



FLEX BUILDING

FOR LEASE

±3,500 SF FLEX SPACE

42 Okner Parkway, Livingston, NJ 07039

For More Information, Contact the Exclusive Brokers

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644 x143



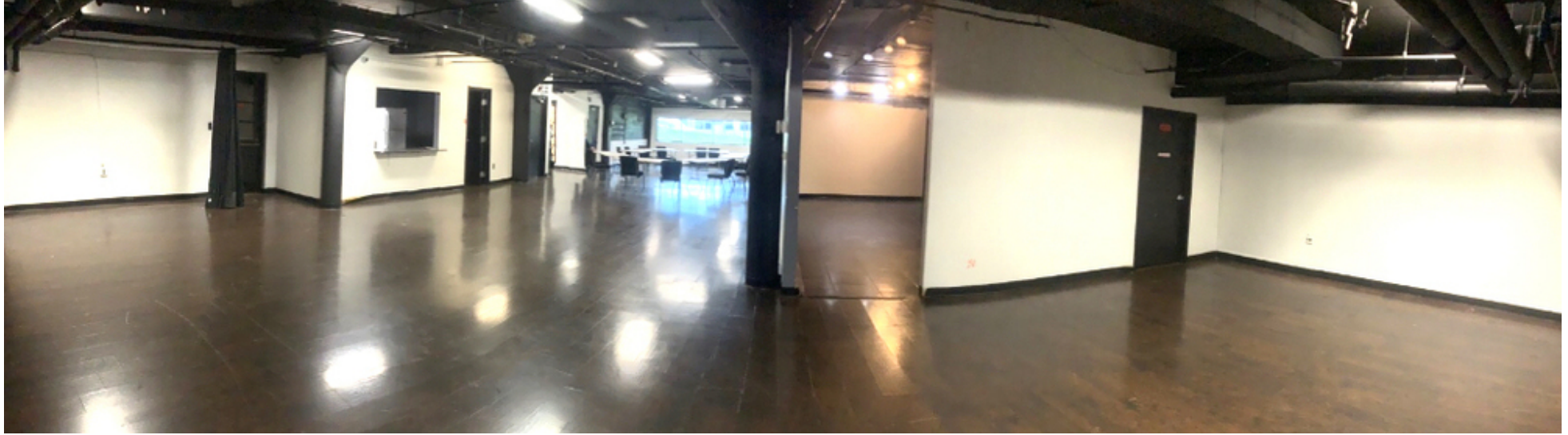
THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Close to Route 10, I-287 & 280
 ±5.3 Miles to Madison Commuter Rail (Morris & Essex Morristown Line)
 ±6.3 Miles to Chatham Commuter Rail (Morris & Essex Morristown Line)
 ±10.8 Miles to Garden State Parkway
 17.8 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	3,500 SF
Building Size:	31,000 SF

PROPERTY HIGHLIGHTS

- ±3,500 SF Flex Space
- Business Park Environment, Corporate Image
- New Roof; Professional Interior Space Planning; Landlord on Premises; Multi-Tenanted; High Tech Building; Retail Approved; 30 Additional Parking Spaces Available
- State of the Art Security System
- Close to Route 10, I-287 & 280
- Fully Air Conditioned
- Heavy Power for Light Manufacturing/Assembly Use
- Excellent Labor Market with Access to Public Transportation
- Nearby Hotels, Restaurants and Shopping
- Hot Water Baseboard and Overhead Radian Heat
- Zoned C-I Commercial & Industrial

