



LAND

FOR SALE & LEASE

±32,935 SF BUILD TO SUIT OR ±3.25 AC SALE WITH APPROVALS

3116 Bordentown Avenue, Old Bridge, NJ 08857

For More Information, Contact

CHARLES T. KAVANAGH

Executive Vice President

ctkavanagh@blauberg.com

973.379.6644 x113



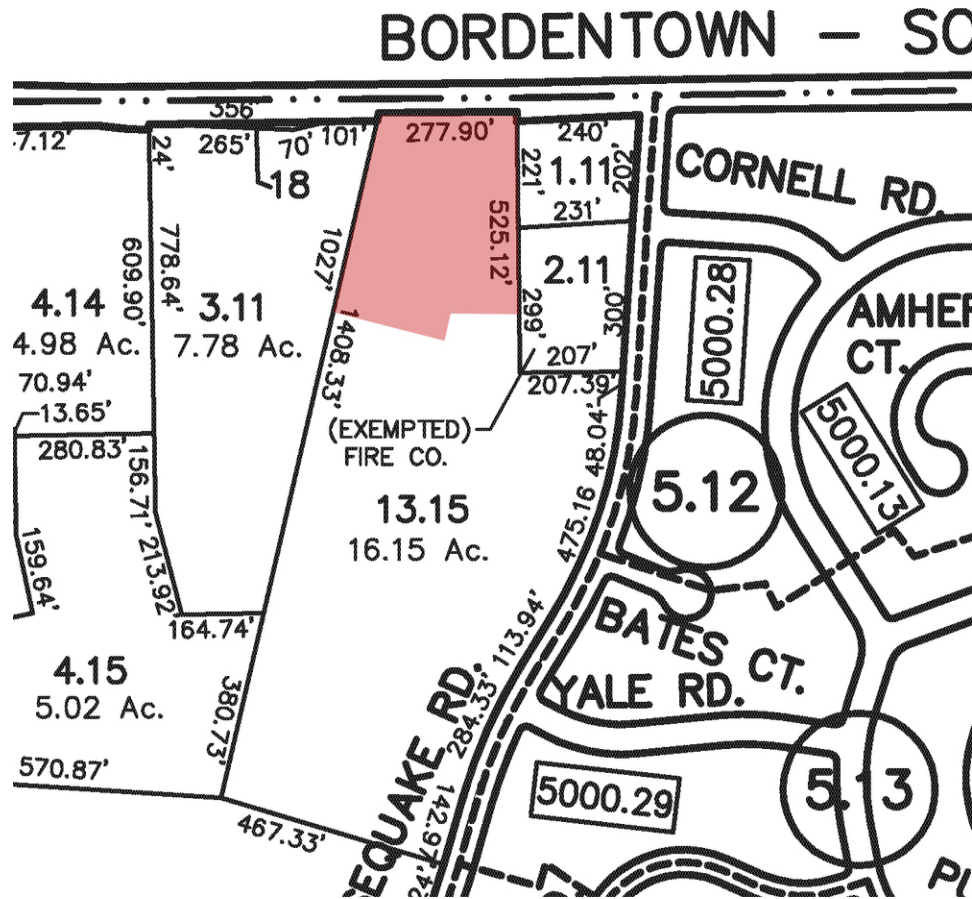
THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

±3 Miles to Route 18 and Garden State Parkway
 1 Minute to Route 9, 10 Minutes to Route 18, 5 Minutes to Garden State Parkway, 12-15 Minutes to NJ Turnpike (Exits 9 or 10)
 Under 25 Minutes to Staten Island, 25-28 Minutes to Ports Elizabeth Newark, Under 45 Minutes to Mid-Town NYC and Brooklyn

BULLETS HEADLINE

- Approved Office Area: 1st Floor Office = 2,997 SF (Can Modify <) and 2nd Floor Office = 1,200 SF +/-)
- Ground Floor Space: 28,735 SF
- Lot Size: ±3.25 Acres
- Year Built: Within 1 Year from Signing
- Clear Ceiling Height: 32' Plus Available
- Column Spacing & Speed Bay: To Suit
- Loading: 6 (9' x 10') Loading Doors with Dock Seals and Levelers (To Suit). 140' Swing Room Off the Loading Dock and Staging Area
- Power: To Suit
- Lighting: LED
- Heat: Gas
- Car Parking: 30
- Sprinklers: ESFR
- Real Estate Taxes & CAM PSF (est.): PILOT Program Available
- Sale Price: \$1,811,425
- Lease Rate: Negotiable

