

# 100 BAUER DRIVE

Flex Space Available - Up to  $\pm$  16,554 SQ. FT.

FOR LEASE

100 BAUER DRIVE | OAKLAND, NJ





# PROPERTY HIGHLIGHTS

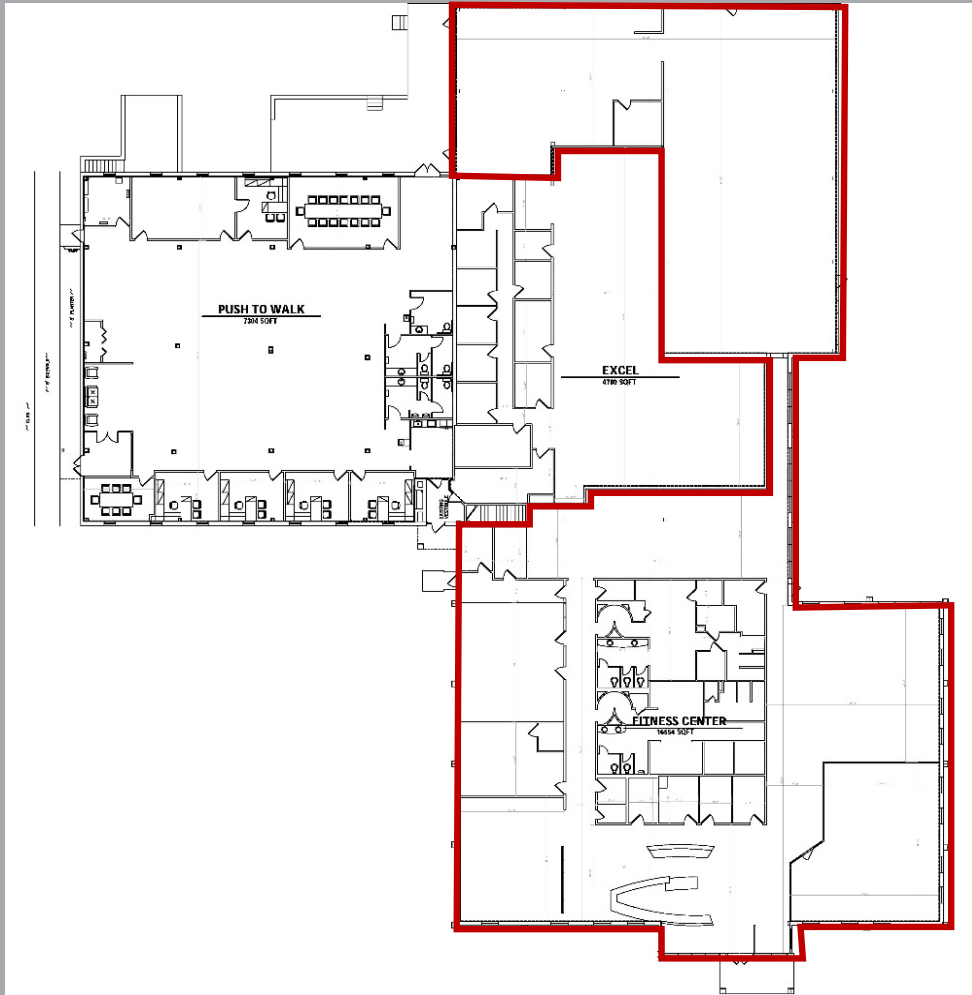
## BUILDING ZONED FOR MEDICAL

- **Available:** 16,554 sq. ft. (divisible)
  - 11,454 sq. ft. – front portion (divisible for medical suites)
  - 5,100 sq. ft. – rear portion (contains three loading docks)
- **Building Size:** 28,638 sq. ft.
- **Ceiling Height:** 12' – 25'
- **Parking:** 131 surface spaces
- **Existing Tenants:** Excel Physical Therapy & Push to Walk
- **Zoning:** IP – Industrial Park
- **Taxes & Cam:** \$5.48 psf sq. ft.
- **Asking Rent:** Call for quote
- **Notes:**
  - Located in affluent Northern New Jersey bordering Franklin Lakes and Wayne
  - Under New Ownership



## 2019 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	4,296	45,699	145,652
Households	1,374	16,130	51,889
Median Household Income	\$168,991	\$120,191	\$114,249
Daytime Population	3,044	24,896	70,074

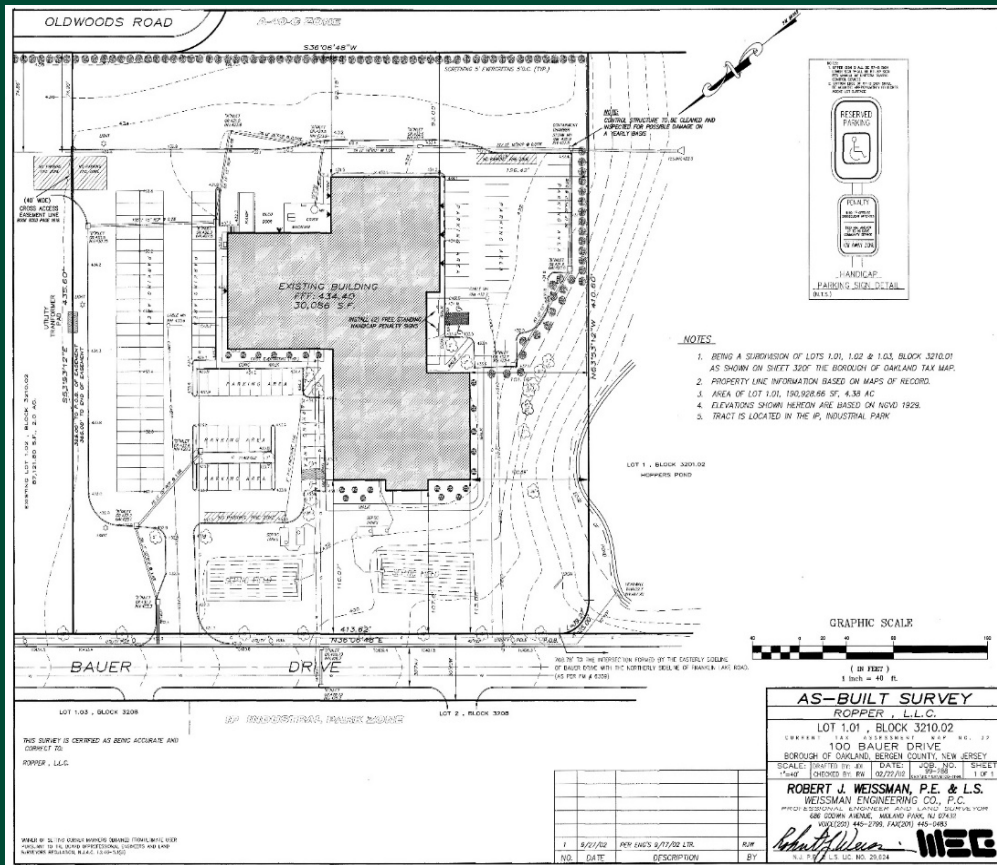


Existing Floor Plan



Conceptual Layout (divisible)





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