



INDUSTRIAL PROPERTY

FOR LEASE

±12,000 SF INDUSTRIAL/FLEX OPPORTUNITY CLOSE TO PATH STATION (MINUTES TO NYC)
1 Cape May Street, Harrison, NJ 07029

For More Information, Contact

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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**PROPERTY DESCRIPTION**

±12,000 SF Industrial/Flex Opportunity Close to Path Station (Minutes to NYC)

LOCATION DESCRIPTION

0.3 Miles to the Harrison PATH Station

½ Mile to I-280

3 Miles to NJ Turnpike Interchange 15W

5 Miles from Newark Int'l Airport and Port Areas

OFFERING SUMMARY

Sublease Rate:	\$10.00 SF/yr (NNN)
Available SF:	12,000 SF (Unit G)
Building Size:	630,000 SF

PROPERTY HIGHLIGHTS

- Total Building: ±630,000 SF on ±28.69 AC
- Description: Distribution Flex Logistics Center
- Available Space: 12,000 SF – Sublease (Unit G)
- Heat: Gas Suspended
- Sprinkler System: Wet System
- Column Spacing: ±40' x 40'
- Ceiling Height: ±14'
- CAM: \$2 PSF

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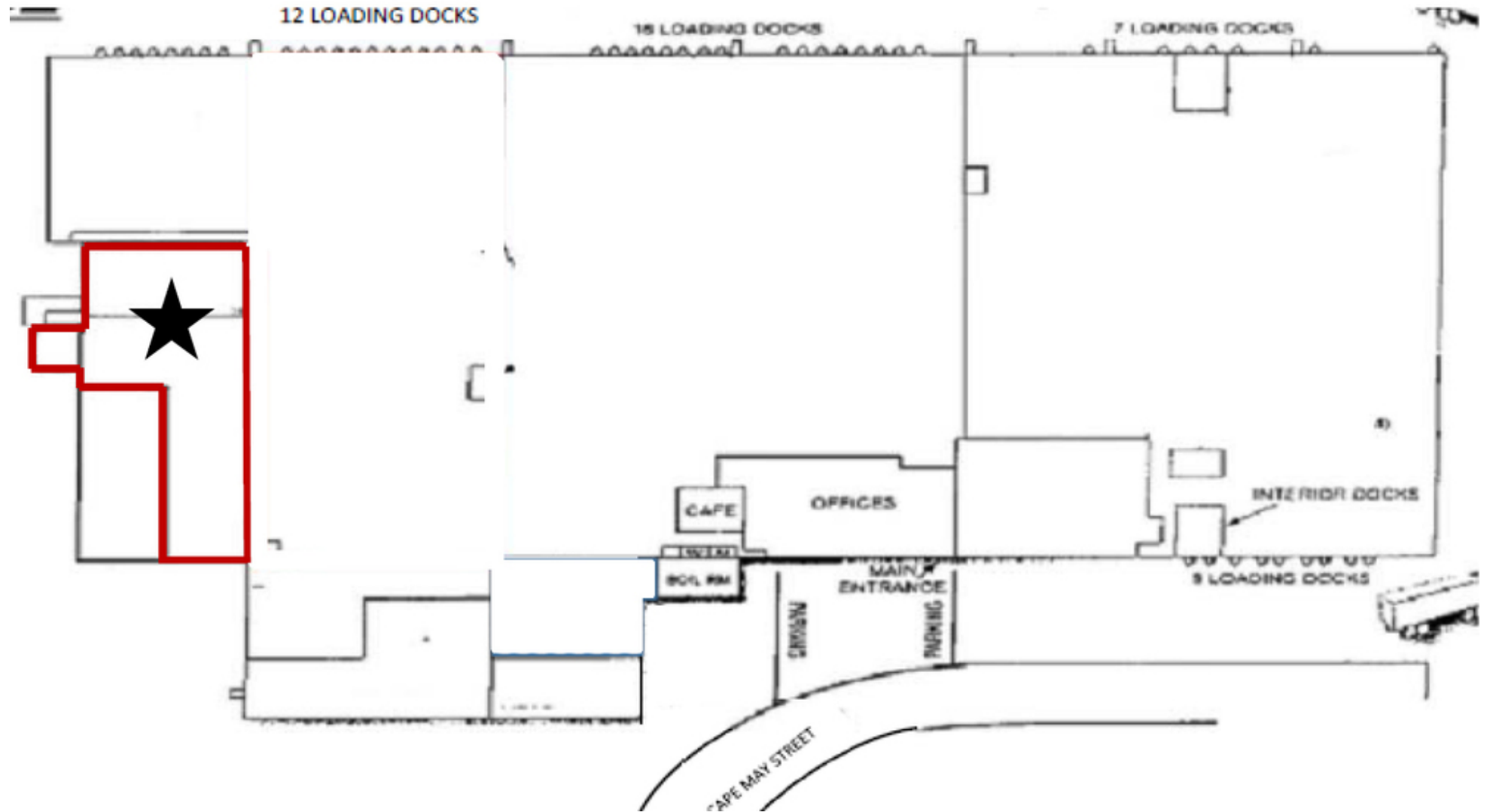
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	33,101	250,635	655,856
Median age	34.0	33.6	34.3
Median age (Male)	33.7	32.7	32.7
Median age (Female)	34.9	34.9	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11,085	82,716	229,735
# of persons per HH	3.0	3.0	2.9
Average HH income	\$58,971	\$53,312	\$57,343
Average house value	\$398,252	\$372,975	\$365,110

* Demographic data derived from 2010 US Census

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