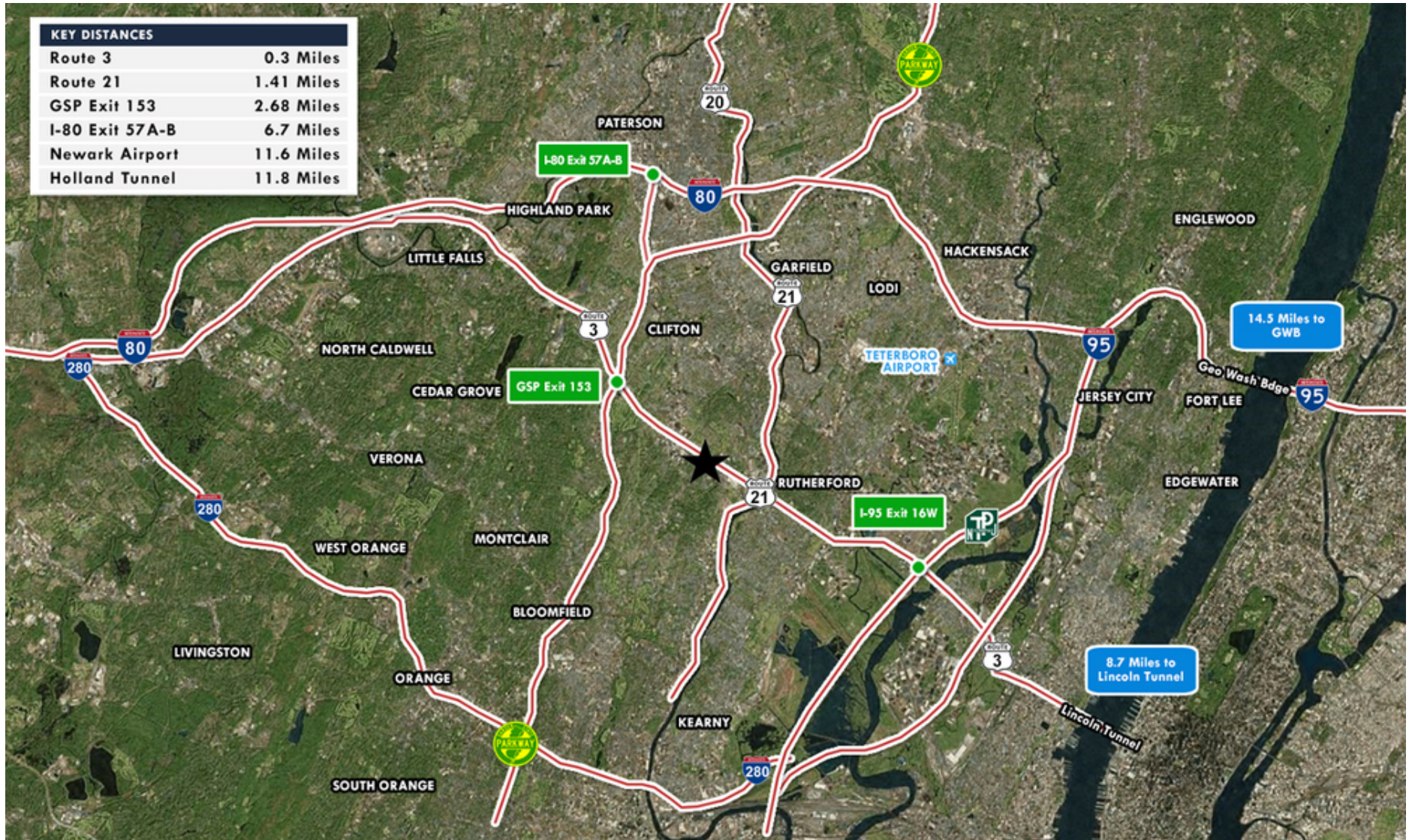
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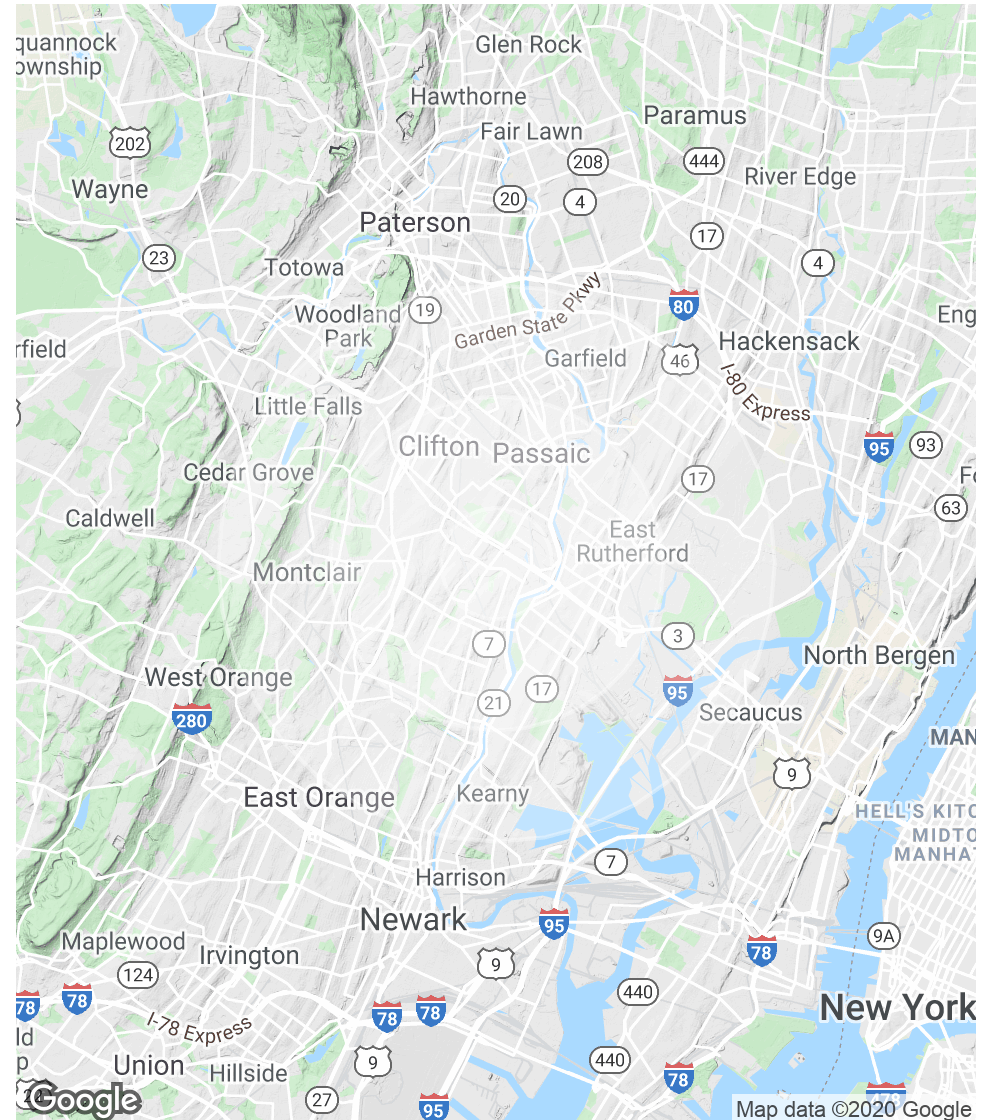
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,959	256,787	657,886
Average age	39.6	36.7	36.6
Average age (Male)	38.5	35.5	35.7
Average age (Female)	40.8	38.2	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,939	92,573	235,310
# of persons per HH	2.6	2.8	2.8
Average HH income	\$96,042	\$78,811	\$77,111
Average house value	\$412,201	\$403,698	\$425,488

* Demographic data derived from 2010 US Census



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