



OFFICE BUILDING

FOR SALE

# ±3,200 SF FLEX / OFFICE BUILDING

3 Industrial Road, Pequannock, NJ 07440

*For More Information, Contact*

**ANTHONY BUFANIO**

*Director*

ambufanio@blauberg.com

973.568.6612



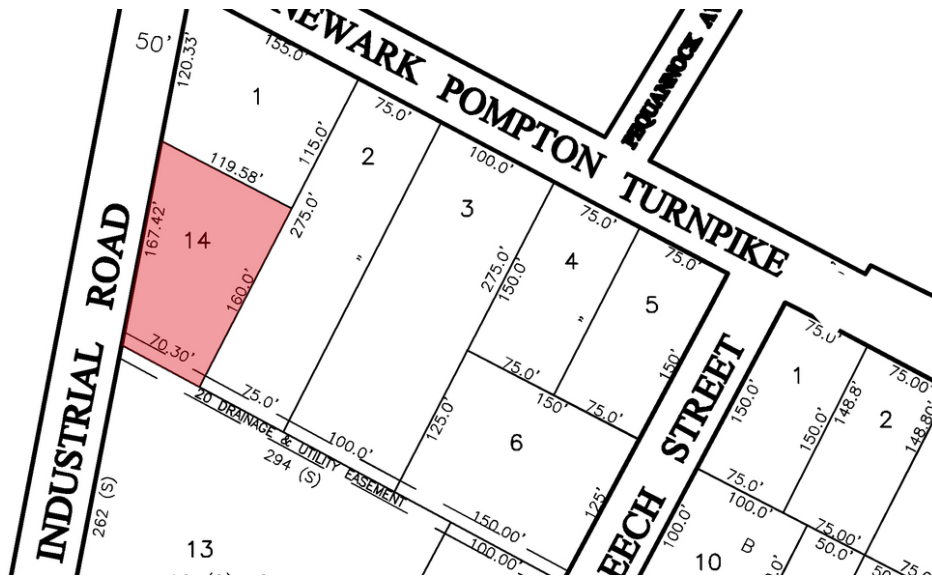
THE BLAU & BERG COMPANY

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

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

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## PROPERTY DESCRIPTION

±3,200 SF Flex / Office Building

## LOCATION DESCRIPTION

Approx. 0.5 Miles to Route 23

Approx. 3.8 Miles to Route 46 and I-80

Approx. 5.4 Miles to I-287

## OFFERING SUMMARY

Sale Price:	\$545,000
Building Size:	3,200 SF

## PROPERTY HIGHLIGHTS

- Highlights: ±3,200 SF Free Standing; One Story Building
- Lot Size: ±0.36 Acres (Block 4601, Lot 14)
- Year Built: 1962 and Remodeled: 2012
- Construction: Block and Wood Frame
- Ceiling Height: 9' Dropped Ceiling
- Utilities: Gas Heat, City Water & Sewer
- Power: 150 Amps 3 Phase
- Air-Conditioned: 100%
- Loading: One Drive-In
- Parking: On Site
- Zoned: I-1 Industrial

