



INDUSTRIAL PROPERTY

FOR LEASE

±3,000 SF INDUSTRIAL OPPORTUNITY

21 Avenue C, Newark, NJ 07114

For More Information, Contact

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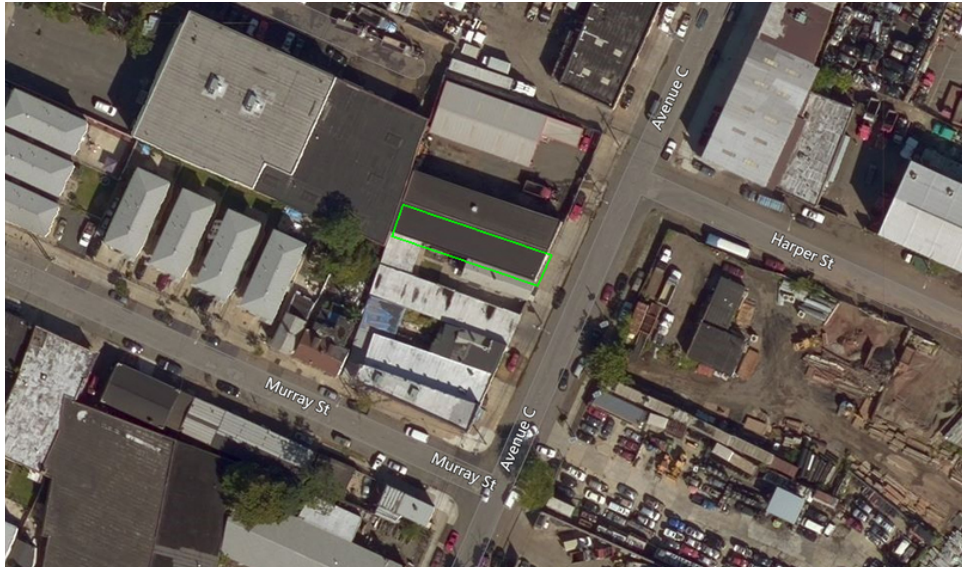
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±3,000 SF Industrial Opportunity

LOCATION DESCRIPTION

1 Mile to Newark Liberty International Airport
1.5 Miles to NJ Turnpike, Interchange 14

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	3,000 SF
Building Size:	3,000 SF

PROPERTY HIGHLIGHTS

- Total Building Size: ± 3,000 SF
- Office Component: ±200 SF
- Lot Size: ±3,000 SF
- Year Built: 1987
- Construction Type: Block and Steel
- Heat: Gas Suspended
- Column Spacing: Clear Span
- Ceiling Height: ± 21'
- Drive-In: 1
- Zoning: Industrial

