



OFFICE BUILDING

FOR LEASE

# 11 PURCELL COURT

Moonachie, NJ 07074

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**THE BLAU & BERG COMPANY**

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Moonachie, NJ 07074 - ±7,000 SF Industrial Opportunity



## PROPERTY DESCRIPTION

±7000 SF Industrial Opportunity

## LOCATION DESCRIPTION

Nearby Teterboro Airport

Close Proximity to NJ Turnpike, Routes 3, 17, 46 and I-80

## OFFERING SUMMARY

Lease Rate:	\$6,250 per month (NNN)
Available SF:	7,000 SF
Lot Size:	0.46 Acres
Building Size:	7,000 SF

## PROPERTY HIGHLIGHTS

- Building Size: ±6,300 SF Garage Facility (105' x 60') and ±700 SF Office Space
- Ceiling Height: 20'
- Lot Size: 0.46 AC (Block 70, Lot 11.02)
- Bay Size: ±100' x 30' Each
- Power: 600 Amps, 440 Volts, 3-Phase
- Heat: Gas Fired Suspended Blowers
- Lavatories: Men's and Women's With Shower
- Loading: 2 Grade-Level Doors (12' x 14')
- Year Built: 1966
- Rail: Adjacent
- Construction: Block & Steel
- Taxes: \$15,473.27 (2018)
- Zoning: Light Industrial B