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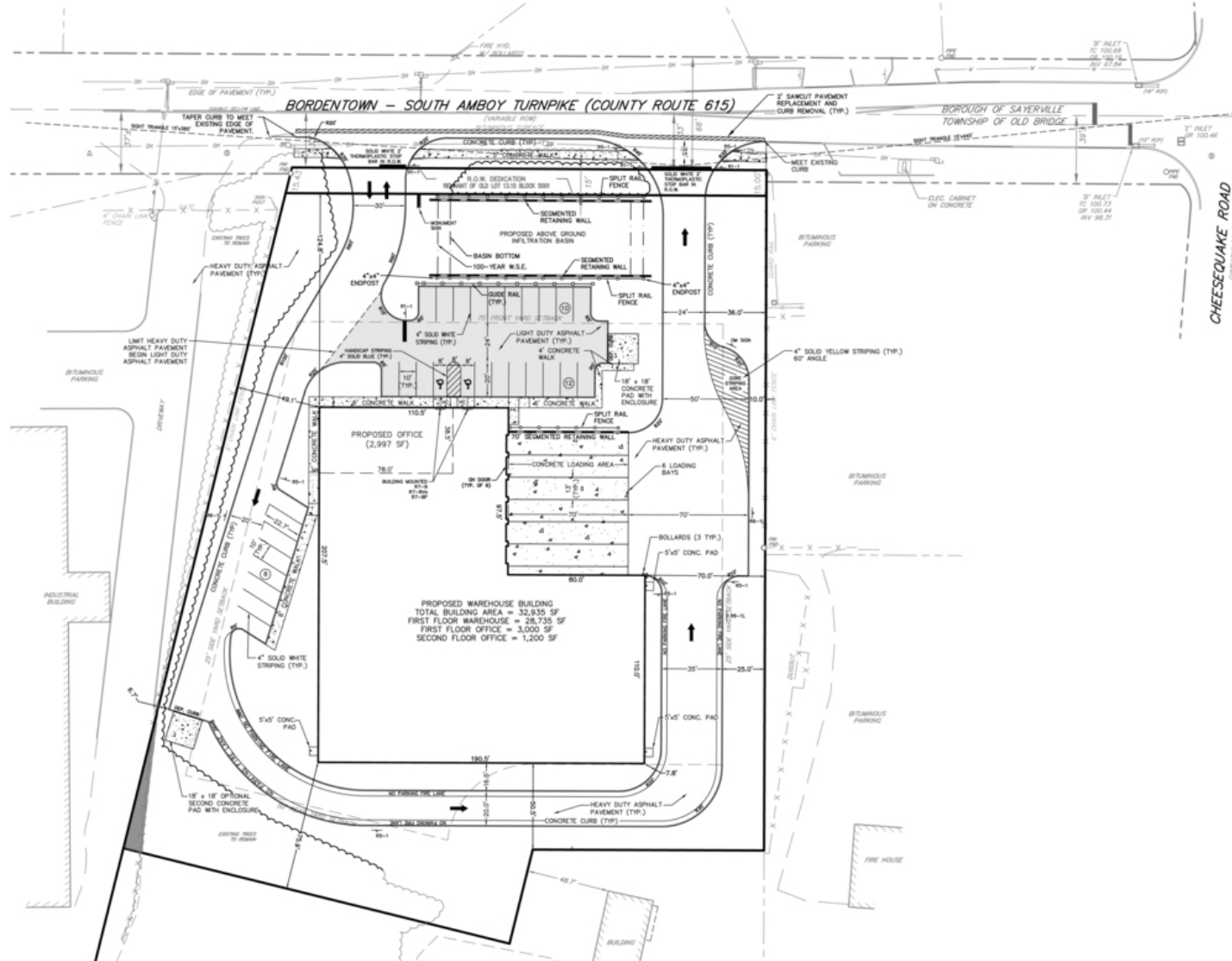
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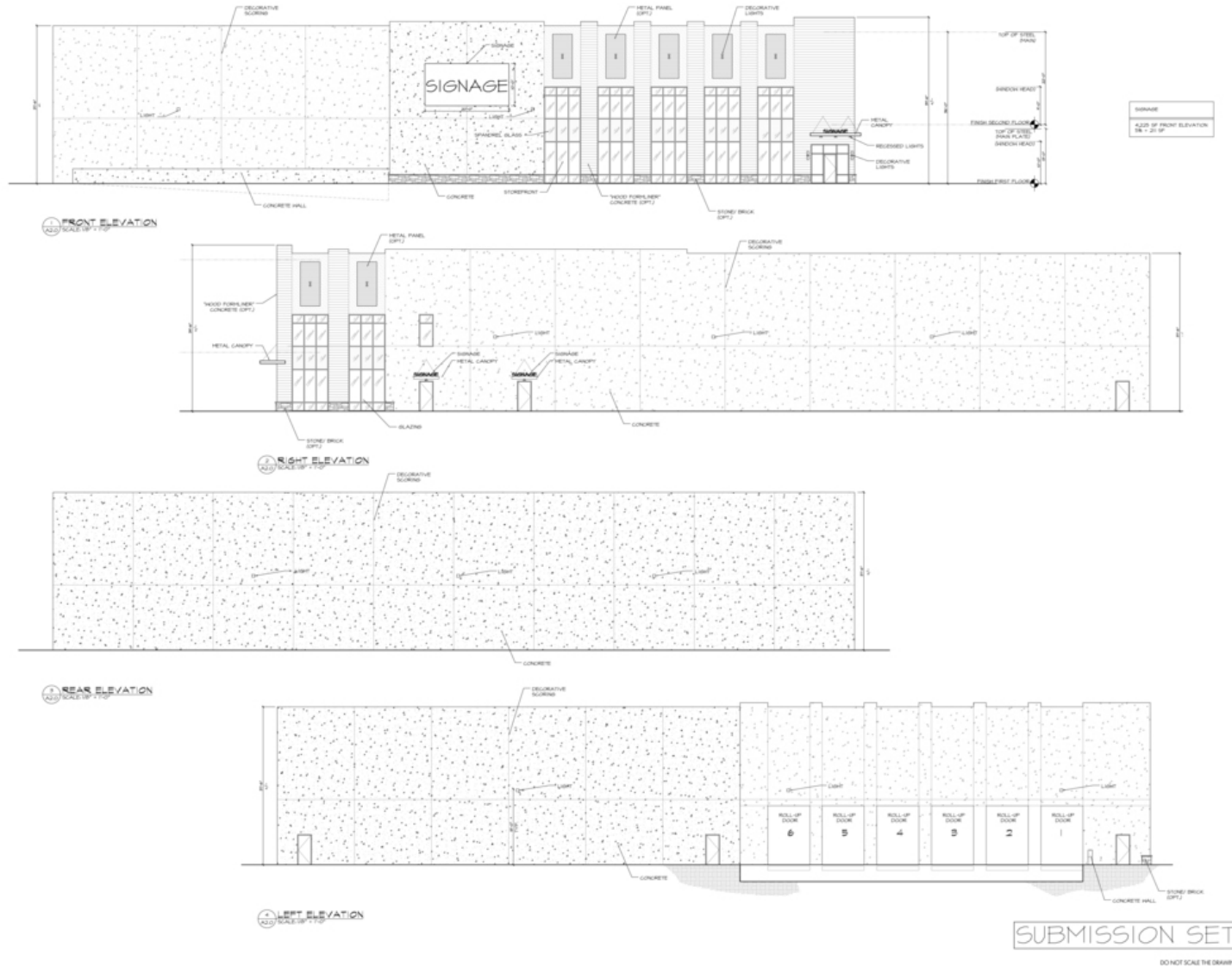
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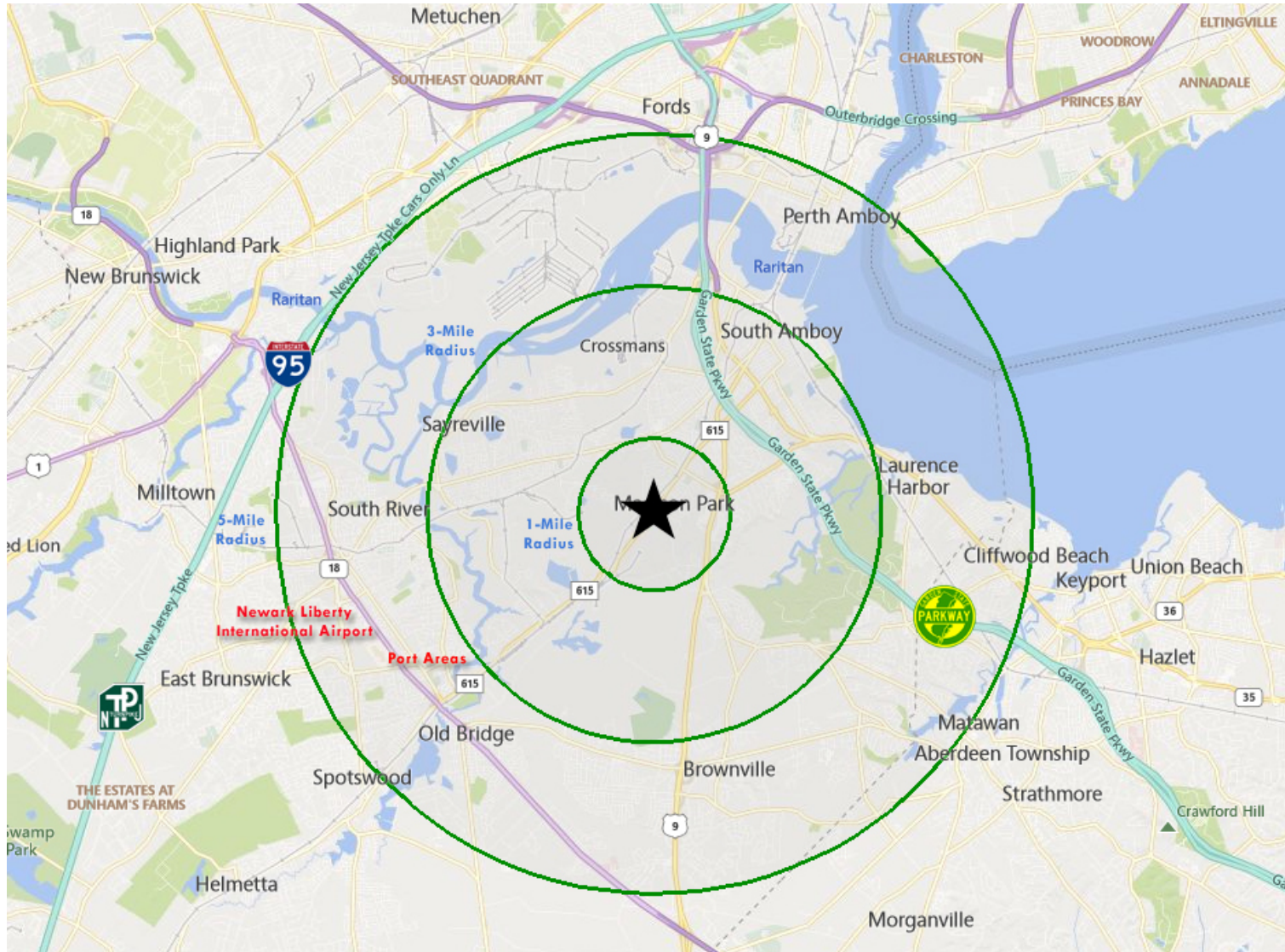
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	8,706	70,135	187,274
2019 Estimate	8,639	69,352	186,326
2010 Census	8,504	66,985	185,832
Growth 2019-2024	0.78%	1.13%	0.51%
Growth 2010-2019	1.59%	3.53%	0.27%
2019 Population Hispanic Origin	1,497	10,916	46,494
2019 Population by Race:			
White	5,987	46,353	133,395
Black	811	8,024	19,244
Am. Indian & Alaskan	30	244	1,226
Asian	1,599	13,299	28,270
Hawaiian & Pacific Island	6	60	244
Other	206	1,372	3,947
U.S. Armed Forces:	9	12	13
Households:			
2024 Projection	2,987	26,040	66,854
2019 Estimate	2,966	25,759	66,522
2010 Census	2,932	24,926	66,353
Growth 2019 - 2024	0.71%	1.09%	0.50%
Growth 2010 - 2019	1.16%	3.34%	0.25%
