



INDUSTRIAL PROPERTY

FOR SALE OR LEASE

±23,000 SF INDUSTRIAL OPPORTUNITY - NEW PRICING

1070 Magnolia Avenue, Elizabeth, NJ 07201

For More Information, Contact

SCOTT G. SAVASTANO

Director of Capital Markets

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973.379.6644 x147



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

www.blauberg.com

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PROPERTY DESCRIPTION

±23,046-SF Building on 0.74 AC

LOCATION DESCRIPTION

Approx. 2.5 Miles to NJ Turnpike

Approx. 0.5 Miles to US-9

SITE DESCRIPTION

Total Building: ±23,046 SF

Total Acreage: 0.74 AC

Future Expansion: Approximately 17,000 SF

Heat: Gas Suspended

Sprinkler System: Wet System

Power: 1600 Amp @ 208-240V, 3 Phase

Ceiling Heights: ±8'- 26' Clear

Loading: 3 Tailboards, 1 Drive-In

Zoning: Commercial

Taxes: \$21,407.25 (2018)

Parking: 30 Spaces

Comments: USDA Processing, Refrigeration, Freezer

Additional Development: Can Add Approx. an Additional 9,000 – 10,000 SF

OFFERING

Sale Price at \$3,200,000

Please Call for Lease Rate

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INTERIOR DESCRIPTION

Shipping: 720 SF 11' Clear
 Cooler 1: 613 SF 10'9" Clear
 Hanging Meat Room: 257 SF 8'7" Clear
 USDA Processing: 1,350 SF 8'8" – 9'2" Clear
 Freezer 1: 680 SF 8'4" – 10'4" Clear
 Receiving: 1,157 SF 17' Clear
 Main Cooler: 2,312 SF 20' Clear
 Main Freezer 1: 891 SF 26' Clear
 Main Freezer 2: 1,105 SF 19'8" Clear
 Dry Storage 1: 612 SF 17'1" Clear
 Dry Storage 2: 458 SF 17'1" Clear
 Main Dry Storage: 2,154 SF 14'6" Clear
 USDA Office: Yes
 Office 2nd Floor: 3,331 SF
 Office 3rd Floor: 2,833 SF
 Storage 2nd Floor: 2 Rooms
 Records Room 3rd Fl: Yes
 Locker/Lunch: Yes
 Bathrooms: Multiple