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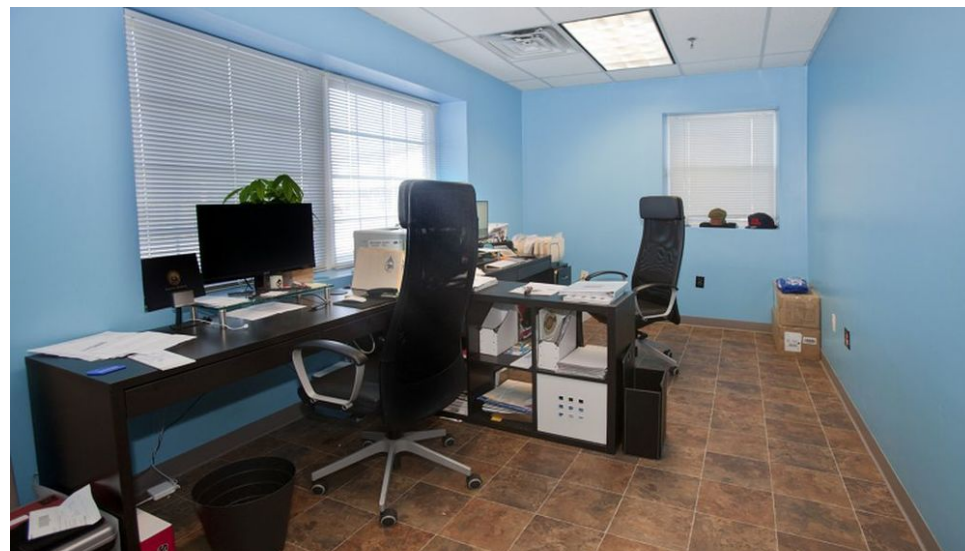
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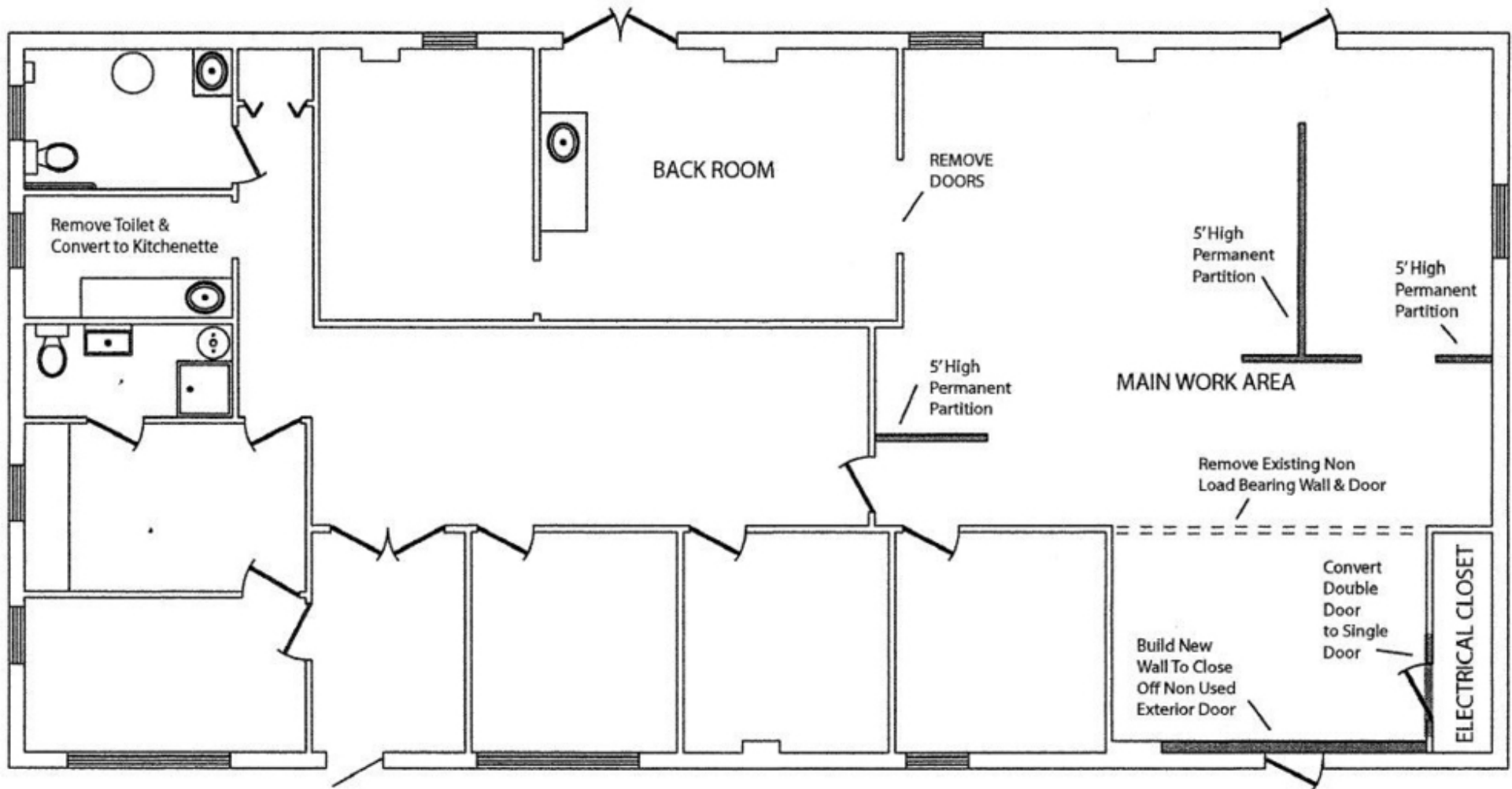
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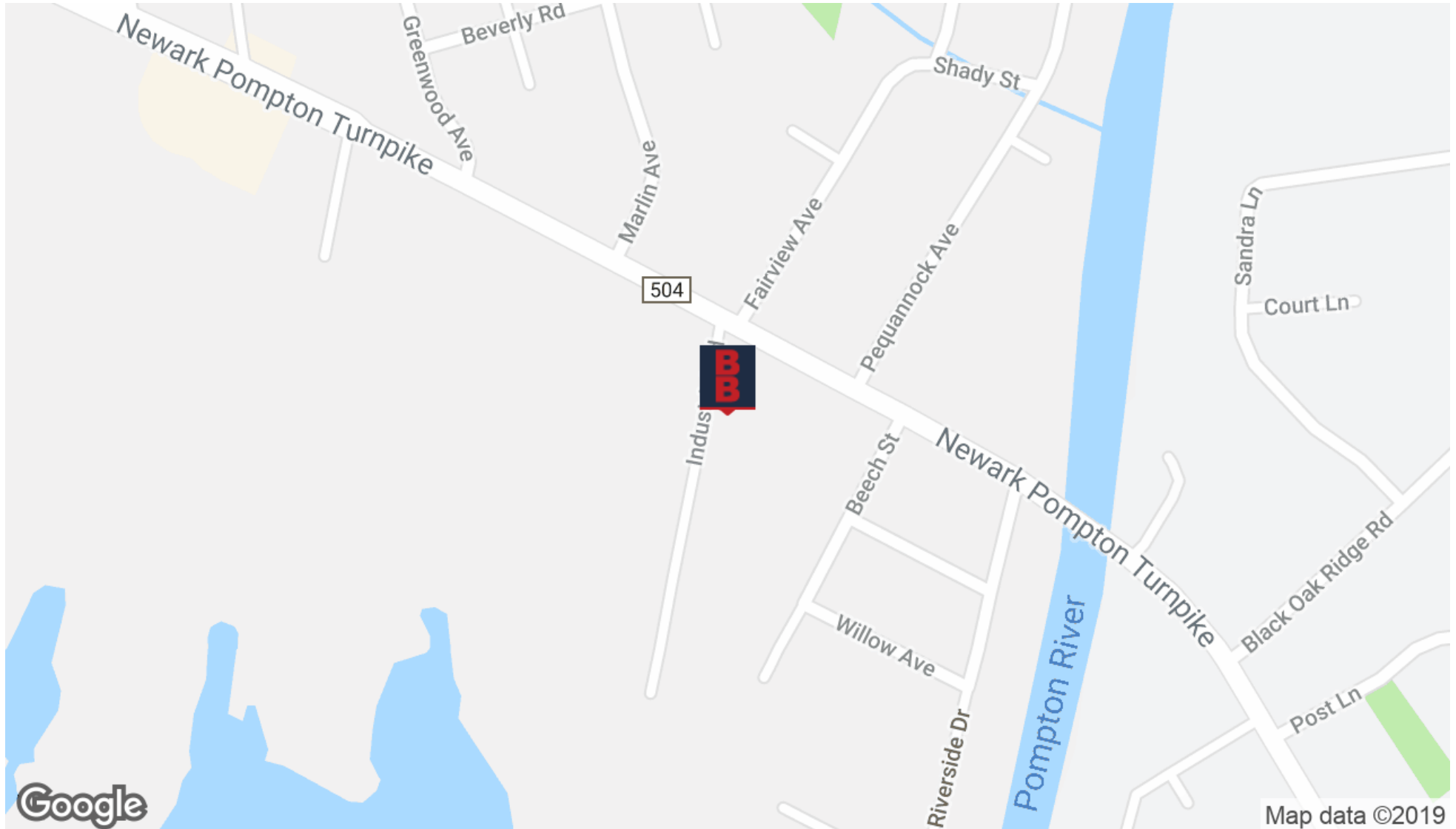
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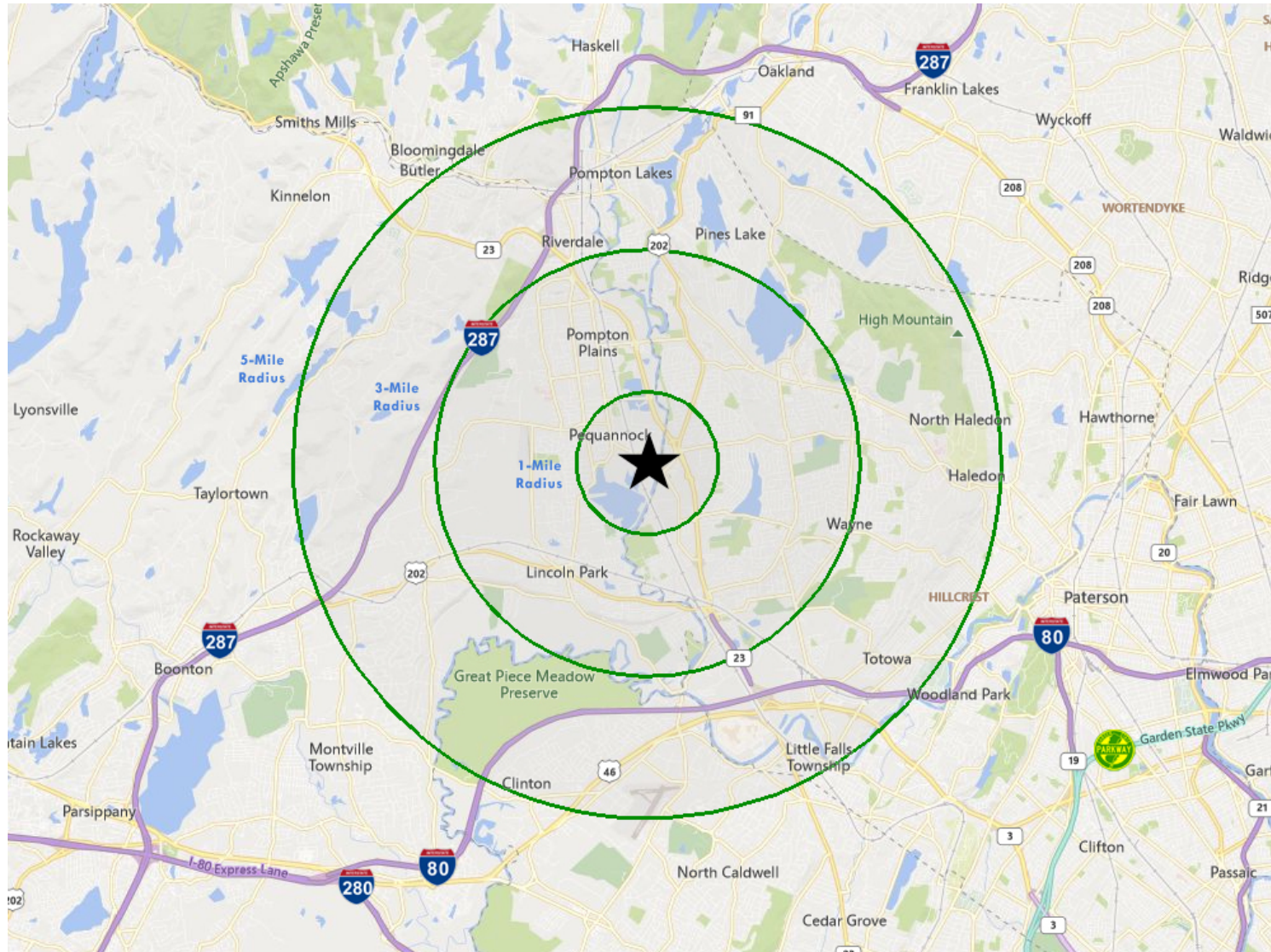
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	7,802	64,892	154,705
2019 Estimate	7,753	64,521	153,268
2010 Census	7,561	63,202	148,008
Growth 2019-2024	0.63%	0.58%	0.94%
Growth 2010-2019	2.54%	2.09%	3.55%
2019 Population Hispanic Origin	707	6,292	20,987
<b>2019 Population by Race:</b>			
White	7,178	57,326	131,952
Black	72	1,012	6,339
Am. Indian & Alaskan	11	123	478
Asian	383	5,117	11,939
Hawaiian & Pacific Island	6	29	71
