



INDUSTRIAL OUTDOOR STORAGE PROPERTY

FOR LEASE

±9,100 SF INDUSTRIAL OUTDOOR STORAGE

922 King Georges Post Road, Fords, NJ 08863

For More Information, Contact

KENNETH CRIMMINS, CCIM, SIOR

Chairman & CEO

kfcrimmins@blauberg.com

973.379.6644 x111

CHRISTOPHER CHIUSOLO

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139



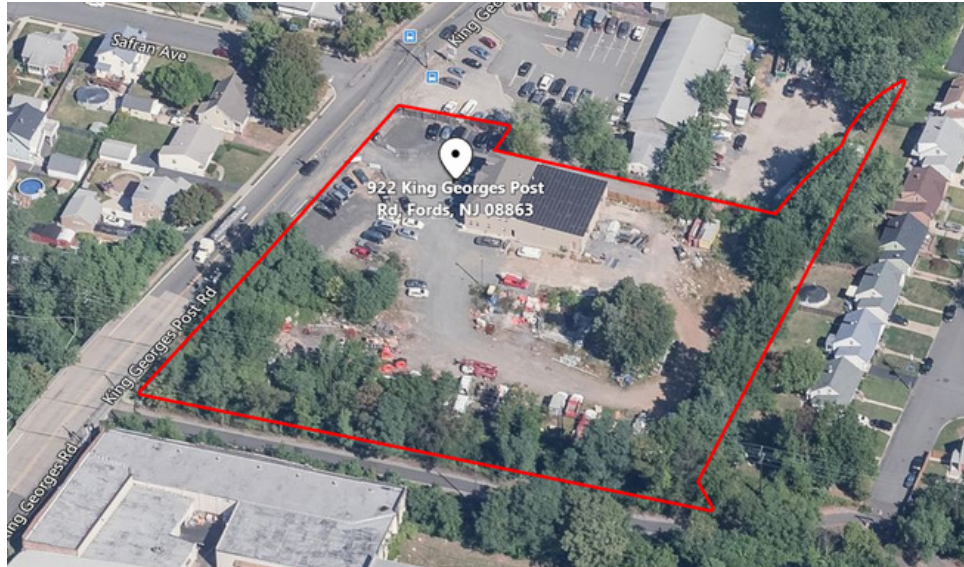
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±9,100 SF Industrial Outdoor Storage

LOCATION DESCRIPTION

932 Feet to Route 440

Approx. 1.15 Miles to NJ Turnpike and I-287

Approx. 1.22 Miles to Garden State Parkway

OFFERING SUMMARY

Lease Rate:	\$23,000 per month (5-Year or More Term)
Available SF:	9,100 SF
Lot Size:	2.11 Acres
Building Size:	9,100 SF

PROPERTY HIGHLIGHTS

- Building Size: ±9,100 SF
- Office Space: ±2,300 SF on 1st Floor, ±2,300 SF on 2nd Floor
- Warehouse: ±4,500 SF
- Lot Size: 2.11 Acres (Block 63, Lot 10.01)
- Lot Width / Depth: 255 Feet x 360 Feet
- Loading: 1 Loading Door, 1 Drive-In
- Zoning: B-2

