



INDUSTRIAL PROPERTY

FOR SALE

±31,000 SF INDUSTRIAL OPPORTUNITY

88 South Street, Passaic, NJ 07055

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

Sales Associate

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973.379.6644 x139

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

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PROPERTY DESCRIPTION

±31,000 SF Industrial Opportunity

LOCATION DESCRIPTION

Approx. 2.2 Miles to Route 46 | Approx. 3.4 Miles to Route 3
 Approx. 3.5 Miles to I-80 | Approx. 6.5 Miles to GSP
 Approx. 9.5 Miles to I-95 | Approx. 9.7 Miles to I-280
 Approx. 12.3 Miles to I-78 | Approx 13.8 Miles to Newark Airport

OFFERING SUMMARY

Sale Price:	Please Call
Building Size:	31,000 SF

PROPERTY HIGHLIGHTS

- ±26,000 SF Warehouse
- ±5,000 SF 2nd Floor Space
- 12' - 14' and 18' - 20' Ceiling Heights
- 4 Drive-In Doors, 400 Amp Service
- ±0.46-Acre Lot (Block 1032, Lot 23)
- Secure, Refrigerated Building Ideal for Food Distribution, Document / Valuable Storage, Industrial or Manufacturing Use
- Brick, Concrete, Steel Construction, Sprinklered, Alarmed with Camera System
- Steel-Door Vaults
- On-Street Parking
- Possible Industrial Development Tax Credits by Municipality