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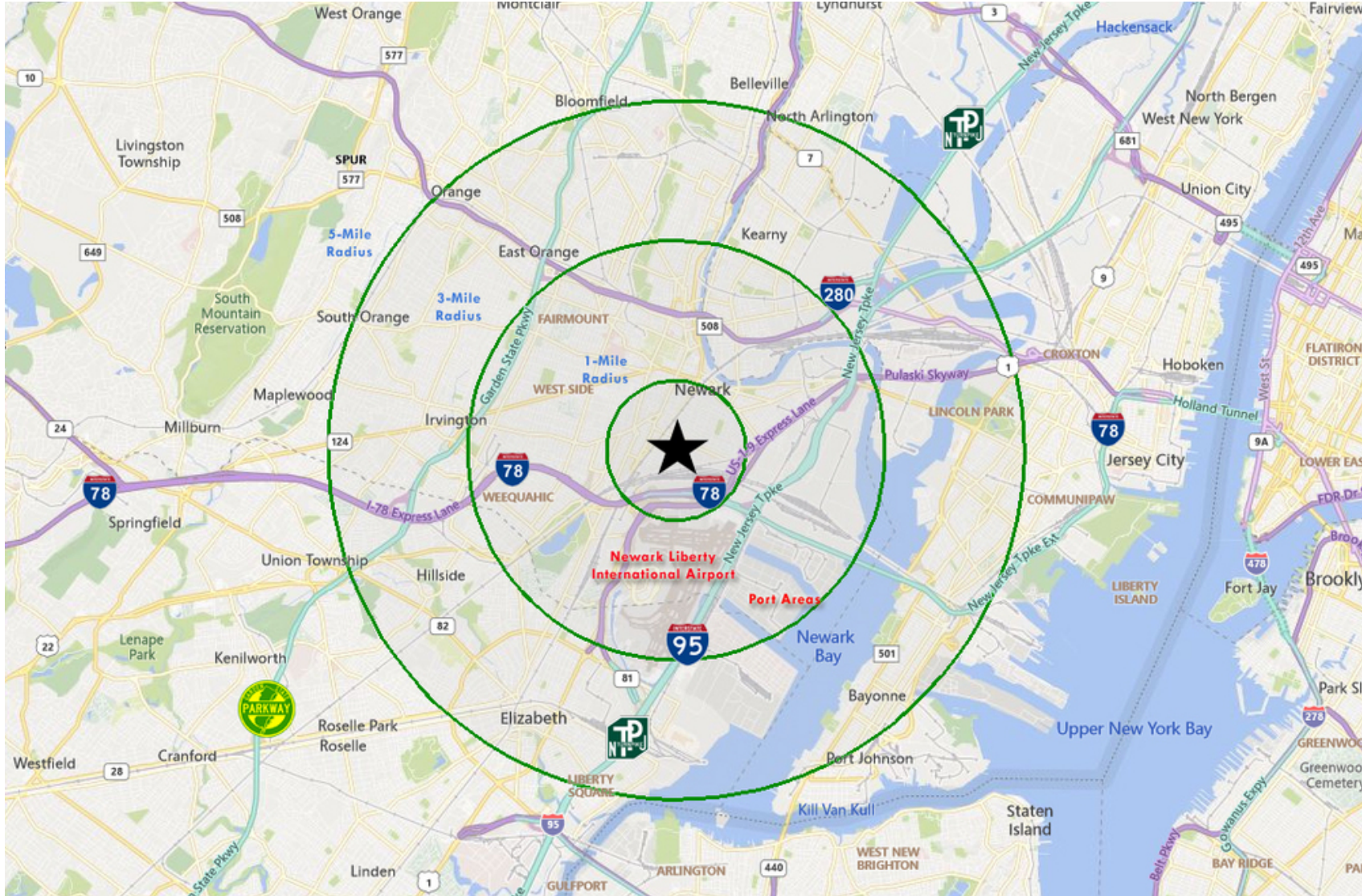
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	53,143	288,148	816,415
2019 Estimate	51,212	280,679	800,277
2010 Census	44,411	261,922	779,602
Growth 2019-2024	3.77%	2.66%	2.02%
Growth 2010-2019	15.31%	7.16%	2.65%
2019 Population Hispanic Origin	22,347	96,123	274,966
2019 Population by Race:			
White	29,446	114,162	350,843
Black	18,751	147,402	378,651
Am. Indian & Alaskan	659	2,952	7,961
Asian	599	8,686	41,618
Hawaiian & Pacific Island	95	434	1,383
Other	1,661	7,044	19,822
U.S. Armed Forces:	7	7	206
Households:			
2024 Projection	19,074	99,236	286,949
2019 Estimate	18,283	96,479	281,325
2010 Census	15,386	89,105	274,374
Growth 2019 - 2024	4.33%	2.86%	2.00%
Growth 2010 - 2019	18.83%	8.28%	2.53%
Owner Occupied	2,589	20,805	85,021
Renter Occupied	15,694	75,674	196,304
2019 Avg Household Income	\$48,819	\$51,841	\$62,244
2019 Med Household Income	\$35,950	\$36,456	\$43,895
2019 Households by Household Inc:			
<\$25,000	6,968	35,913	85,982
\$25,000 - \$50,000	4,486	24,288	68,965
\$50,000 - \$75,000	3,164	15,039	46,547
\$75,000 - \$100,000	1,656	8,550	28,914
\$100,000 - \$125,000	1,027	5,421	19,543
\$125,000 - \$150,000	378	3,066	10,786
\$150,000 - \$200,000	355	2,450	11,694
\$200,000+	249	1,752	8,894