NOTE

- Adjacent Lot to the Building Could be Made Available for Sale

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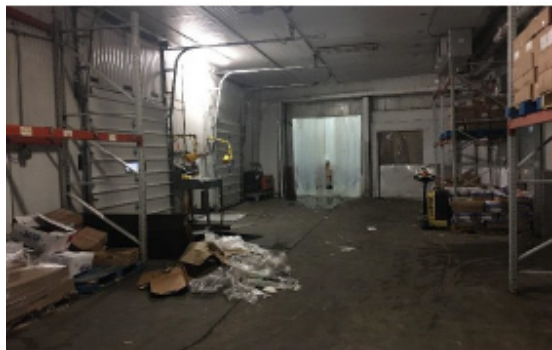
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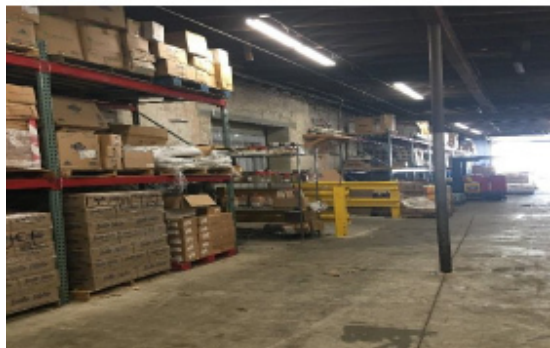