Other	104	915	2,490
<b>U.S. Armed Forces:</b>			
	0	0	2
<b>Households:</b>			
2024 Projection	2,702	23,930	55,674
2019 Estimate	2,685	23,808	55,221
2010 Census	2,611	23,381	53,651
Growth 2019 - 2024	0.63%	0.51%	0.82%
Growth 2010 - 2019	2.83%	1.83%	2.93%
Owner Occupied	2,327	19,530	43,907
Renter Occupied	357	4,278	11,314
<b>2019 Avg Household Income</b>	<b>\$132,437</b>	<b>\$131,703</b>	<b>\$128,315</b>
<b>2019 Med Household Income</b>	<b>\$108,053</b>	<b>\$106,460</b>	<b>\$102,901</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	265	1,913	5,024
\$25,000 - \$50,000	317	2,885	7,133
\$50,000 - \$75,000	250	3,076	7,340
\$75,000 - \$100,000	410	3,269	7,273
\$100,000 - \$125,000	312	2,943	7,246
\$125,000 - \$150,000	257	2,260	4,608
\$150,000 - \$200,000	400	3,209	6,985
\$200,000+	474	4,252	9,613

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**Direct:** 973.568.6612

### PROFESSIONAL BACKGROUND

Anthony, Director of The Blau & Berg Company, is responsible for representing tenants and buyers as well as owners. He has been with The Blau & Berg Company since 1986. While experienced in all aspects of commercial real estate, his primary focus is in the industrial market. He has represented all types of companies including international, national and regional businesses as well as many local operations just starting out.

### EDUCATION

Rutgers University - Bachelor of Science degree in Economics

Certified Commercial Investment Member (CCIM) from the Commercial Investment Real Estate Institute (CIRES) at New York University

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