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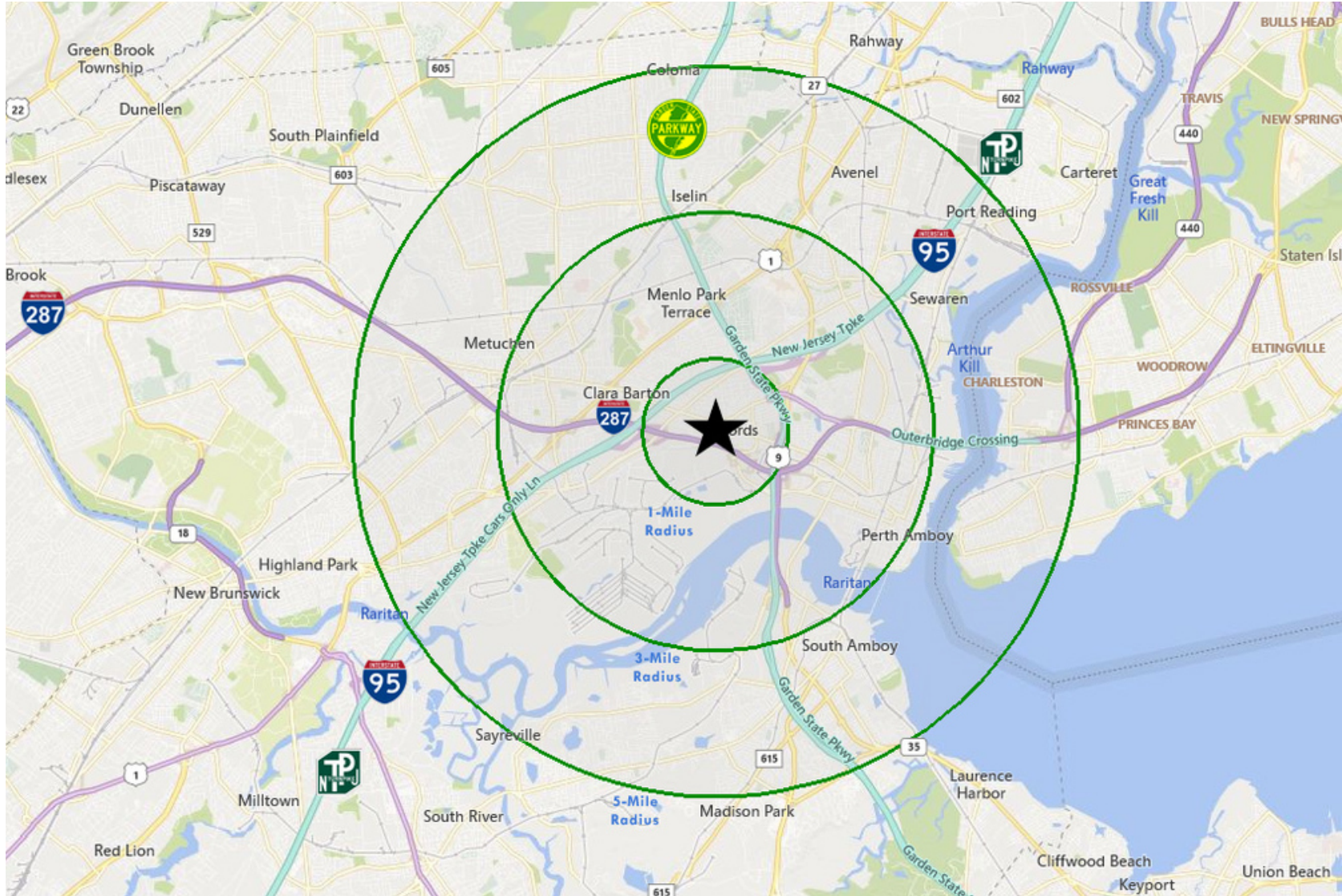
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	13,836	131,290	304,560
2019 Estimate	13,512	129,150	301,391
2010 Census	12,138	121,081	293,133
Growth 2019-2024	2.40%	1.66%	1.05%
Growth 2010-2019	11.32%	6.66%	2.82%
2019 Population Hispanic Origin	3,325	53,524	79,328
2019 Population by Race:			
White	9,643	84,616	185,773
Black	1,319	14,124	29,708
Am. Indian & Alaskan	70	1,465	2,206
Asian	2,189	25,521	76,778
Hawaiian & Pacific Island	31	237	388
Other	260	3,188	6,538
U.S. Armed Forces:	1	23	44
Households:			
2024 Projection	5,159	46,210	105,697
2019 Estimate	5,035	45,377	104,472
2010 Census	4,501	42,106	100,902
Growth 2019 - 2024	2.46%	1.84%	1.17%
Growth 2010 - 2019	11.86%	7.77%	3.54%
Owner Occupied	3,632	24,480	65,215
Renter Occupied	1,403	20,897	39,257
2019 Avg Household Income	\$99,406	\$92,195	\$102,659
2019 Med Household Income	\$86,207	\$74,026	\$83,450
2019 Households by Household Inc:			
<\$25,000	573	7,503	14,369
\$25,000 - \$50,000	742	8,185	17,162
\$50,000 - \$75,000	807	7,273	15,385
\$75,000 - \$100,000	880	7,040	15,741
\$100,000 - \$125,000	708	5,176	12,334
\$125,000 - \$150,000	448	3,148	8,698
\$150,000 - \$200,000	565	3,679	10,958
\$200,000+	310	3,374	9,826

