



INDUSTRIAL PROPERTY

FOR SALE

# ±49,660 SF INDUSTRIAL FACILITY

1900 Swarthmore Avenue, Lakewood, NJ 08701

*For More Information, Contact*

**CHARLES T. KAVANAGH**

*Executive Vice President*

ctkavanagh@blauberg.com

973.379.6644 x113



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

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

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## LOCATION DESCRIPTION

Easy Access to Garden State Parkway Exit 89  
 Approx. 2.2 Miles to Route 70  
 Approx. 8 Miles to I-195  
 Approx 34 Miles to NJ Turnpike Exit 7A  
 Approx. 56 Miles to Newark Liberty International Airport

## PROPERTY HIGHLIGHTS

±49,660 SF Industrial Facility  
 ±7,884 SF Office Space  
 22' Clear Ceiling Height  
 10 Tailgate Doors  
 73-Car Parking  
 Ample Truck Parking with Room for Expansion  
 May Divide

## OFFERING SUMMARY

Please Call for Sale Price

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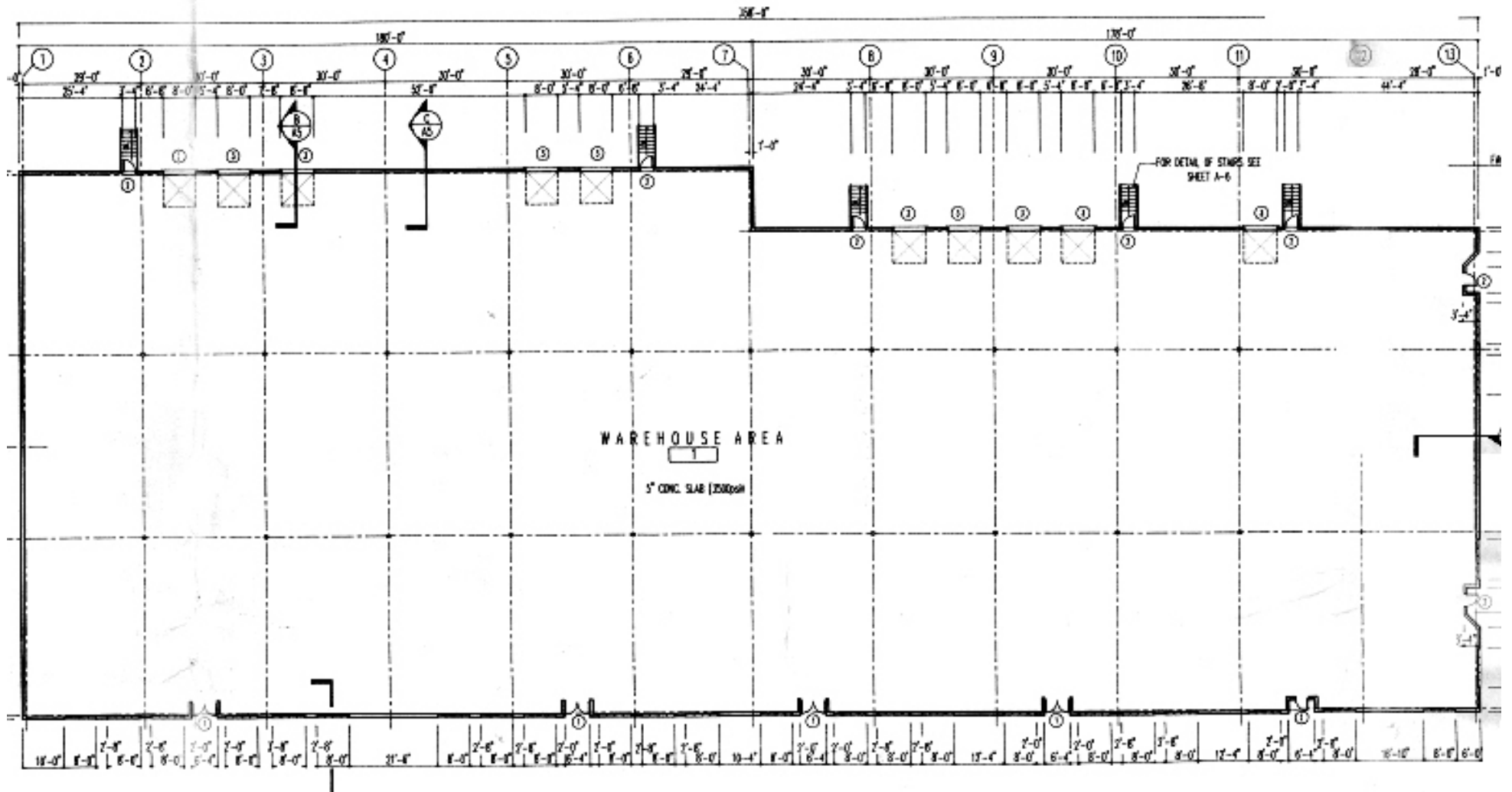


