



INDUSTRIAL PROPERTY

FOR SALE

±10,600 SF INDUSTRIAL MANUFACTURING BUILDING ON 0.35 ACRES

94 4th Avenue, Haskell (Wanaque) NJ, Haskell, NJ 07420

For More Information, Contact the Exclusive Brokers

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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

±10,600 Sq. Ft. Industrial Manufacturing Building on 0.35 Acres

PROPERTY HIGHLIGHTS

- ±10,600 Sq. Ft. Total Building
- ±4,300 Sq. Ft. Office (Partial Second Floor)
- ±6,000 Sq. Ft. Fabrication Shop
- Three (3) 10' x 10' Overhead Doors
- Three Phase / 800 Amp Electricity
- Gas Powered Heating Units
- Access Via Route 287 at Exit 55

OFFERING SUMMARY

Sale Price:	\$950,000
Property Taxes:	\$23,129.44 (2019)
Lot Size:	0.35 Acres
Building Size:	10,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,919	13,700	35,374
Total Population	5,930	38,720	100,156
Average HH Income	\$102,311	\$103,290	\$111,413

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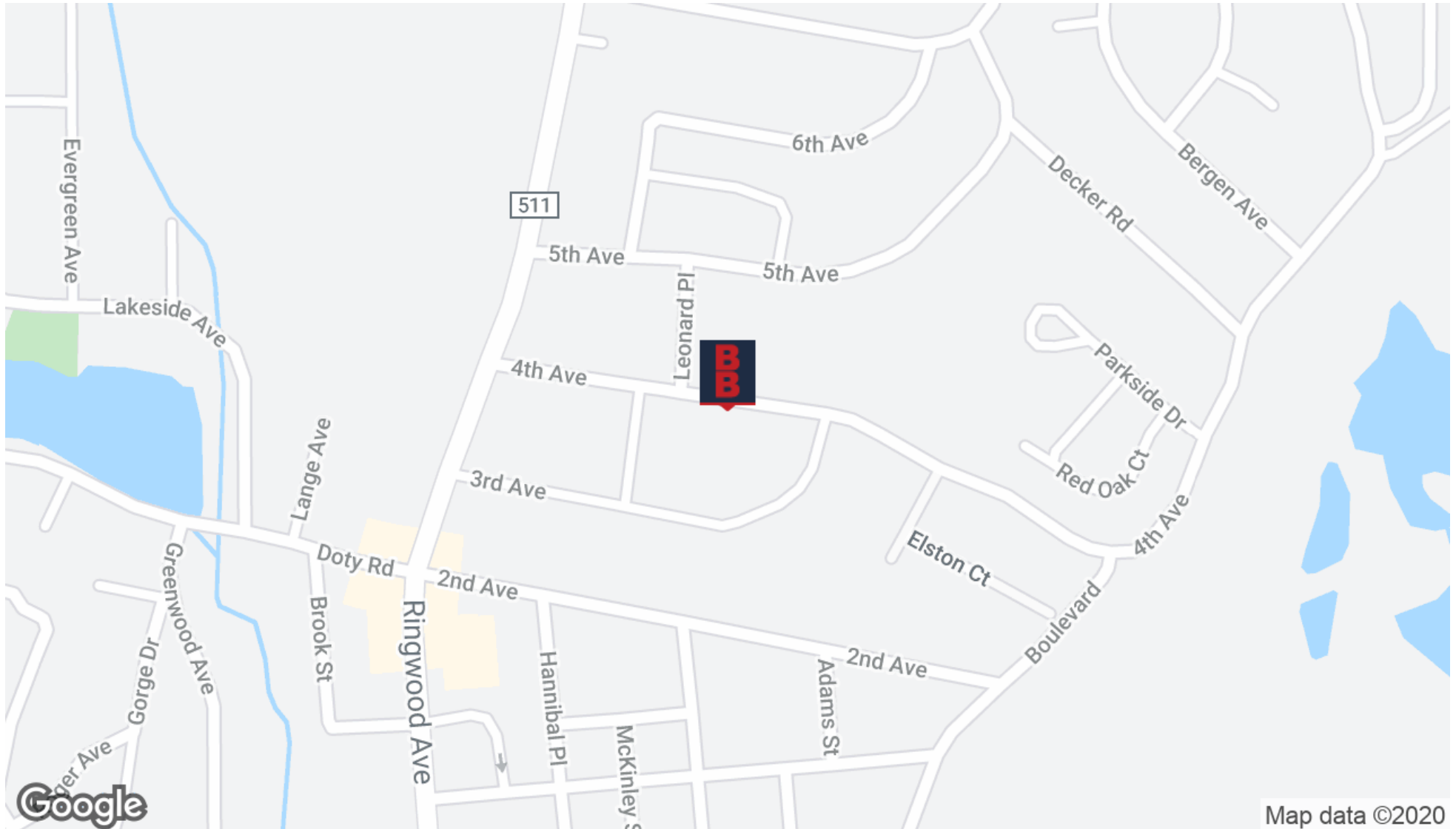
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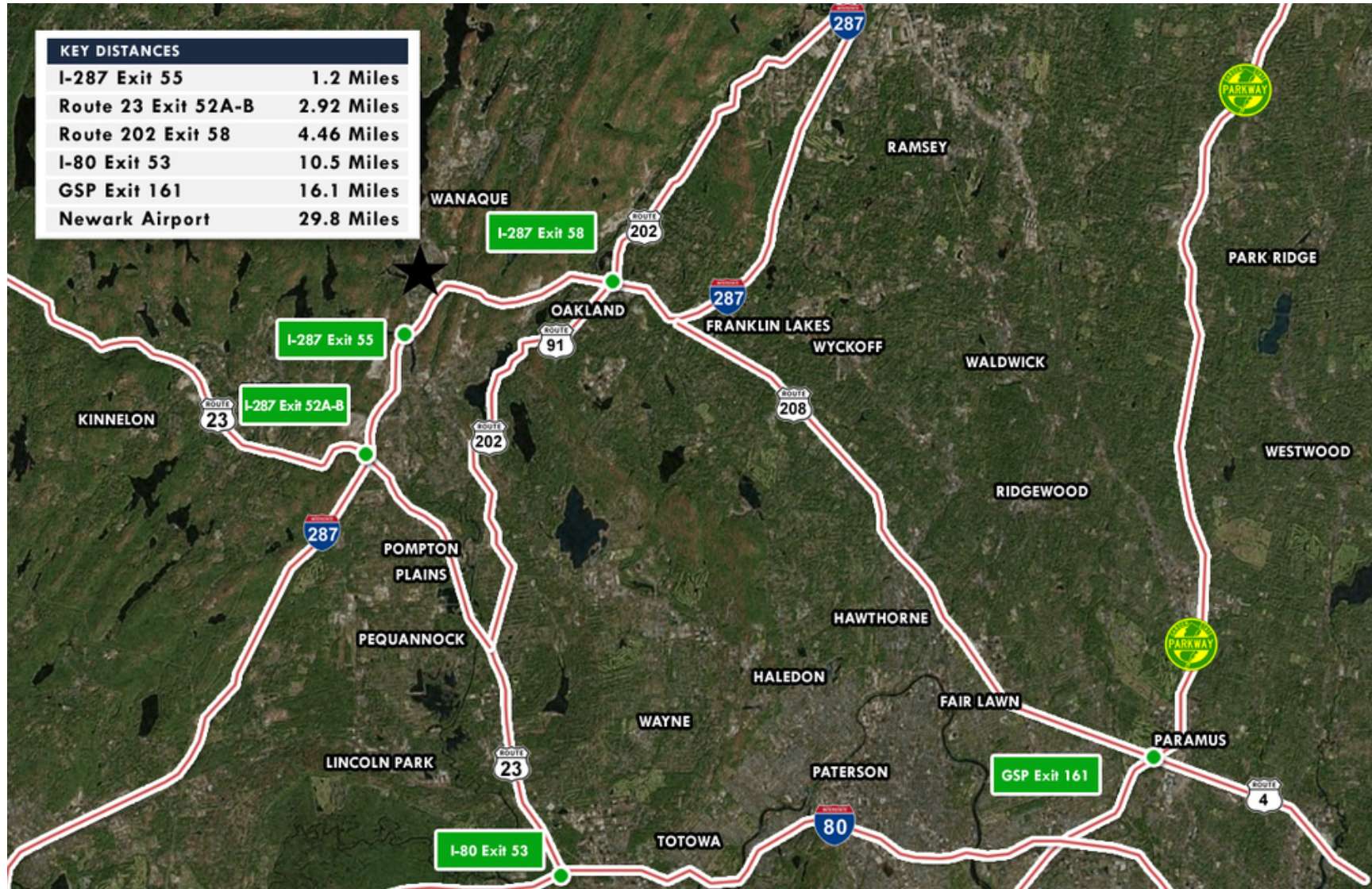