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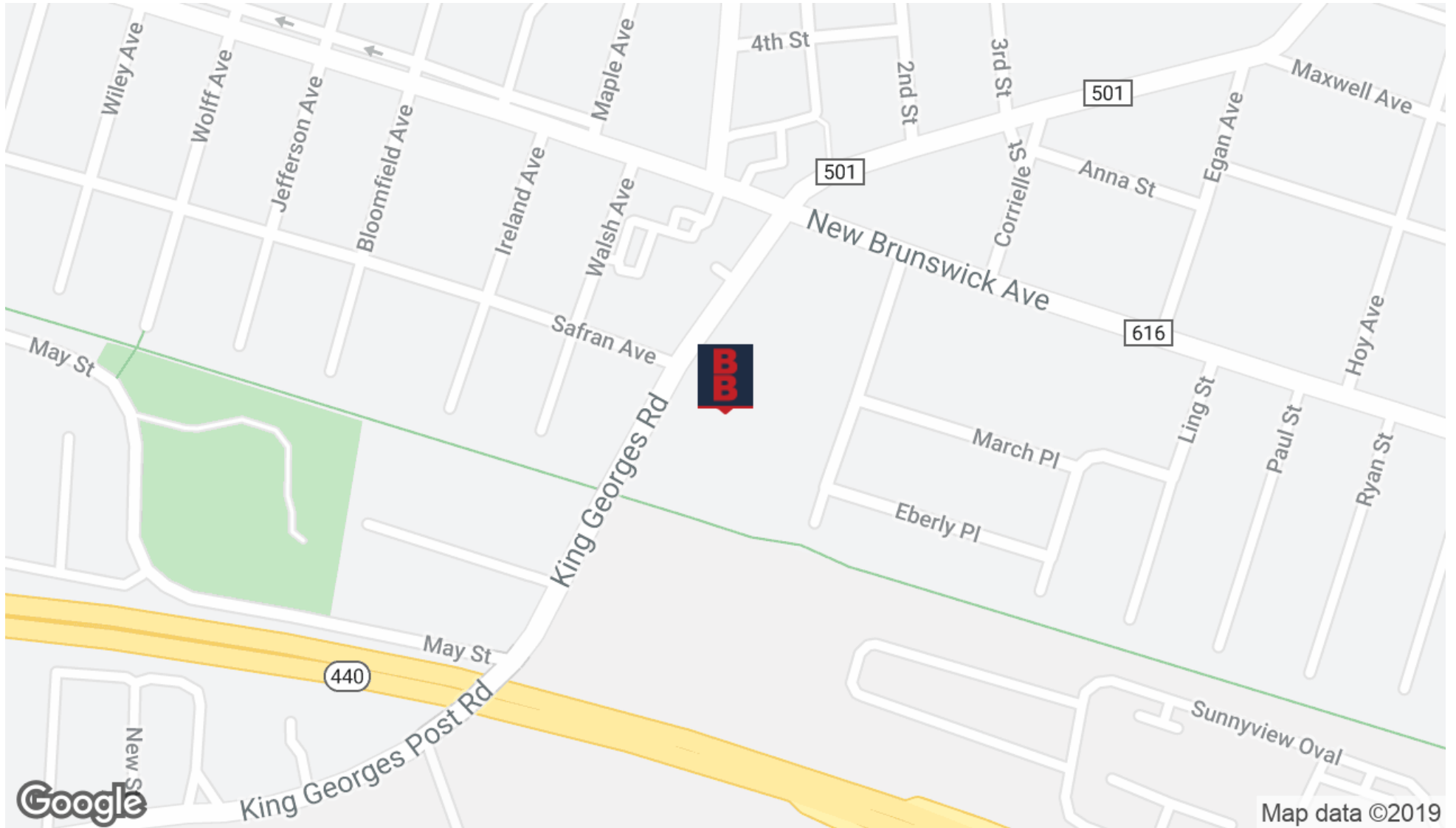
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