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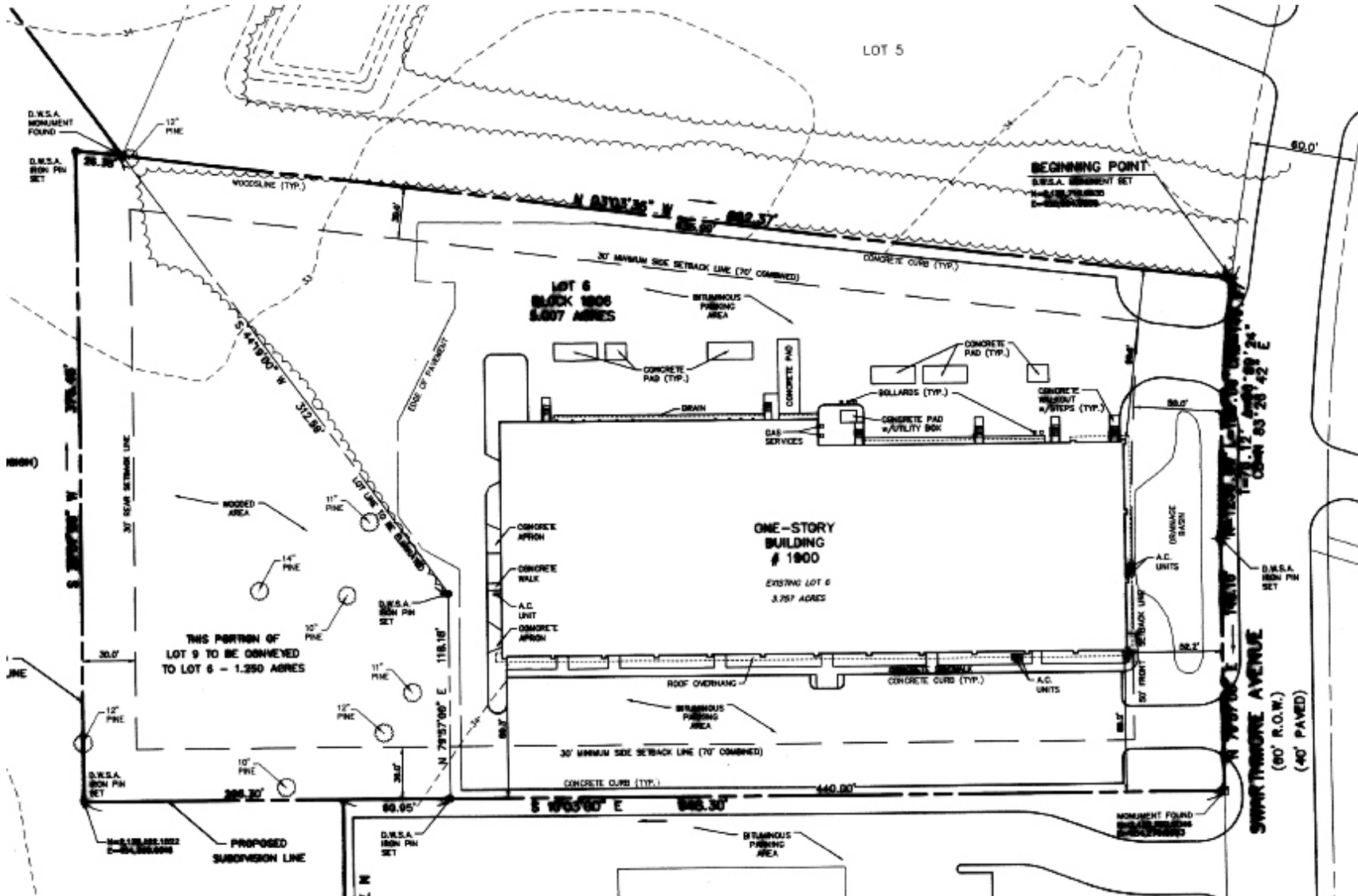
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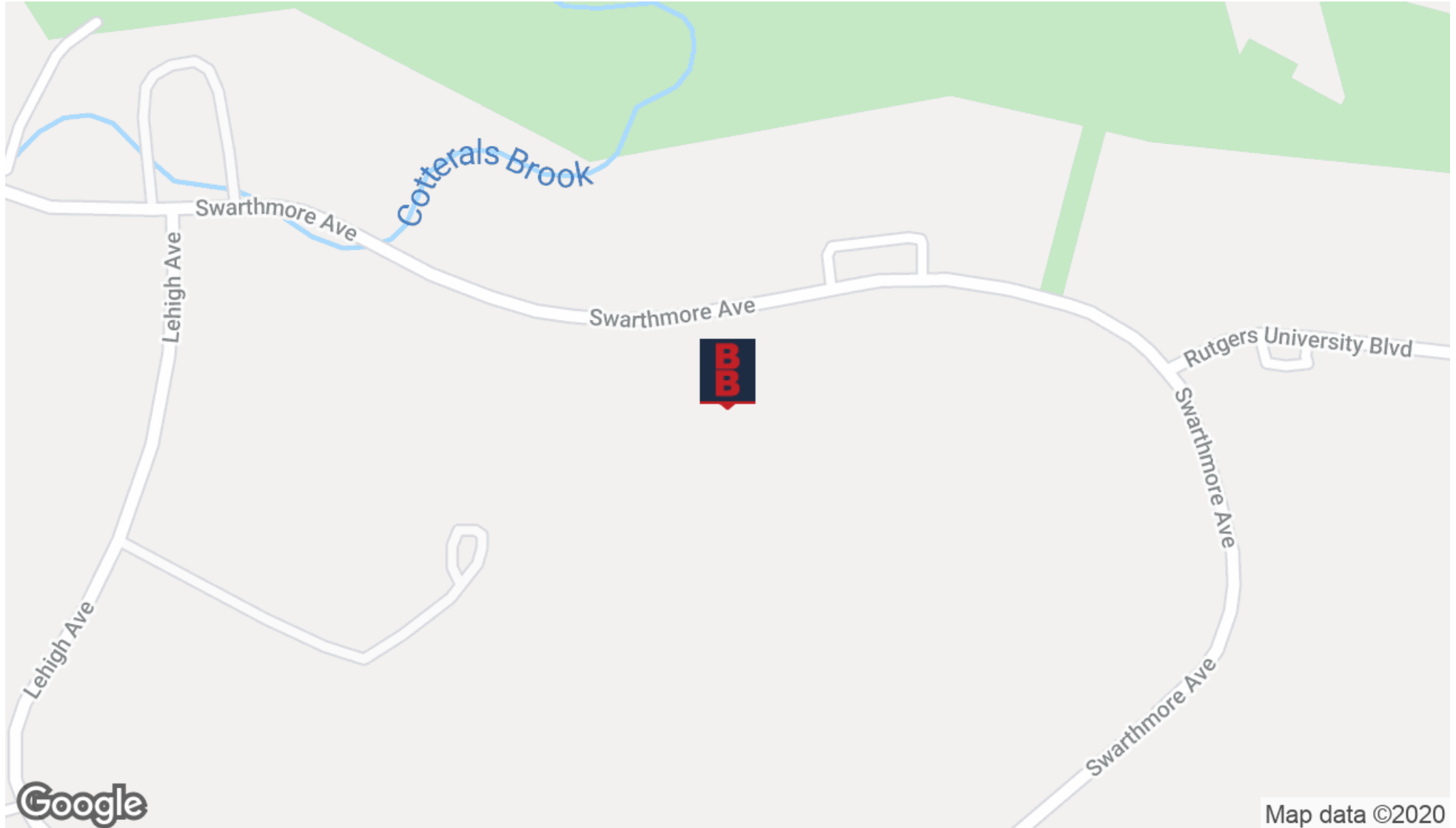
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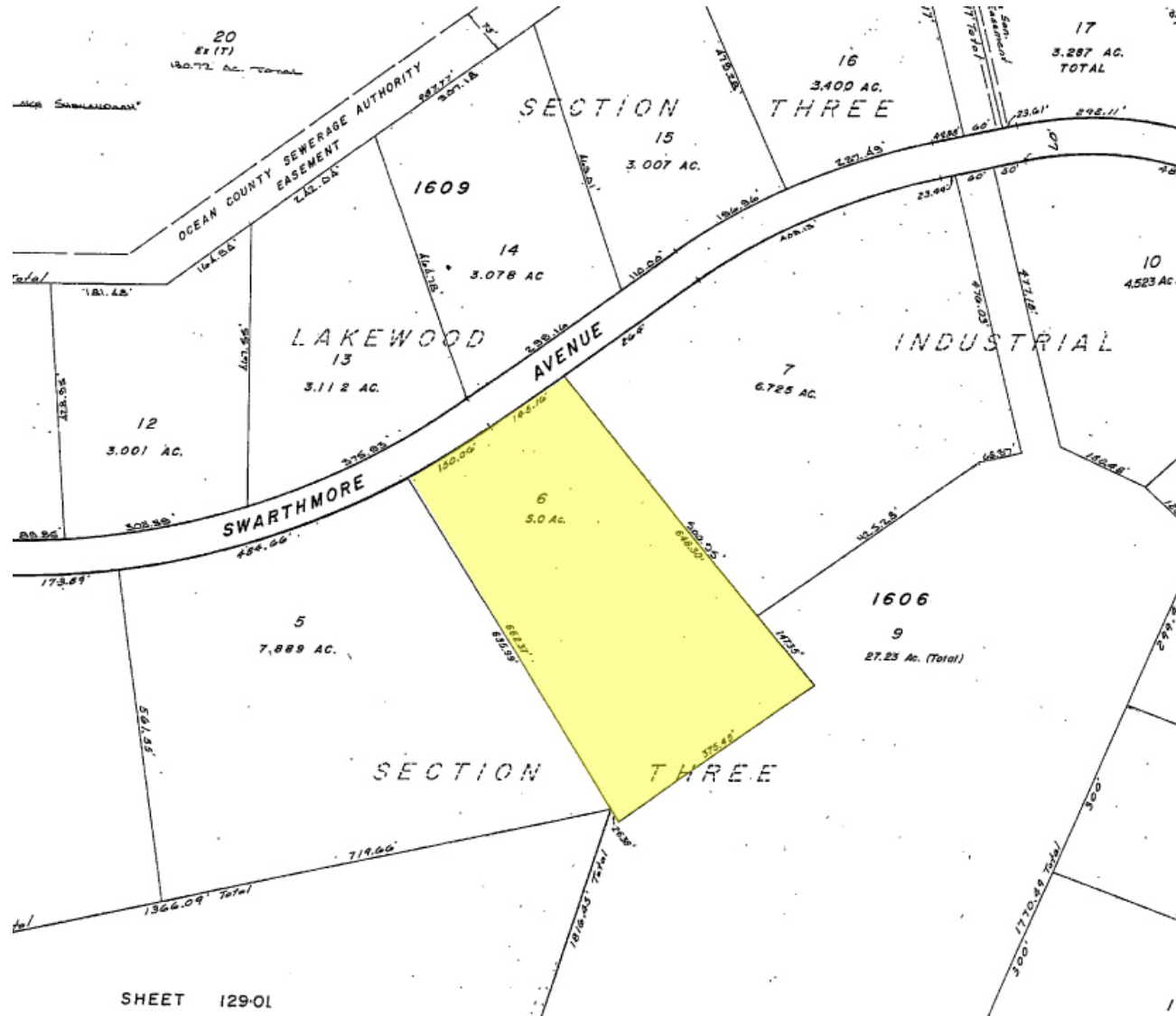
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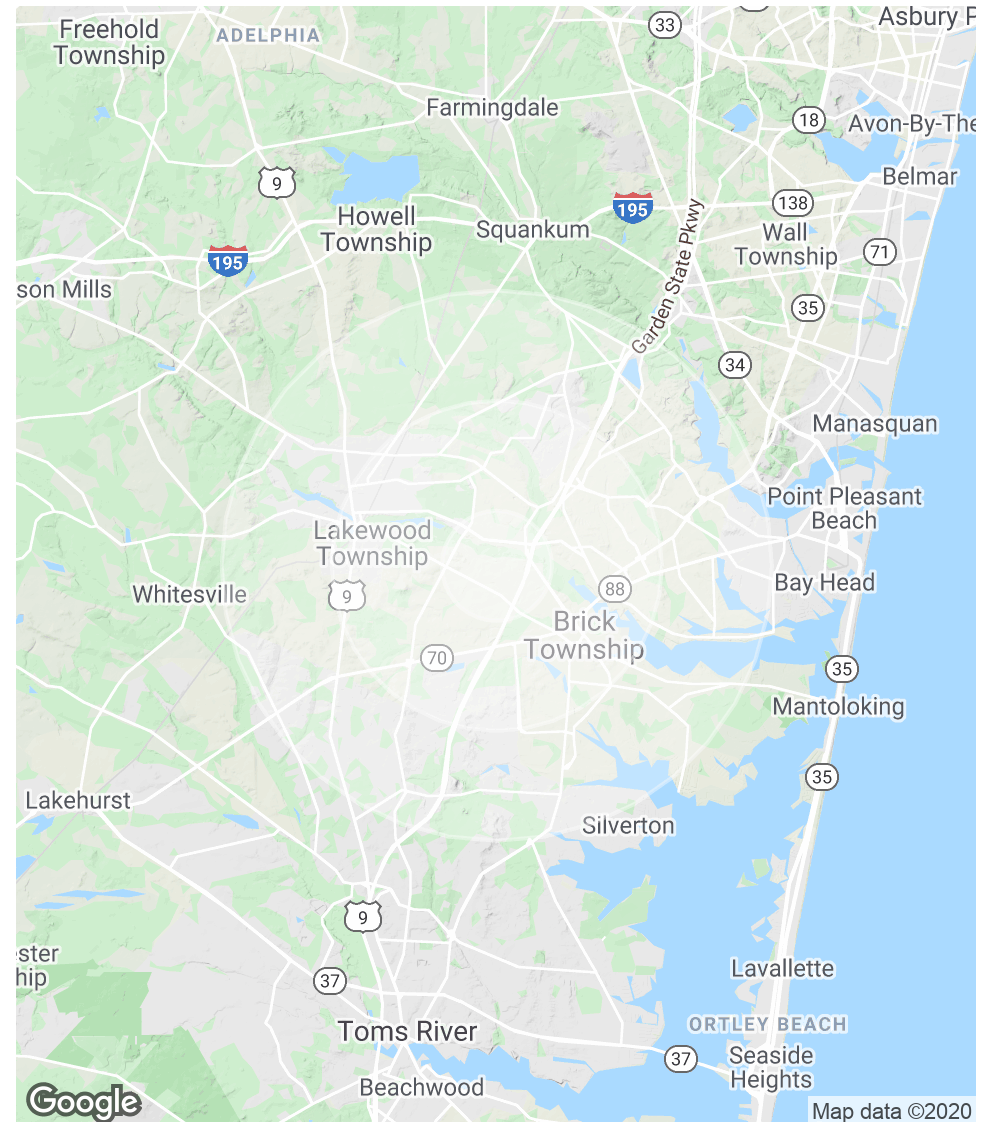
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,627	71,616	198,796
Average age	27.9	38.3	36.2
Average age (Male)	25.7	36.2	34.9
Average age (Female)	29.7	39.8	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,513	27,227	70,095