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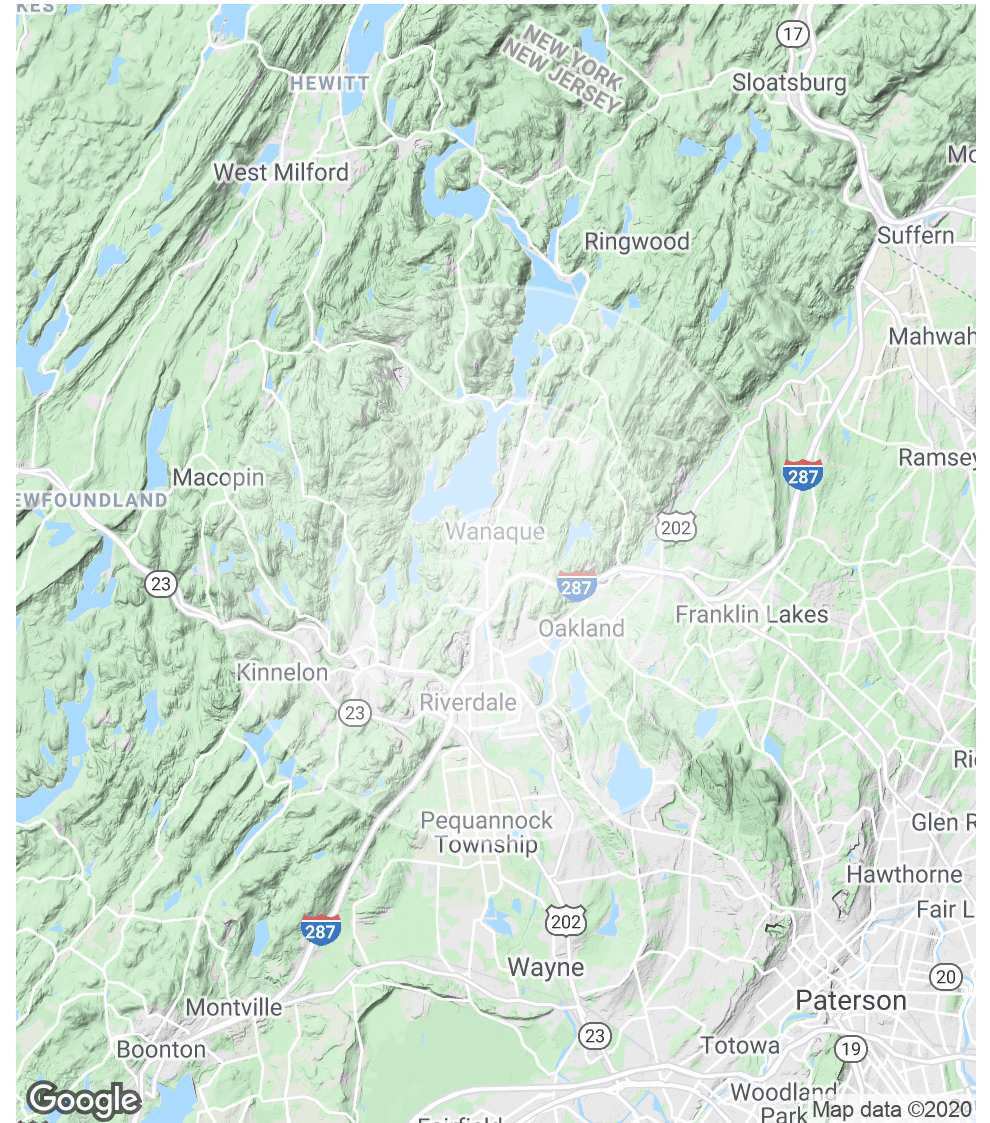
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,930	38,720	100,156
Average age	41.0	40.3	41.2
Average age (Male)	40.2	38.7	39.9
Average age (Female)	41.3	41.4	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,919	13,700	35,374
# of persons per HH	3.1	2.8	2.8
Average HH income	\$102,311	\$103,290	\$111,413
Average house value	\$392,367	\$412,958	\$458,040

* Demographic data derived from 2010 US Census



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