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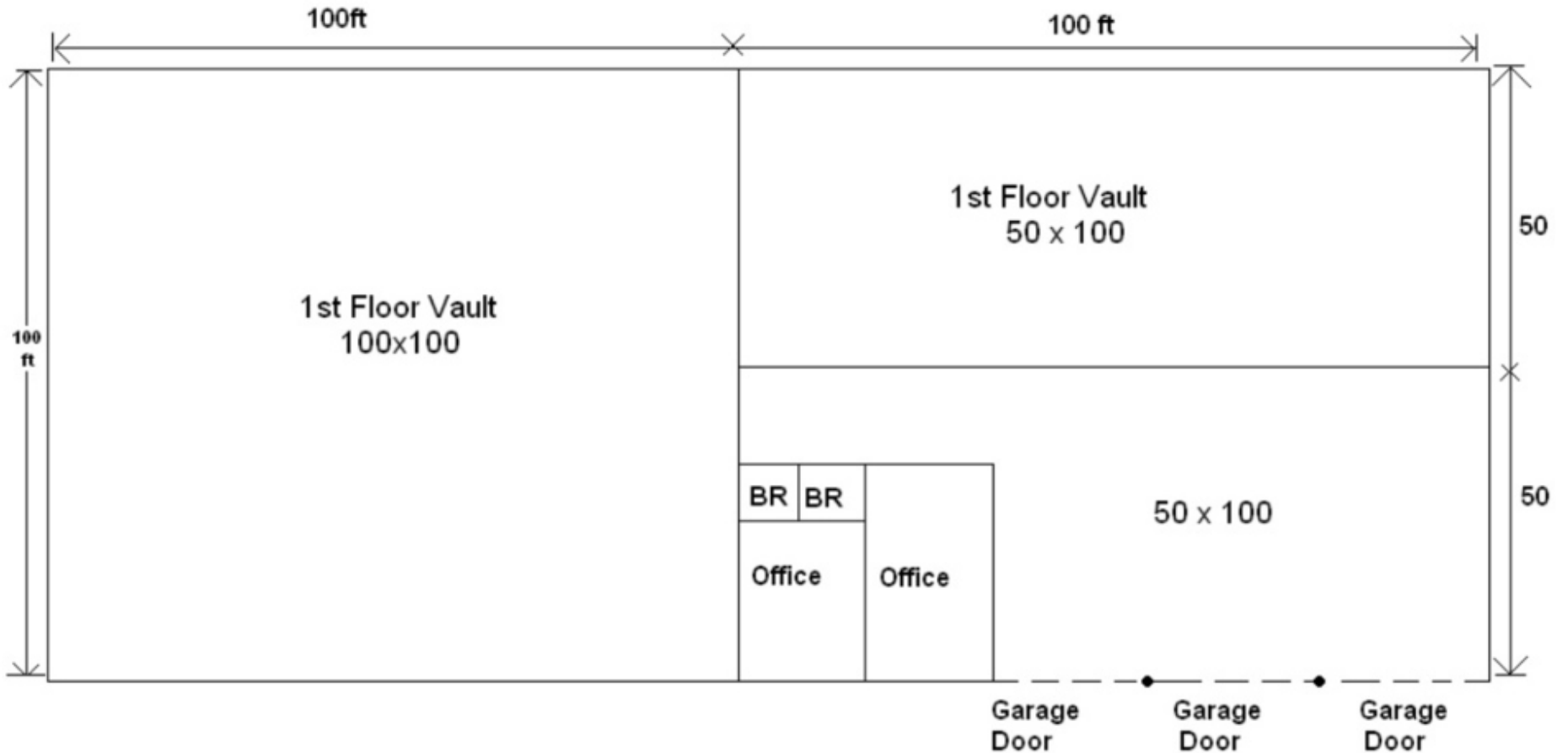
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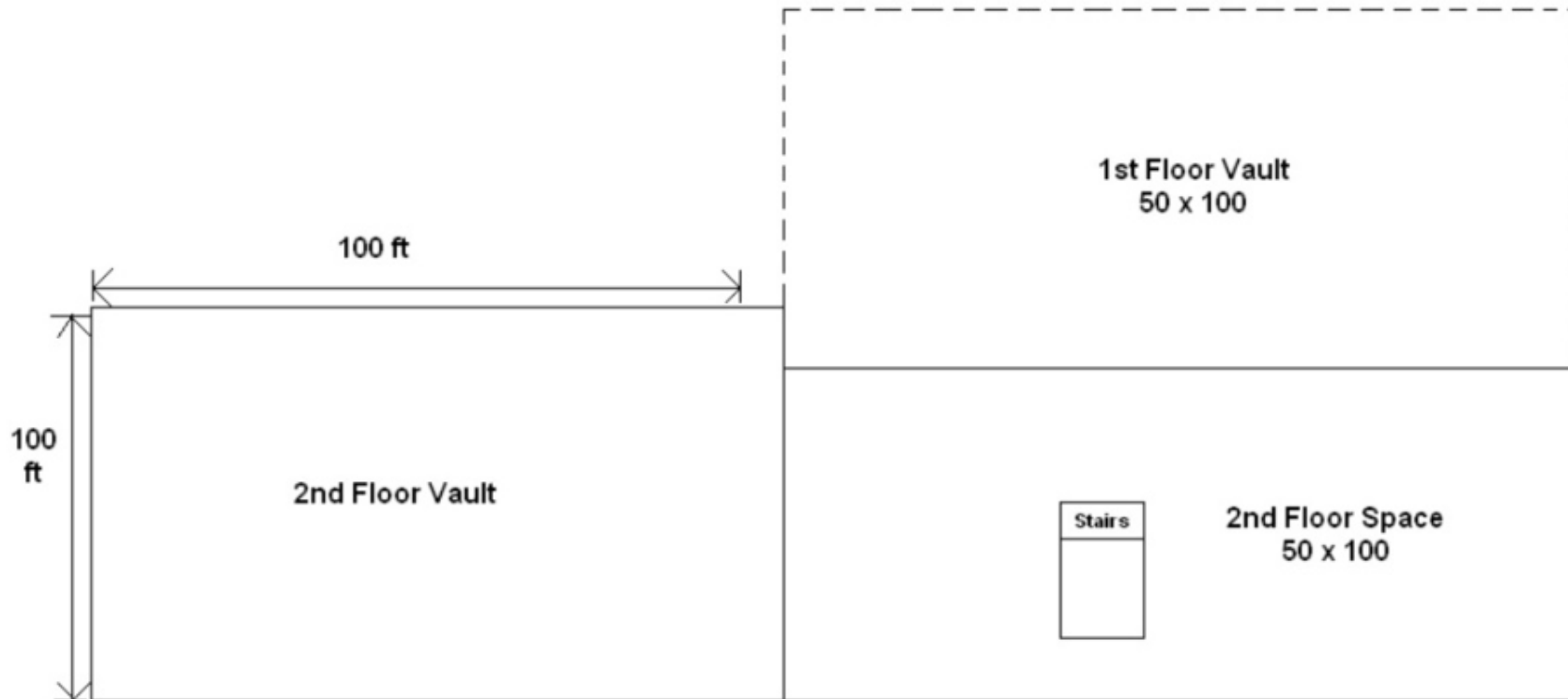
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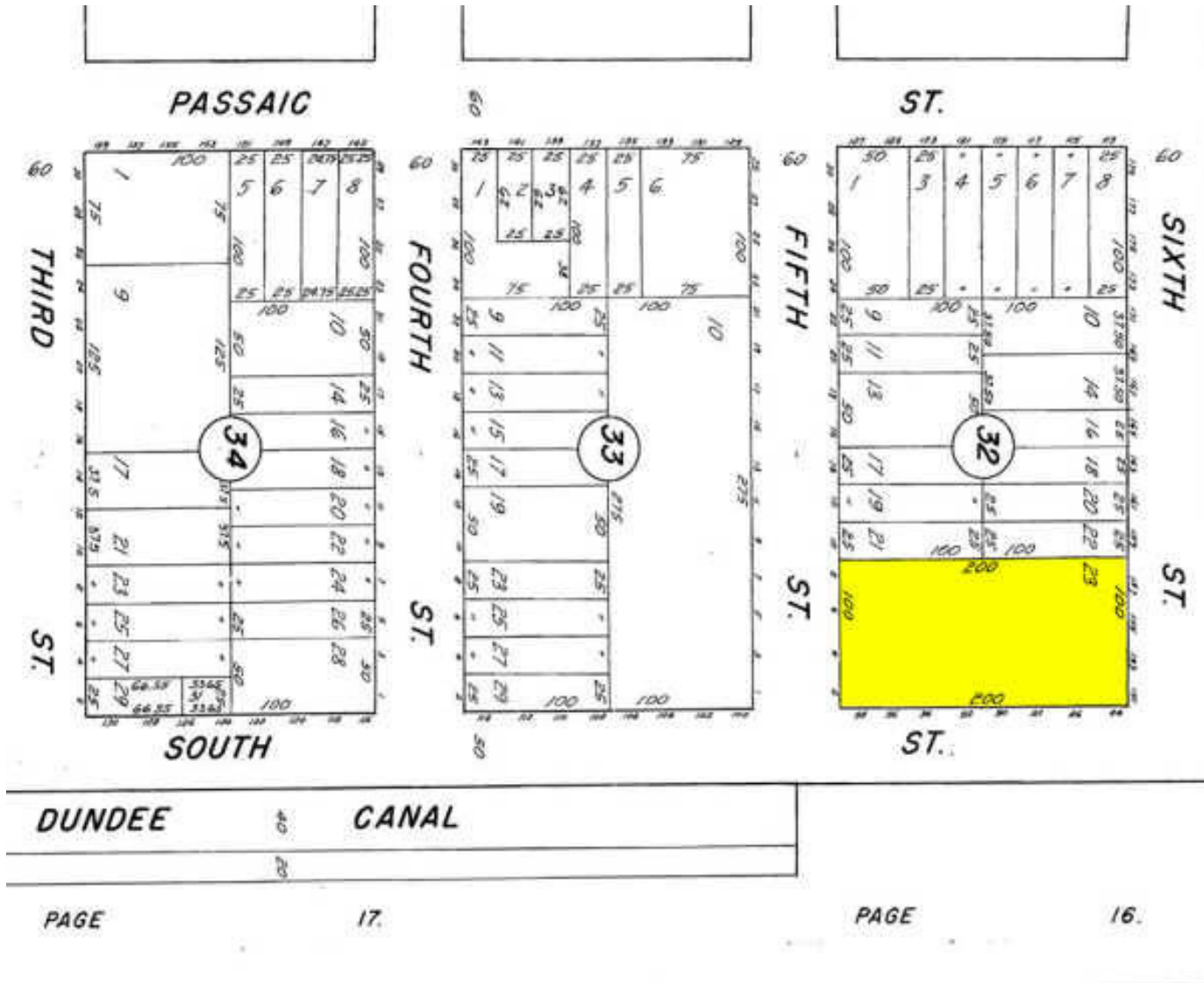
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	63,108	287,181	640,928
2019 Estimate	61,636	282,775	631,936
2010 Census	55,948	271,309	613,895
Growth 2019-2024	2.39%	1.56%	1.42%
Growth 2010-2019	10.17%	4.23%	2.94%
2019 Population Hispanic Origin	39,457	123,083	248,745
2019 Population by Race:			
White	46,713	221,129	464,421
Black	7,926	25,635	81,929
Am. Indian & Alaskan	1,493	3,665	7,384
Asian	3,300	23,830	58,972
Hawaiian & Pacific Island	145	499	1,079
Other	2,059	8,017	18,150
U.S. Armed Forces:	0	53	154
Households:			
2024 Projection	19,987	100,651	227,869
2019 Estimate	19,496	99,072	224,671
2010 Census	17,642	95,074	218,735
Growth 2019 - 2024	2.52%	1.59%	1.42%
Growth 2010 - 2019	10.51%	4.21%	2.71%
Owner Occupied	4,472	45,822	112,742
Renter Occupied	15,024	53,250	111,929
2019 Avg Household Income	\$56,633	\$84,297	\$90,631
2019 Med Household Income	\$42,008	\$63,813	\$68,449
2019 Households by Household Inc:			
<\$25,000	6,650	21,328	44,698
\$25,000 - \$50,000	4,467	19,181	42,209
\$50,000 - \$75,000	3,428	15,668	33,887
\$75,000 - \$100,000	2,215	12,820	28,880
\$100,000 - \$125,000	955	10,098	22,921
\$125,000 - \$150,000	791	6,046	14,690
\$150,000 - \$200,000	609	7,694	19,617
\$200,000+	381	6,235	17,770

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