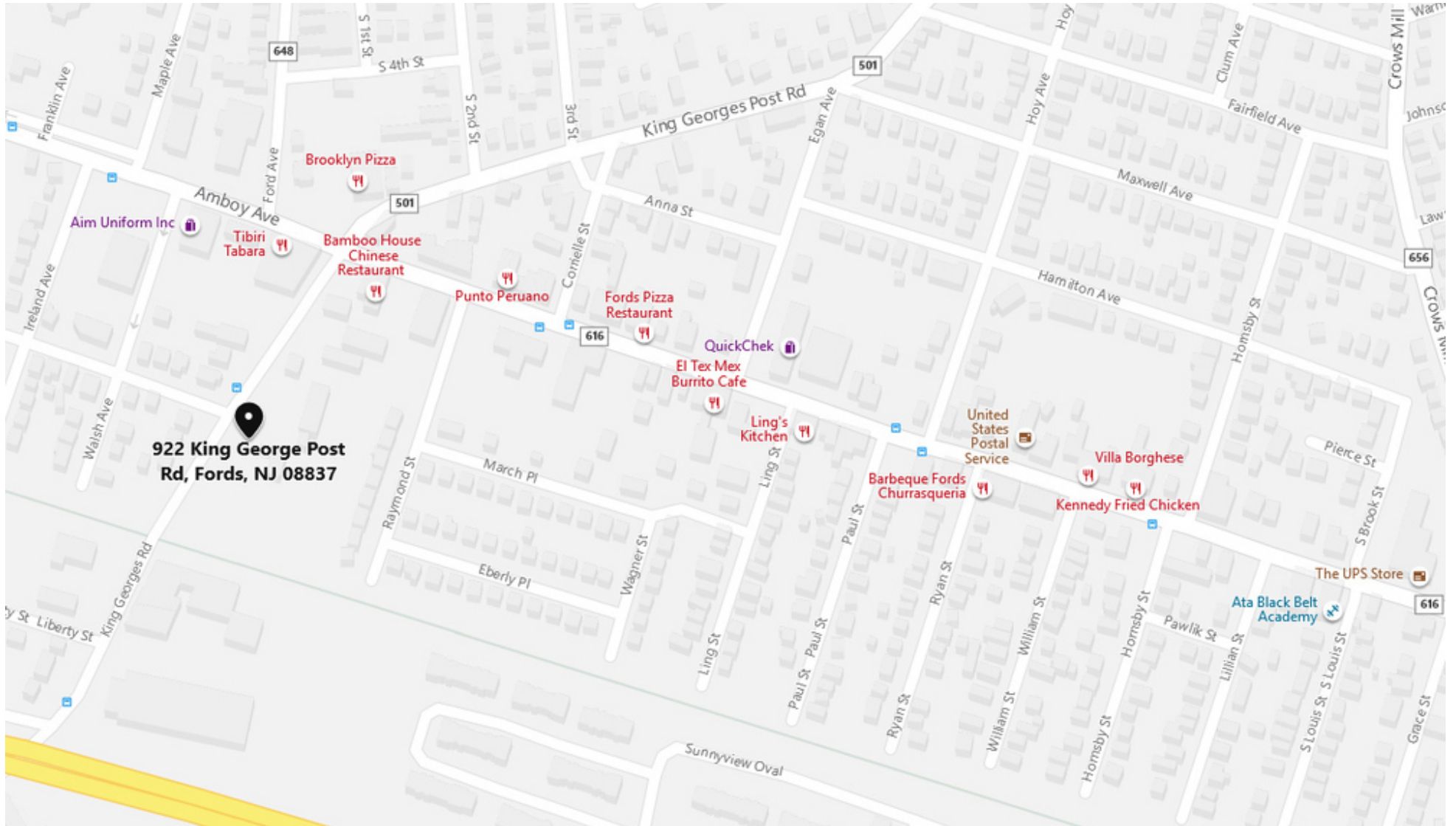
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973.970.0703

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