# of persons per HH	3.1	2.6	2.8
Average HH income	\$61,338	\$62,748	\$69,092
Average house value	\$334,430	\$319,075	\$338,444

\* Demographic data derived from 2010 US Census



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**Direct:** 973.379.6644 x113 | **Cell:** 908.209.8118

## PROFESSIONAL BACKGROUND

Mr. Kavanagh was initially a member of the Berg Enterprises Industrial Division prior to its acquisition by the American Can Company. During its transformation to a national financial services firm, Berg was merged with its sister company the Leslie Blau Company in 1974. He has more than 40 years experience in industrial and commercial real estate and had worked for period in the construction industry prior to starting his real estate career. At Blau & Berg, Mr. Kavanagh as represented many clients in site selection, acquisition, disposition and new construction projects, in and outside of New Jersey.

## EDUCATION

A graduate of St Peter's College, he attended a joint JD/MBA program at Rutgers University and was admitted to the New Jersey Bar in 1974. In 1990 Mr. Kavanagh was one of a small group of brokers who acquired the assets of the Blau & Berg Company from Primerica/Margaretten (successor to American Can Co) and is currently a principal in the firm.

The principals of the Blau & Berg Company have been active in community service and Charles was a member of the Brielle Board of Education for ten years, eight years as President, and was Vice President of the Monmouth County School Boards Association. Additionally, he has for many years been active in fund raising for local Little League and Pop Warner organizations.

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