



INDUSTRIAL PROPERTY

FOR LEASE

±8,300 SF INDUSTRIAL OPPORTUNITY

152 Floyd Avenue, Bloomfield, NJ 07003

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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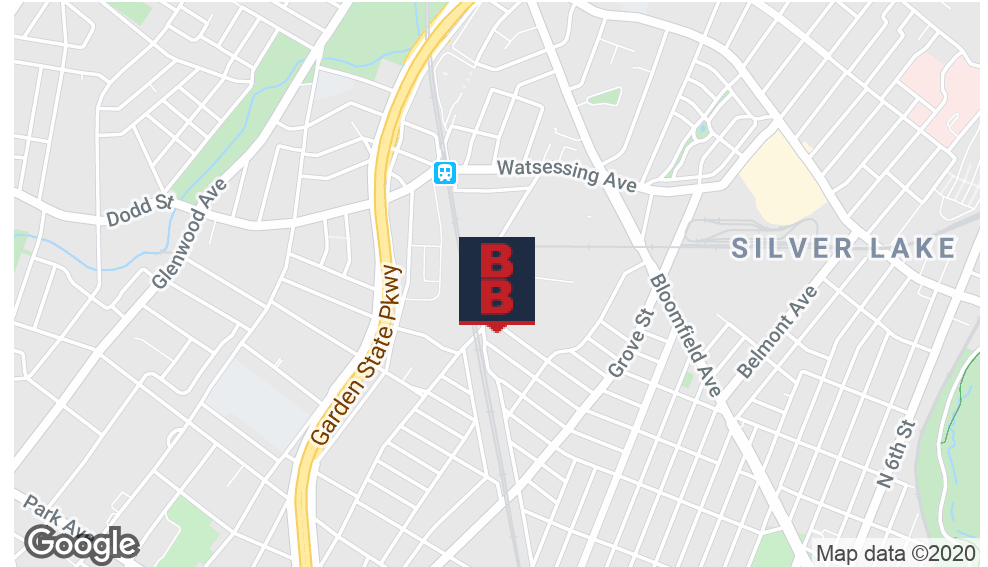
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±8,300 SF Industrial Opportunity

LOCATION DESCRIPTION

Less than 1 Mile to Garden State Parkway
 Approx. 1.4 Miles to I-280
 Approx. 4.2 Miles to I-78 and I-95
 Approx. 5 Miles to Newark Liberty Airport

OFFERING SUMMARY

Lease Rate:	\$13,250 per month (NNN)
Available SF:	8,300 SF
Building Size:	8,300 SF

PROPERTY HIGHLIGHTS

- ±8,300 SF Total Building Size on ±0.92 Acres
- Zoned M-1 General Ind. : R-1B Single Family
- 1 Crane
- 12' – 18' Ceiling Heights
- 5 Drive-Ins
- Clear Span Building
- Taxes at \$19,820 (2019)

