



INDUSTRIAL PROPERTY

FOR SALE

PRICE REDUCED: ±12,686 SF INDUSTRIAL/FLEX INVESTMENT SALE

41 Orchard Street, Ramsey, NJ 07446

For More Information, Contact the Exclusive Brokers

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Great Access and Proximity to Route 17, I-87 and I-287
 18 Miles to Mario Cuomo Bridge
 22 Miles to George Washington Bridge
 27 Miles to Lincoln Tunnel
 35 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Reduced Sale Price:	\$2,795,000
Number of Units:	1
Lot Size:	1.25 Acres
Building Size:	12,686 SF

PROPERTY HIGHLIGHTS

- ±12,686 SF Fully Leased Investment
- Nineteen Feet Clear Ceiling Height
- Second Floor Offices
- One Loading Dock with Five Grade Level Doors
- Well Maintained Building with Plenty of Parking
- Central Air and Heating
- Immediate Access to Route 17, Hospitality, Dining and Shopping Establishments

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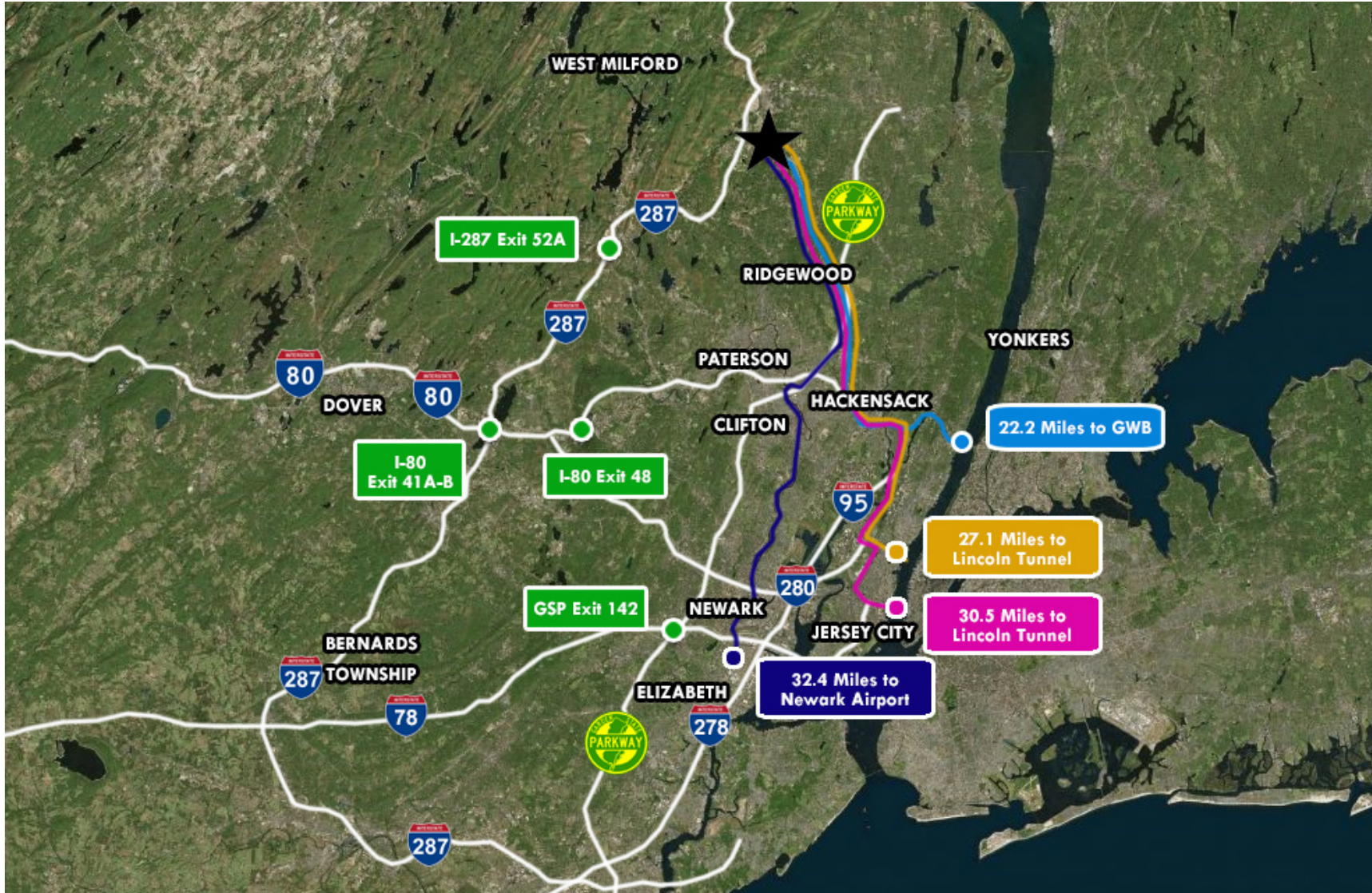
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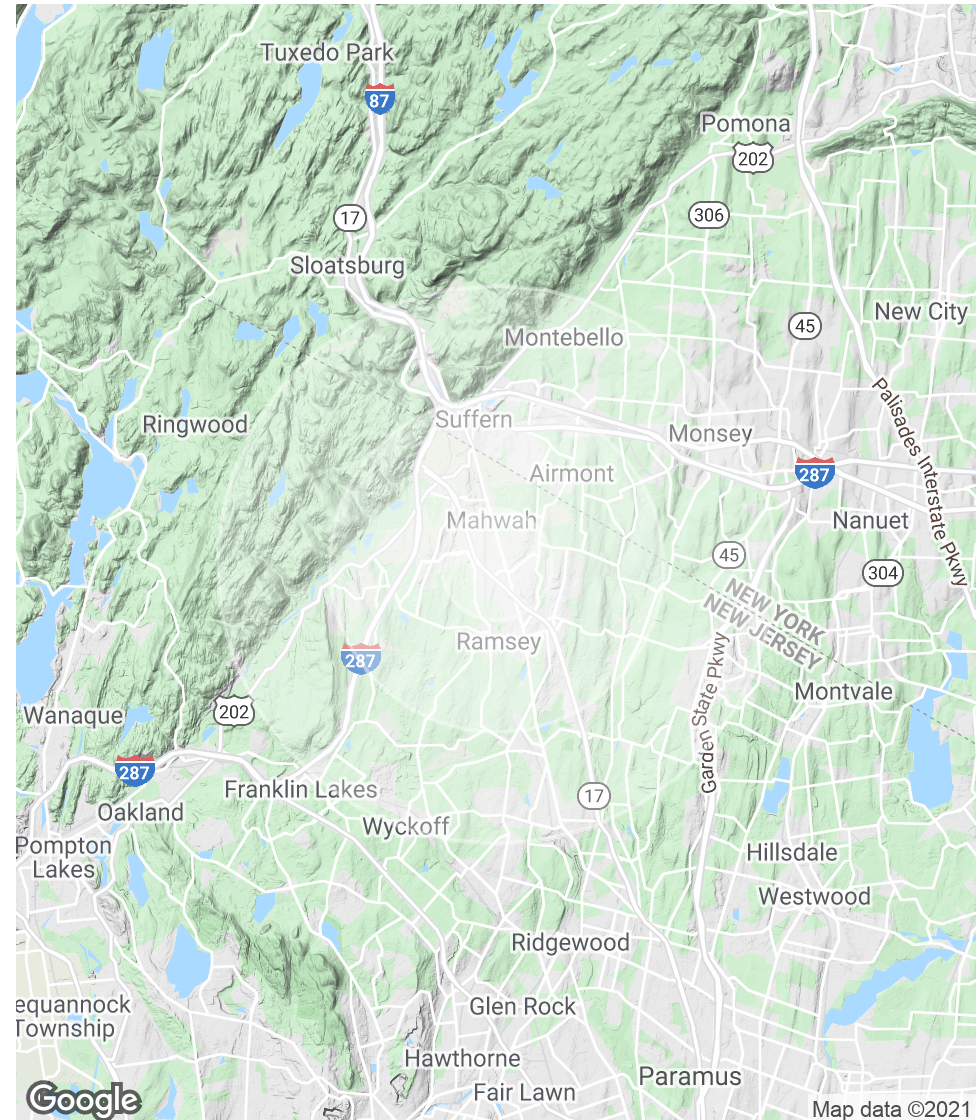
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,227	67,198	128,460
Average age	42.0	41.5	41.3
Average age (Male)	40.9	39.5	38.9
Average age (Female)	43.3	43.3	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,348	26,095	46,217
# of persons per HH	2.5	2.6	2.8
Average HH income	\$129,562	\$128,803	\$141,221
Average house value	\$591,446	\$562,157	\$600,810

* Demographic data derived from 2010 US Census



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