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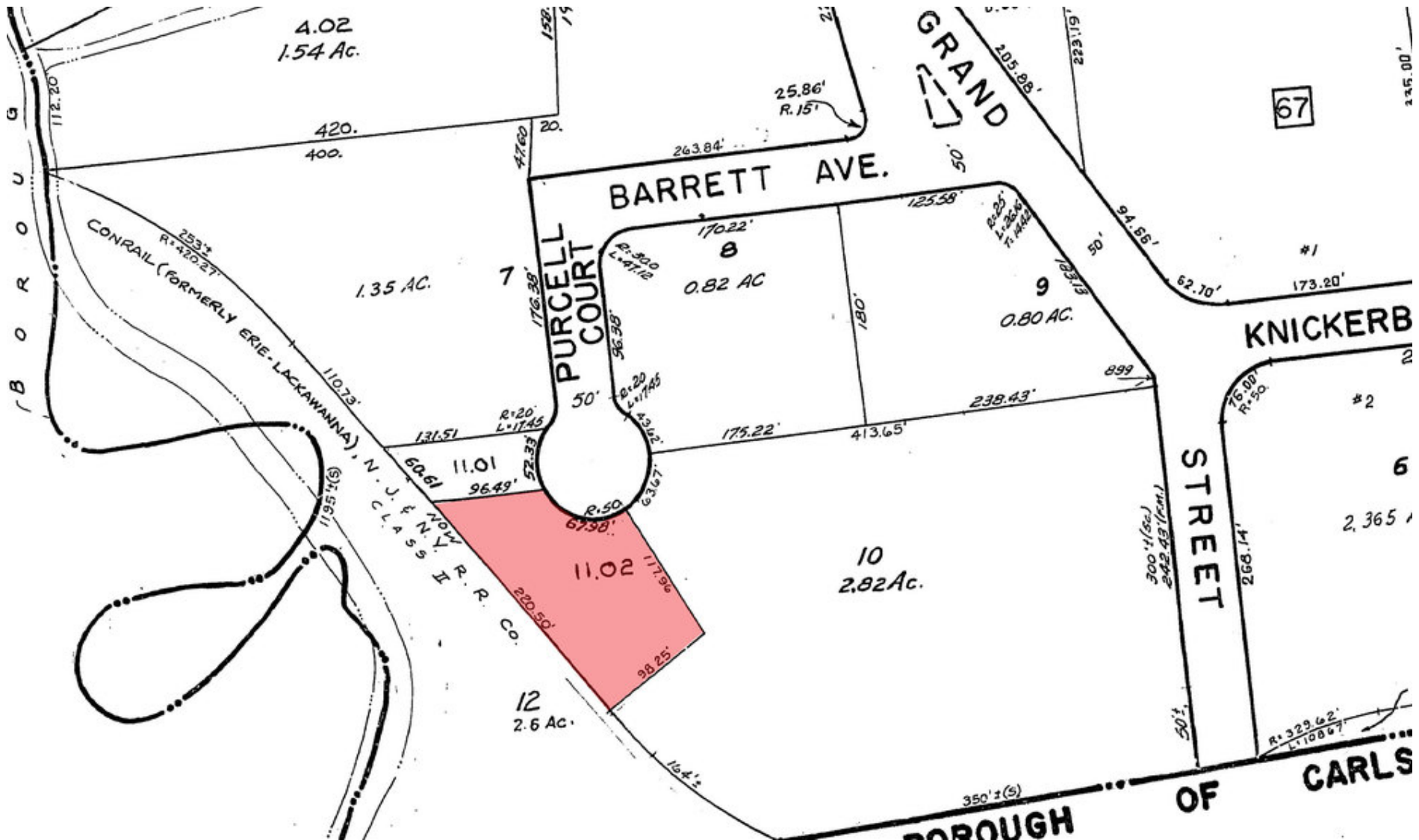
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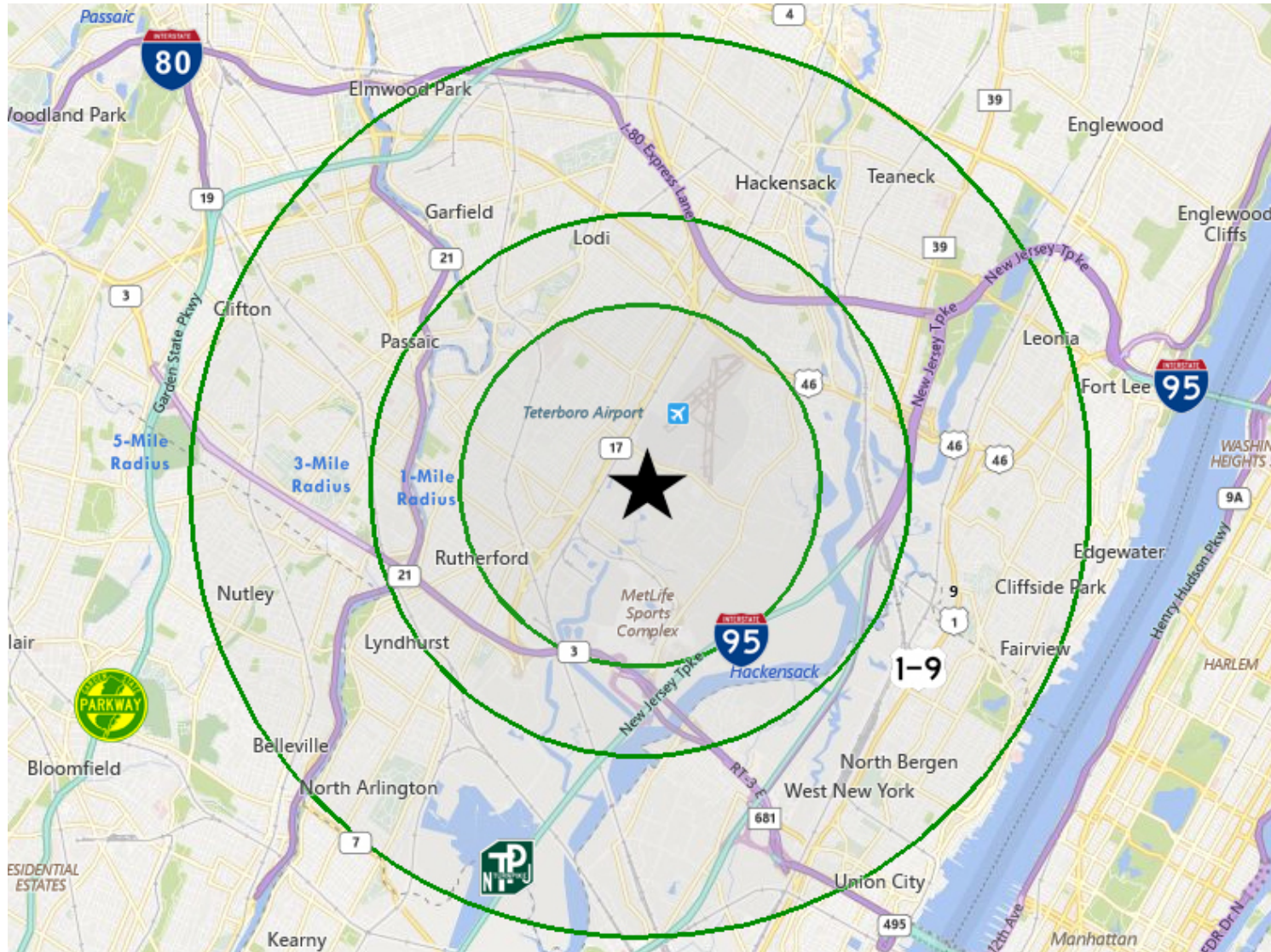
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	13,175	165,616	683,509
2019 Estimate	12,676	162,196	668,154
2010 Census	10,886	154,218	631,347
Growth 2019-2024	3.94%	2.11%	2.30%
Growth 2010-2019	16.44%	5.17%	5.83%
2019 Population Hispanic Origin	3,088	54,595	301,435
<b>2019 Population by Race:</b>			
White	10,218	123,879	501,909
Black	553	12,704	58,320
Am. Indian & Alaskan	59	1,427	7,924
Asian	1,594	19,636	80,757
Hawaiian & Pacific Island	13	226	1,240
Other	240	4,323	18,004
<b>U.S. Armed Forces:</b>	<b>4</b>	<b>34</b>	<b>218</b>
<b>Households:</b>			
2024 Projection	5,398	62,331	248,256
2019 Estimate	5,196	61,068	242,746
2010 Census	4,472	58,252	229,881
Growth 2019 - 2024	3.89%	2.07%	2.27%
Growth 2010 - 2019	16.19%	4.83%	5.60%
Owner Occupied	2,826	28,878	109,232
Renter Occupied	2,370	32,190	133,514
<b>2019 Avg Household Income</b>	<b>\$101,209</b>	<b>\$93,290</b>	<b>\$88,684</b>
<b>2019 Med Household Income</b>	<b>\$84,585</b>	<b>\$71,009</b>	<b>\$67,503</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	806	11,152	47,535
\$25,000 - \$50,000	948	11,315	46,088
\$50,000 - \$75,000	548	9,431	38,519
\$75,000 - \$100,000	772	8,244	32,623
\$100,000 - \$125,000	590	6,047	24,586
\$125,000 - \$150,000	459	4,249	15,610
\$150,000 - \$200,000	603	5,472	20,033
\$200,000+	470	5,159	17,753

