



INDUSTRIAL PROPERTY

FOR SALE

3,000 SF FLEX/INDUSTRIAL BUILDING

66 Irving Place, Garfield, NJ 07026

For More Information, Contact the Exclusive Brokers

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

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PROPERTY HIGHLIGHTS

- 3,000 SF Building with Paved and Fenced Parking
- Modern Office with Security System
- 12' Ceilings
- Three (3) Overhead Bay Doors (11' x 11', 9' x 11', 15' x 11')
- Gas Fired Overhead Heating Units
- New HVAC Systems
- Access to Routes 46, 80 & 21
- Renovated in 2018
- Ideal for Contractor or Field Work Operators
- Property Taxes \$11,961 (2020)

OFFERING SUMMARY

Sale Price:	\$599,000
Number of Units:	2
Lot Size:	0.17 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	14,931	50,676	100,430
Total Population	40,436	142,791	285,620
Average HH Income	\$64,153	\$63,864	\$67,059

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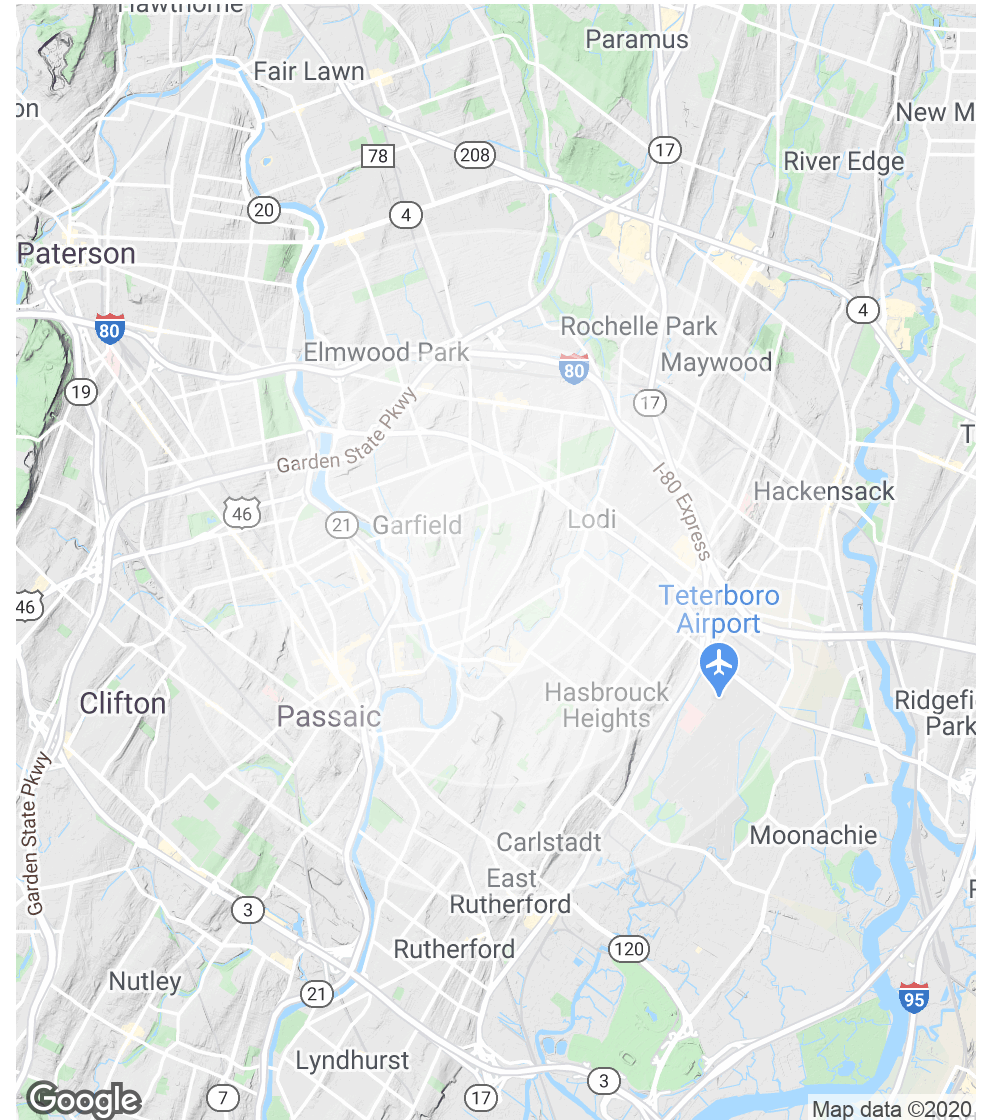
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	40,436	142,791	285,620
Average age	36.1	35.6	35.8
Average age (Male)	35.5	34.5	34.9
Average age (Female)	37.9	36.9	36.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,931	50,676	100,430
# of persons per HH	2.7	2.8	2.8
Average HH income	\$64,153	\$63,864	\$67,059
Average house value	\$428,562	\$435,634	\$427,276

* Demographic data derived from 2010 US Census



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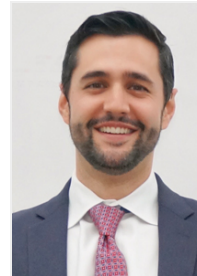


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