



INDUSTRIAL PROPERTY

FOR SUBLEASE

±80,000 SF WAREHOUSE DISTRIBUTION CENTER

350 Secaucus Rd, Secaucus, NJ 07094

For More Information, Contact

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

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER | *Director* | mschipper@blauberg.com | 973.379.6644 x146



THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Easy Access to NJ Turnpike, Route 3
 3.18 Miles to New York City
 3.2 Miles to I-78, 3.5 Miles to I-280
 7.7 Miles to Garden State Parkway
 8 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sublease Rate:	\$12.00 SF/Yr (NNN)
Number of Units:	2
Available SF:	30,000 - 80,000 SF
Lot Size:	3.92 Acres
Building Size:	80,000 SF

PROPERTY HIGHLIGHTS

- Available SF: ±80,000 SF - Divisible to ±30,000
- Columns: 35 'x 40'
- Ceiling Height: 21' Clear
- Loading: Twelve Tailboards, One Grade Level Door
- Heat: Gas Suspended
- Electric: 800 Amps / Three Phase
- Lighting: LED
- Sprinkler: Wet System
- Zoning: Light Industrial (LI-B)
- Proximity: 3.18 Miles to NYC, 10 Miles to PNCT, Adjacent to NJ Turnpike

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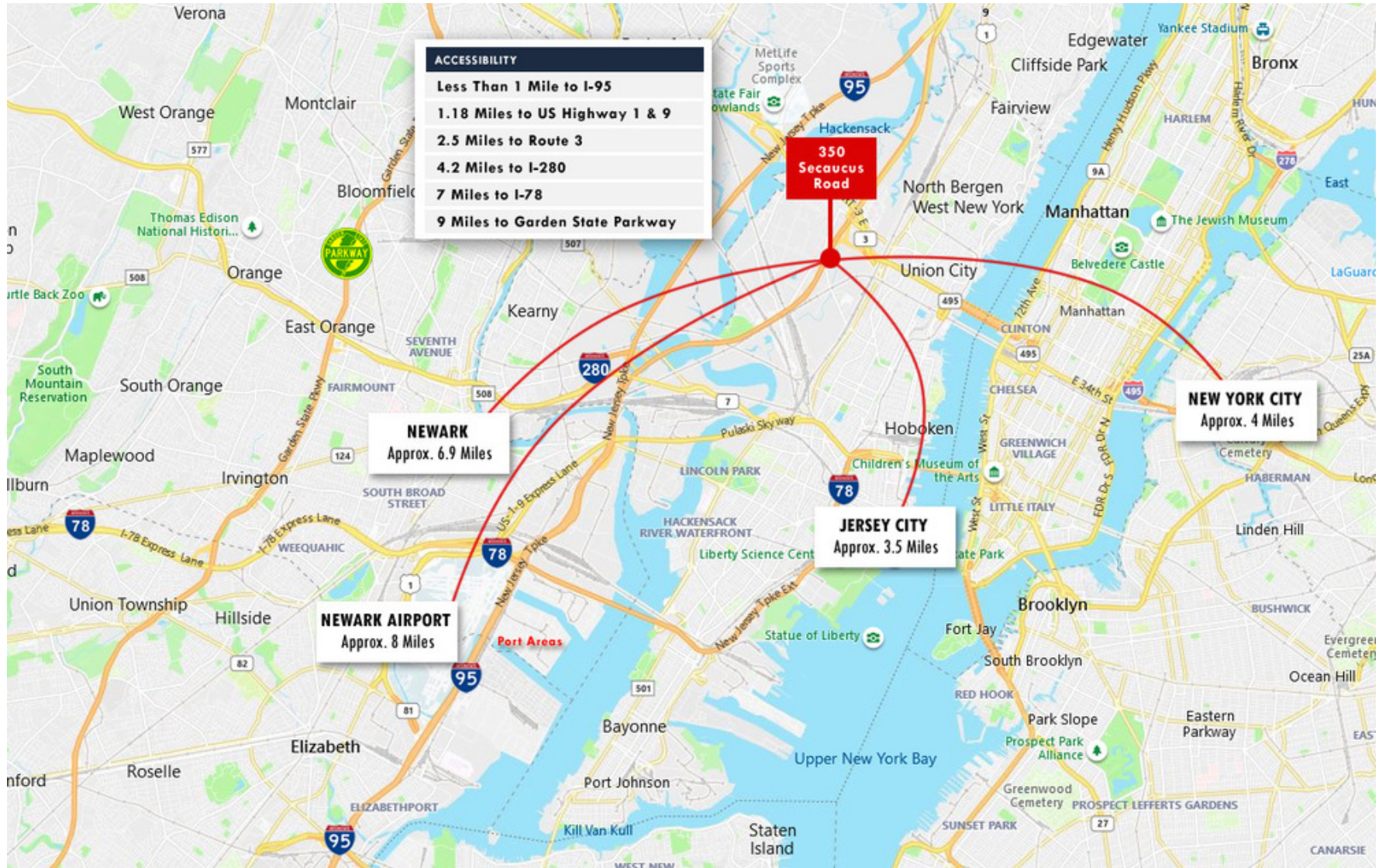
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	7,075	331,744	1,369,107
2019 Estimate	6,707	320,987	1,327,459
2010 Census	5,446	298,819	1,194,095
Growth 2019-2024	5.49%	3.35%	3.14%
Growth 2010-2019	23.15%	7.42%	11.17%
2019 Population Hispanic Origin	2,950	181,268	367,706
2019 Population by Race:			
White	4,783	242,521	961,914
Black	512	25,151	115,479
Am. Indian & Alaskan	74	4,781	9,671
Asian	1,187	39,420	202,375
Hawaiian & Pacific Island	8	647	1,786
Other	143	8,467	36,235
U.S. Armed Forces:	0	97	266
Households:			
2024 Projection	2,517	127,892	648,837
2019 Estimate	2,379	123,949	629,794
2010 Census	1,887	116,366	566,013
Growth 2019 - 2024	5.80%	3.18%	3.02%
Growth 2010 - 2019	26.07%	6.52%	11.27%
Owner Occupied	902	35,583	194,272
Renter Occupied	1,477	88,366	435,521
2019 Avg Household Income	\$77,398	\$97,715	\$129,055
2019 Med Household Income	\$60,682	\$67,449	\$94,904
2019 Households by Household Inc:			
<\$25,000	598	25,330	99,996
\$25,000 - \$50,000	295	22,854	84,047
\$50,000 - \$75,000	465	18,689	77,177
\$75,000 - \$100,000	539	14,592	67,418
\$100,000 - \$125,000	75	10,977	59,339
\$125,000 - \$150,000	203	7,506	39,166
\$150,000 - \$200,000	64	8,947	64,299
\$200,000+	141	15,053	138,351

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JASON M. CRIMMINS, CCIM, SIOR

President

973.568.6611

jmcrimmins@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

973.432.1648

aconte@blauberg.com



PETER J. MURANO, JR., SIOR

Senior Executive Director

973.214.9375

pjmurano@blauberg.com



MICHAEL F. SCHIPPER

Director

973.936.4173

mschipper@blauberg.com

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