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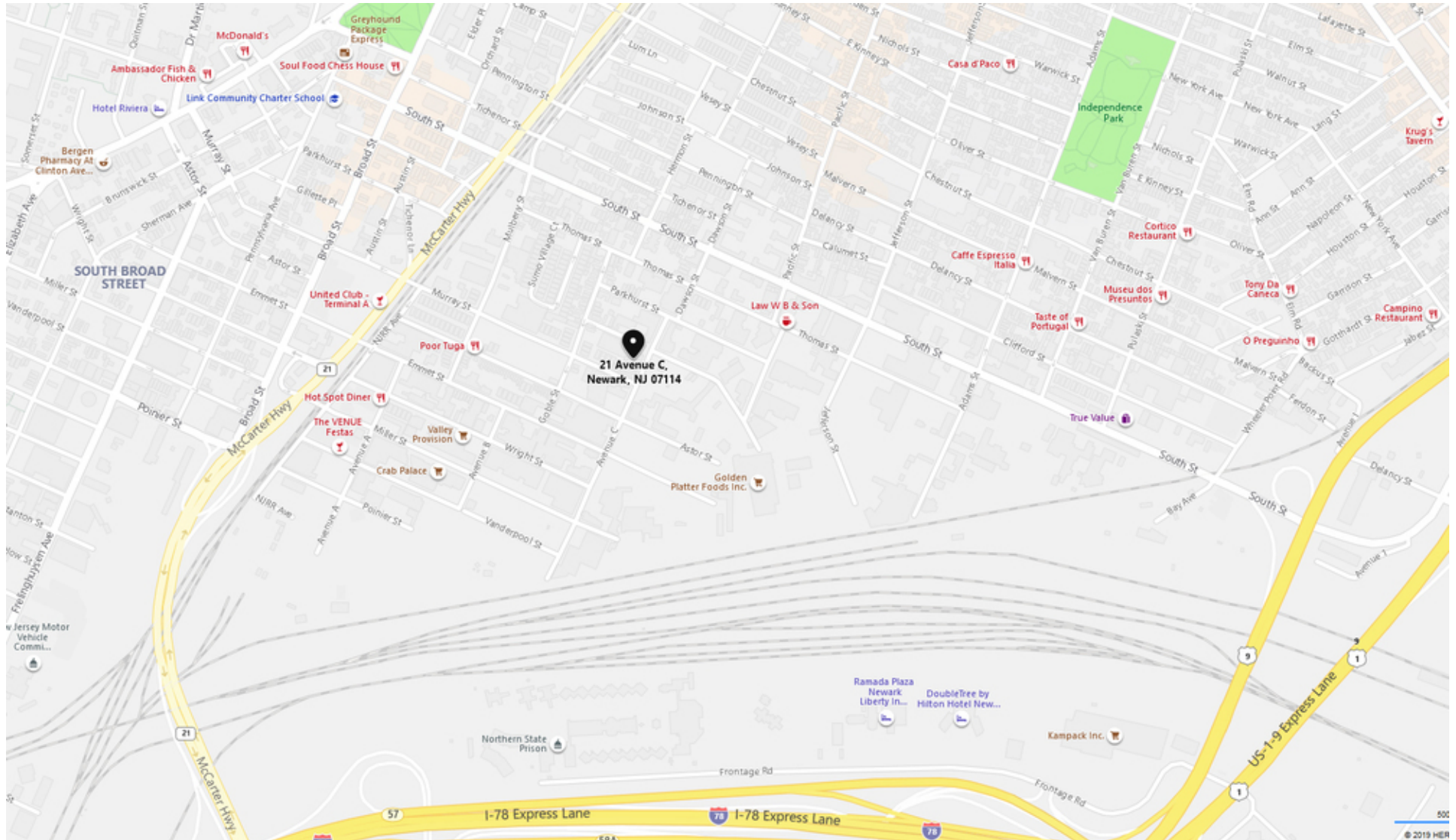
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