Owner Occupied	2,051	16,191	42,220
Renter Occupied	915	9,568	24,302
2019 Avg Household Income	\$93,192	\$96,534	\$96,699
2019 Med Household Income	\$78,180	\$80,423	\$77,692
2019 Households by Household Inc:			
<\$25,000	281	3,152	9,700
\$25,000 - \$50,000	593	4,728	11,735
\$50,000 - \$75,000	545	4,163	10,837
\$75,000 - \$100,000	511	3,854	9,183
\$100,000 - \$125,000	371	3,432	7,738
\$125,000 - \$150,000	297	2,164	5,471
\$150,000 - \$200,000	207	2,540	6,833
\$200,000+	163	1,725	5,025

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PROFESSIONAL BACKGROUND

Mr. Kavanagh was initially a member of the Berg Enterprises Industrial Division prior to its acquisition by the American Can Company. During its transformation to a national financial services firm, Berg was merged with its sister company the Leslie Blau Company in 1974. He has more than 40 years experience in industrial and commercial real estate and had worked for period in the construction industry prior to starting his real estate career. At Blau & Berg, Mr. Kavanagh as represented many clients in site selection, acquisition, disposition and new construction projects, in and outside of New Jersey.

EDUCATION

A graduate of St Peter's College, he attended a joint JD/MBA program at Rutgers University and was admitted to the New Jersey Bar in 1974. In 1990 Mr. Kavanagh was one of a small group of brokers who acquired the assets of the Blau & Berg Company from Primerica/Margaretten (successor to American Can Co) and is currently a principal in the firm.

The principals of the Blau & Berg Company have been active in community service and Charles was a member of the Brielle Board of Education for ten years, eight years as President, and was Vice President of the Monmouth County School Boards Association. Additionally, he has for many years been active in fund raising for local Little League and Pop Warner organizations.

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