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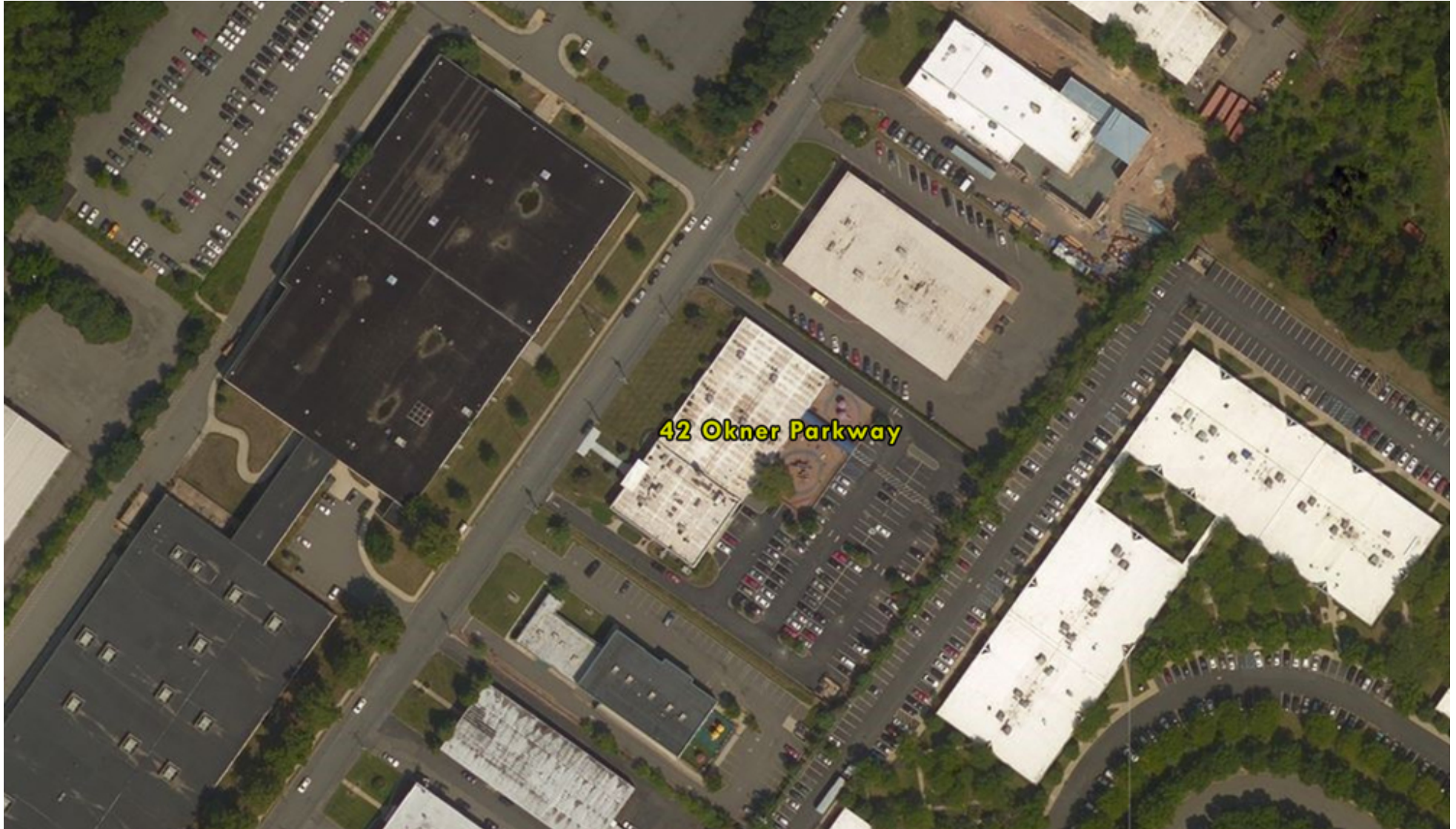
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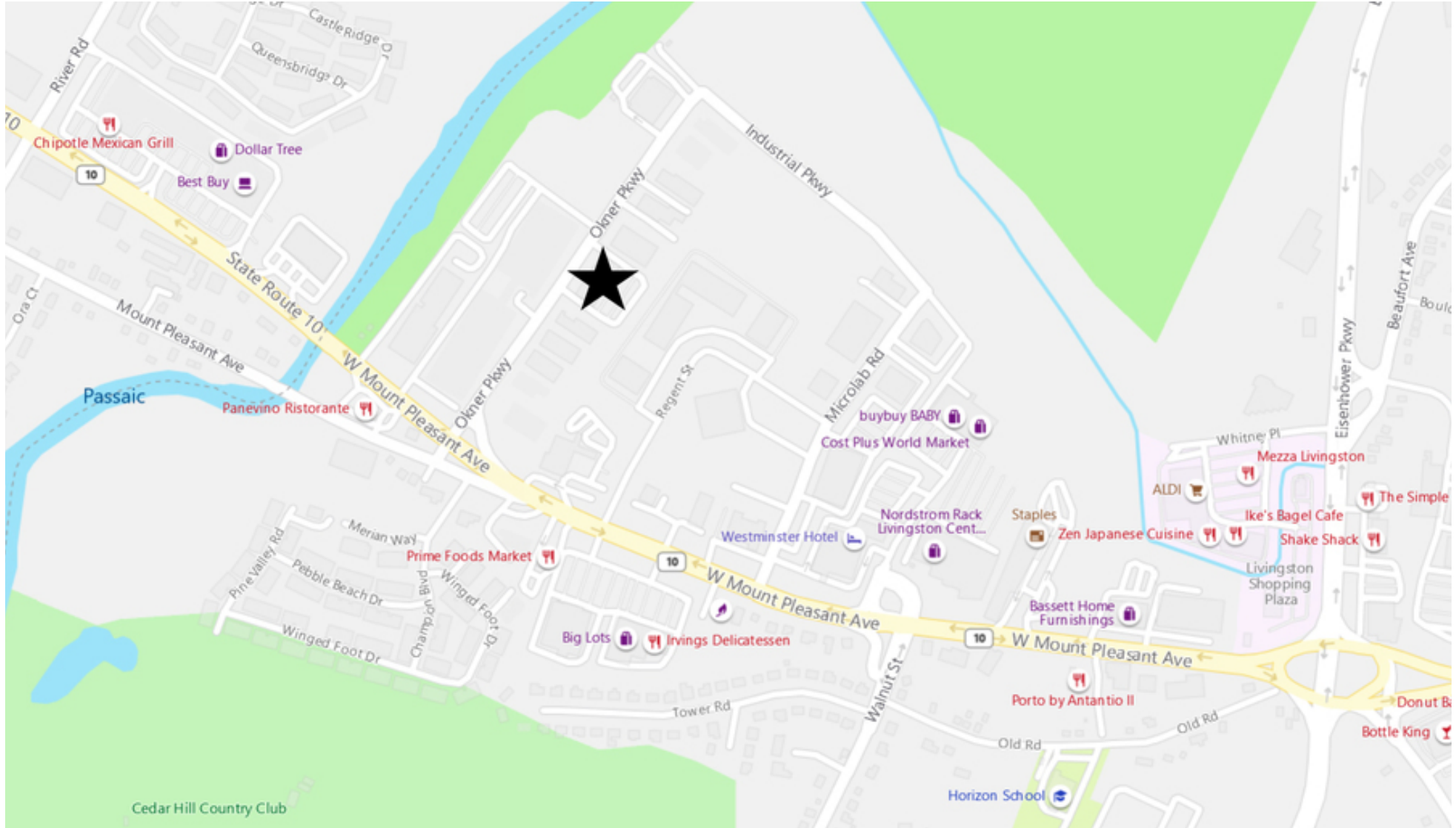
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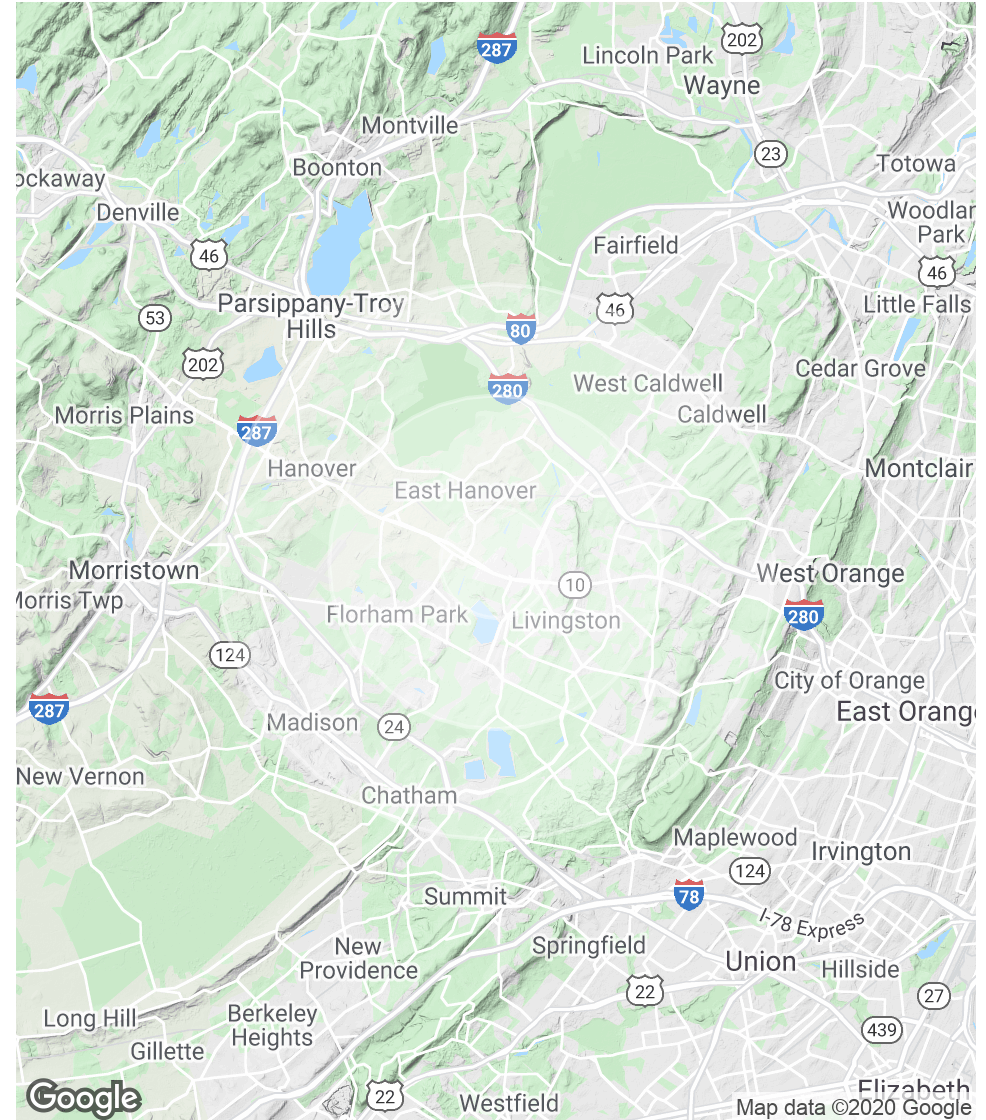
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,454	44,561	133,860
Average age	42.8	42.4	41.5
Average age (Male)	39.2	40.4	40.6
Average age (Female)	44.7	43.7	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,518	15,190	45,960
# of persons per HH	2.9	2.9	2.9
Average HH income	\$184,779	\$155,568	\$163,424
Average house value	\$626,768	\$625,446	\$655,799

* Demographic data derived from 2010 US Census



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TAMARA BLAU

Director

C: 917.488.6846

tblau@blauberg.com



BRAD JACOBS

Director

C: 732.997.9511

bjacobs@blauberg.com

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