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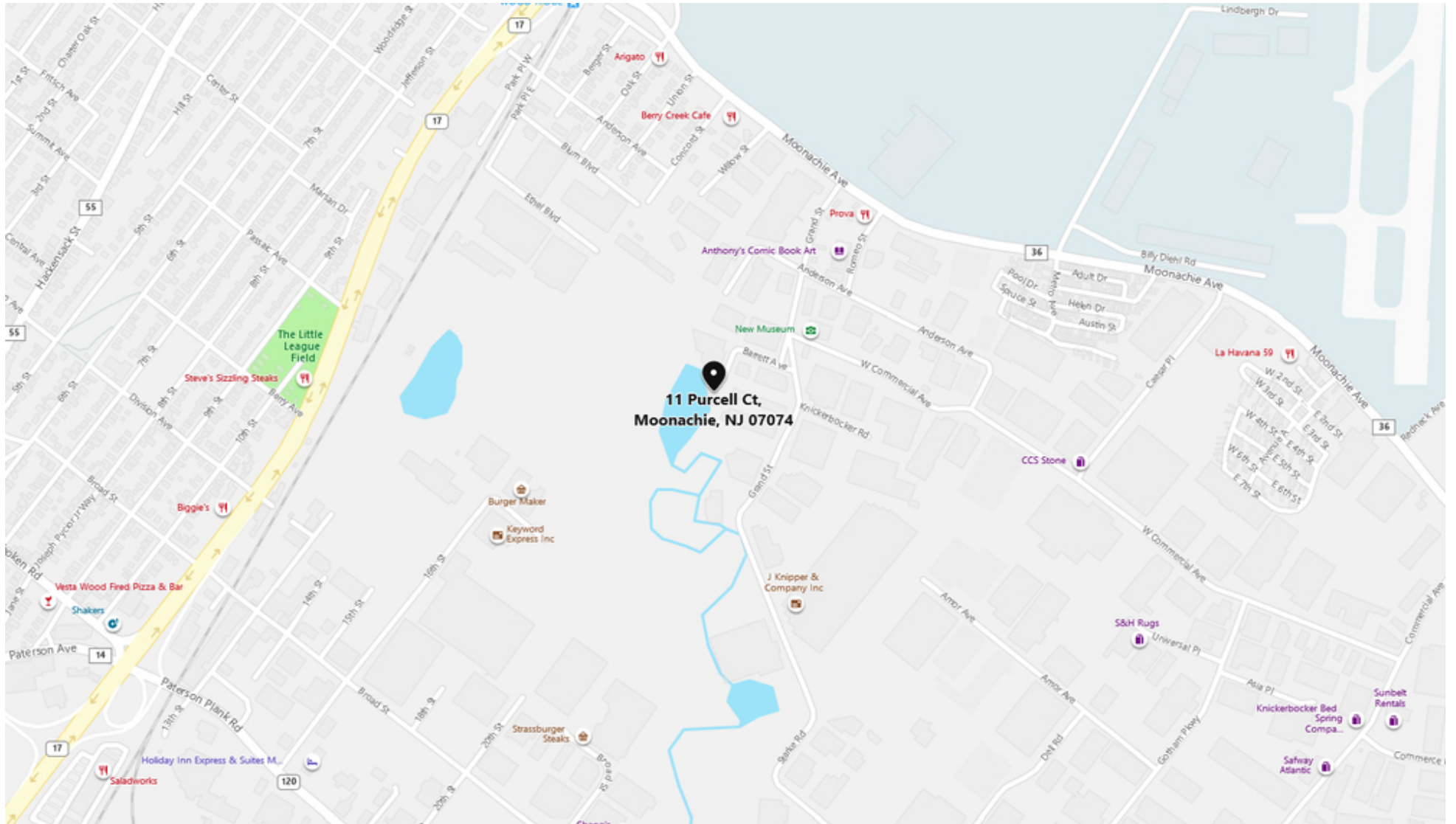


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