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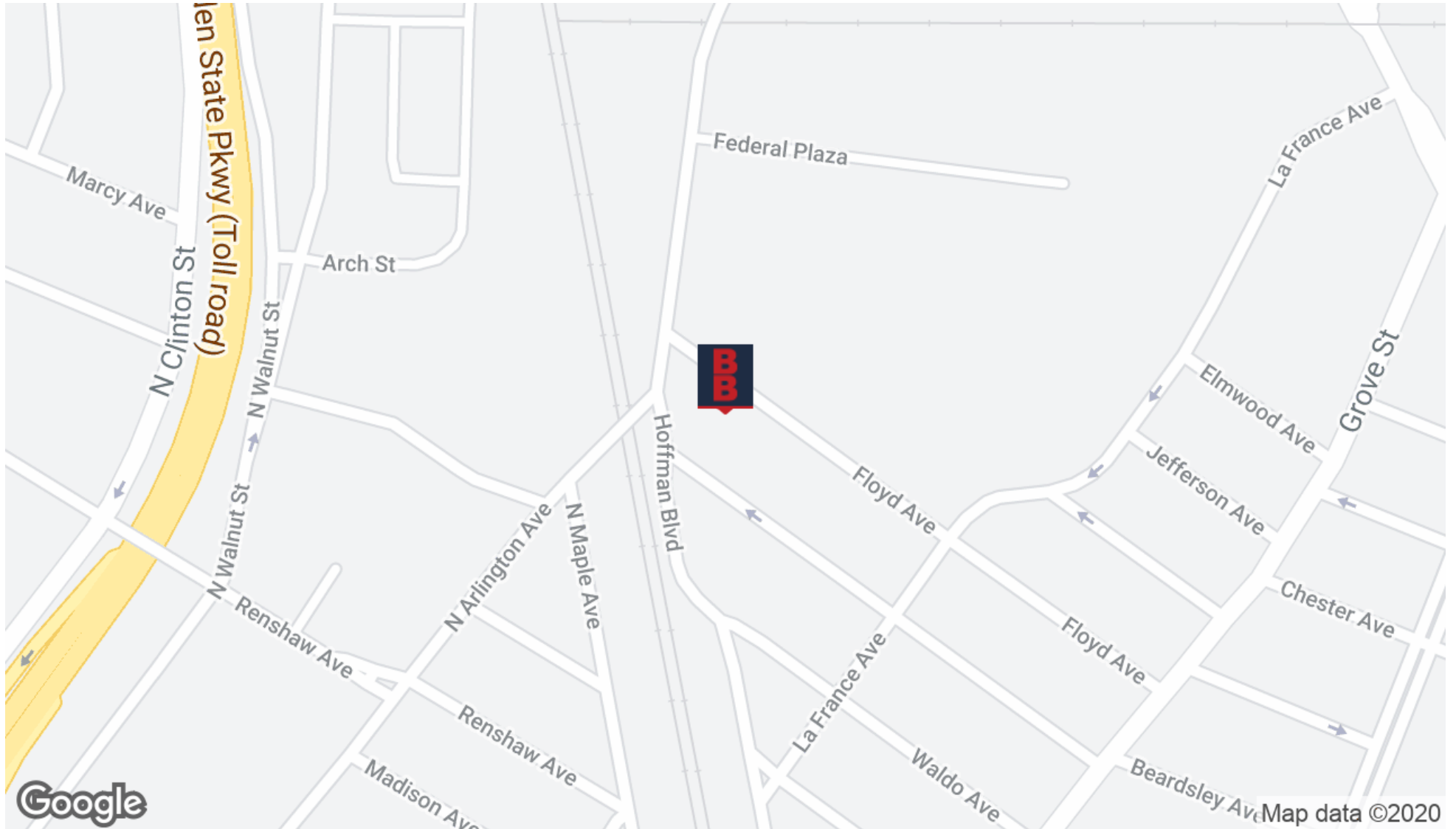
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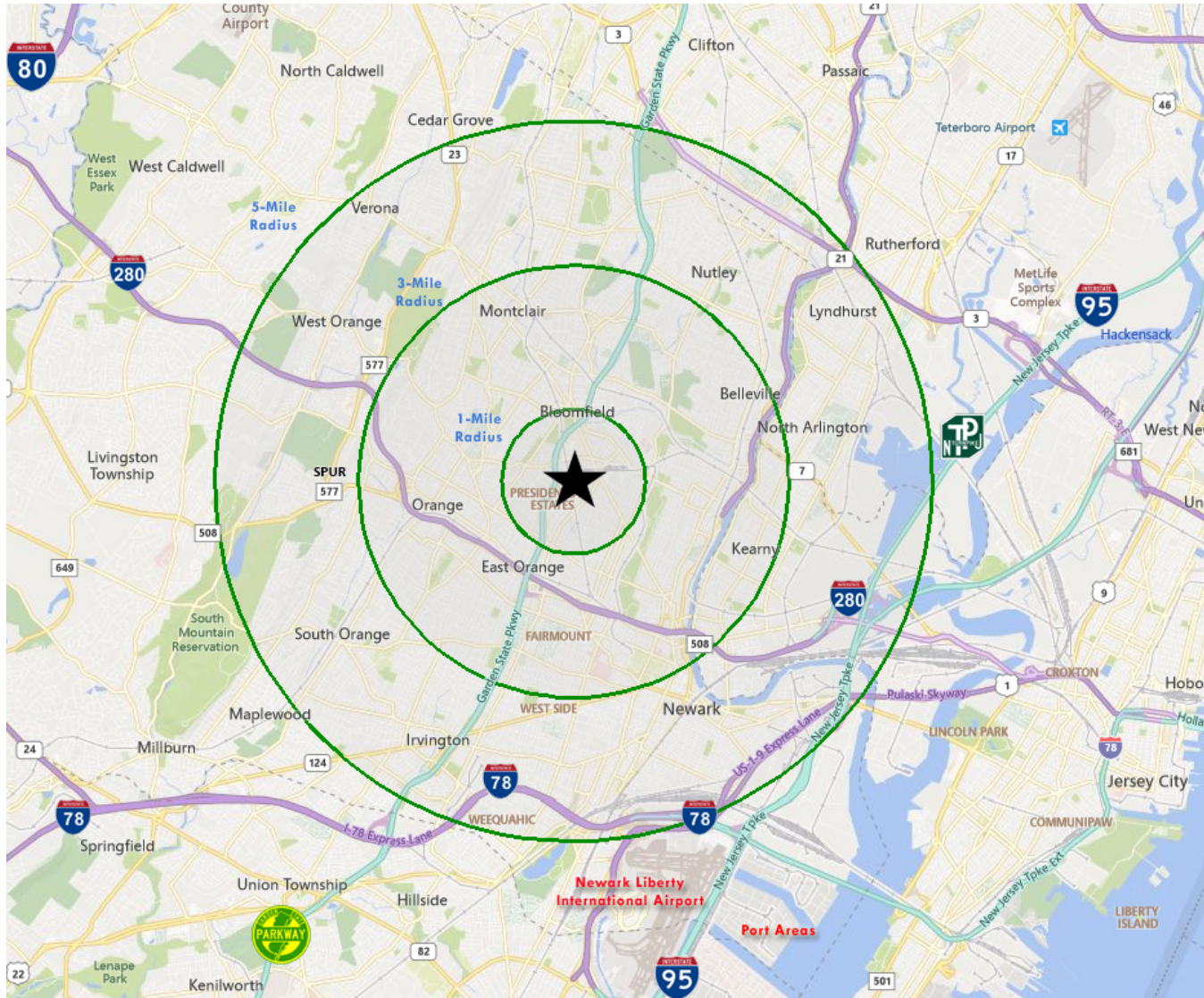
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	44,165	390,966	776,052
2019 Estimate	44,053	384,315	761,993
2010 Census	46,639	378,162	743,625
Growth 2019-2024	0.25%	1.73%	1.85%
Growth 2010-2019	(5.54%)	1.63%	2.47%
2019 Population Hispanic Origin	16,201	133,851	214,117
2019 Population by Race:			
White	18,815	173,966	374,549
Black	21,266	178,088	321,549
Am. Indian & Alaskan	526	4,024	6,404
Asian	2,094	17,716	39,281
Hawaiian & Pacific Island	95	684	1,097
Other	1,257	9,837	19,113
U.S. Armed Forces:	2	25	75
Households:			
2024 Projection	16,296	141,219	283,902
2019 Estimate	16,263	138,857	278,659
2010 Census	17,262	136,751	271,306
Growth 2019 - 2024	0.20%	1.70%	1.88%
Growth 2010 - 2019	(5.79%)	1.54%	2.71%
Owner Occupied	5,746	45,900	107,788
Renter Occupied	10,517	92,958	170,870
2019 Avg Household Income	\$68,961	\$67,007	\$78,187
2019 Med Household Income	\$53,040	\$46,764	\$52,766
2019 Households by Household Inc:			
<\$25,000	4,164	41,520	75,705
\$25,000 - \$50,000	3,535	31,070	58,030
\$50,000 - \$75,000	3,019	22,664	42,482
\$75,000 - \$100,000	2,028	14,704	29,266
\$100,000 - \$125,000	1,464	10,840	22,998
\$125,000 - \$150,000	639	5,309	13,091
\$150,000 - \$200,000	905	7,049	17,631
\$200,000+	510	5,701	19,456

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