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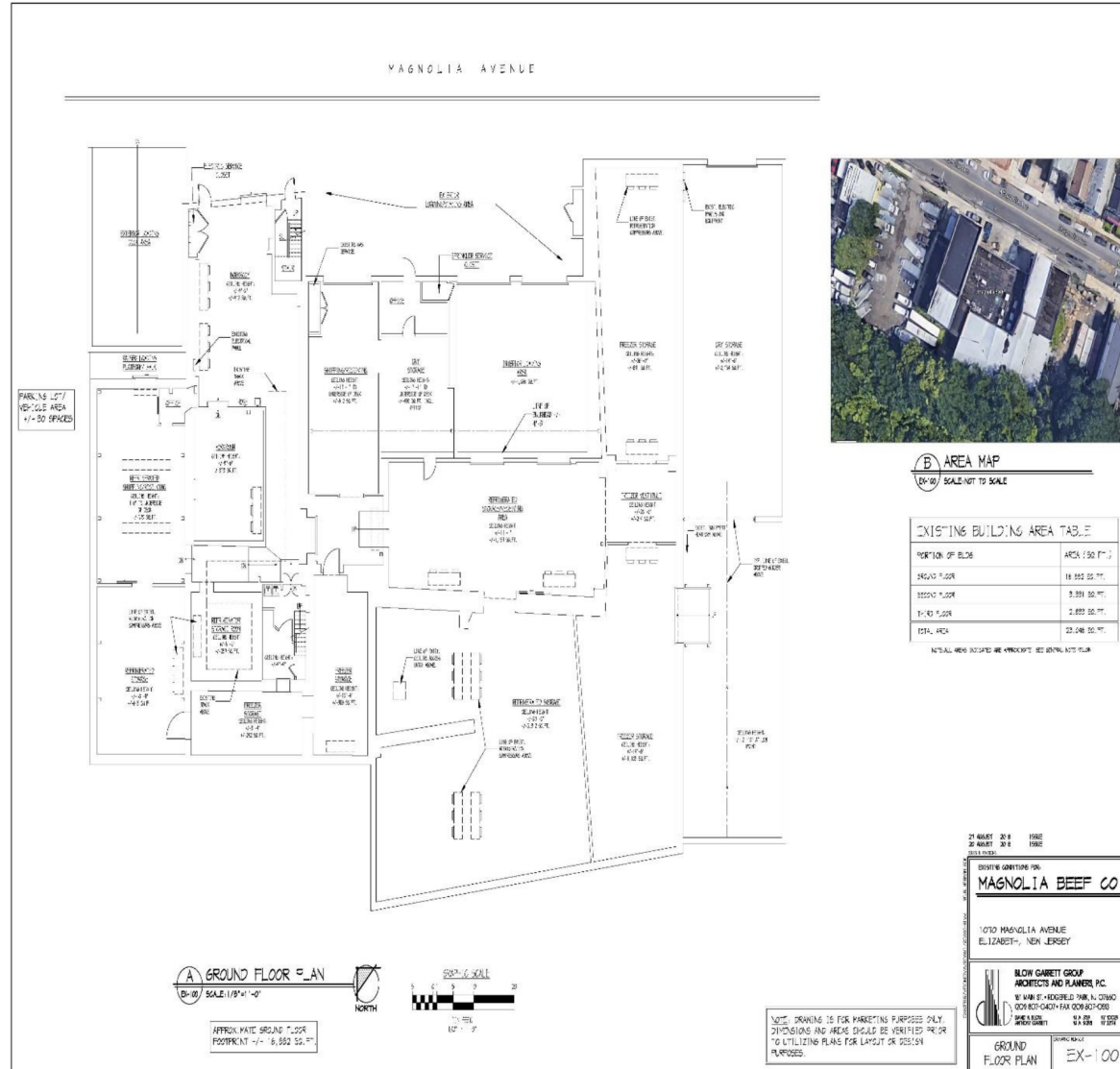
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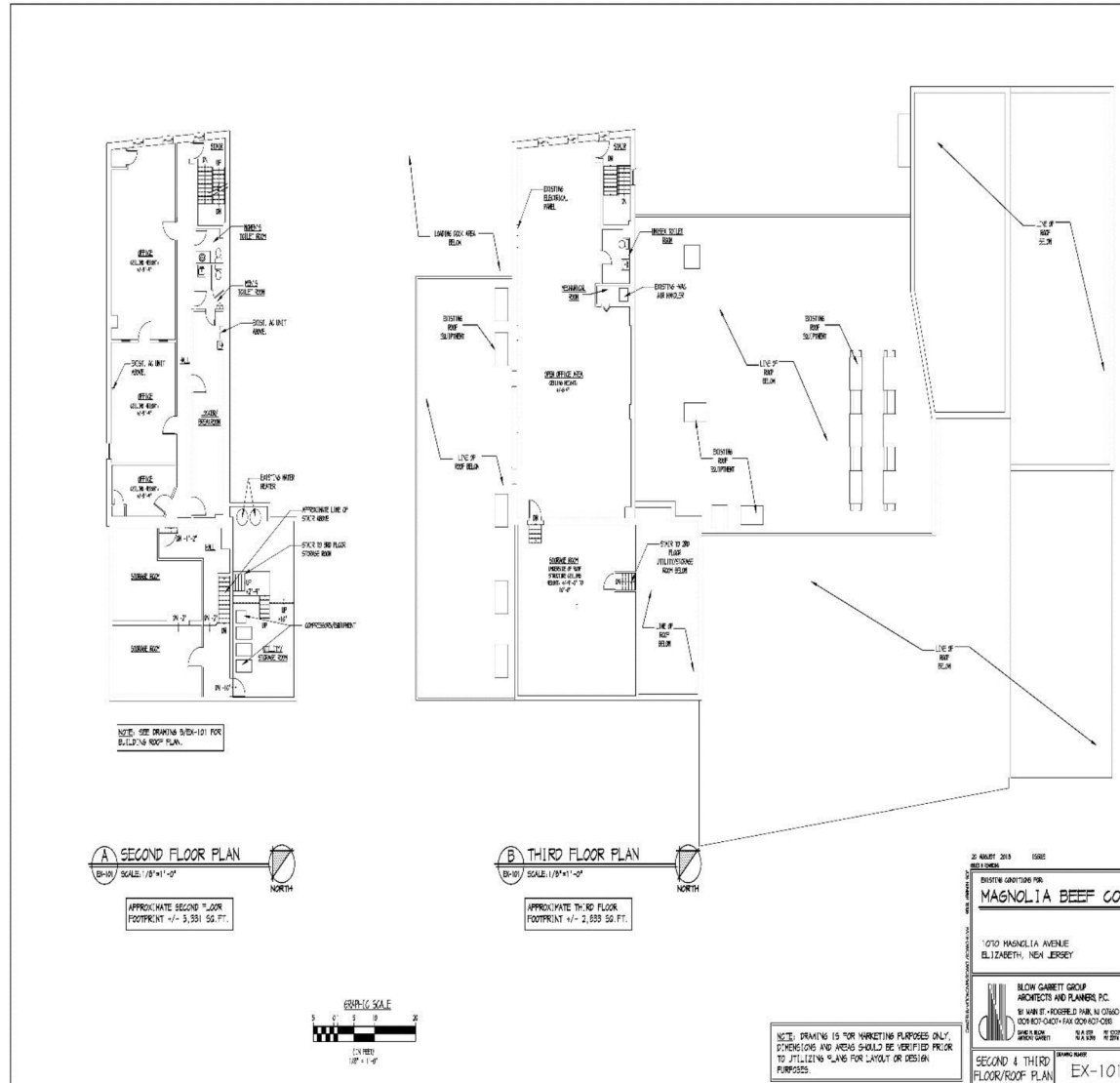
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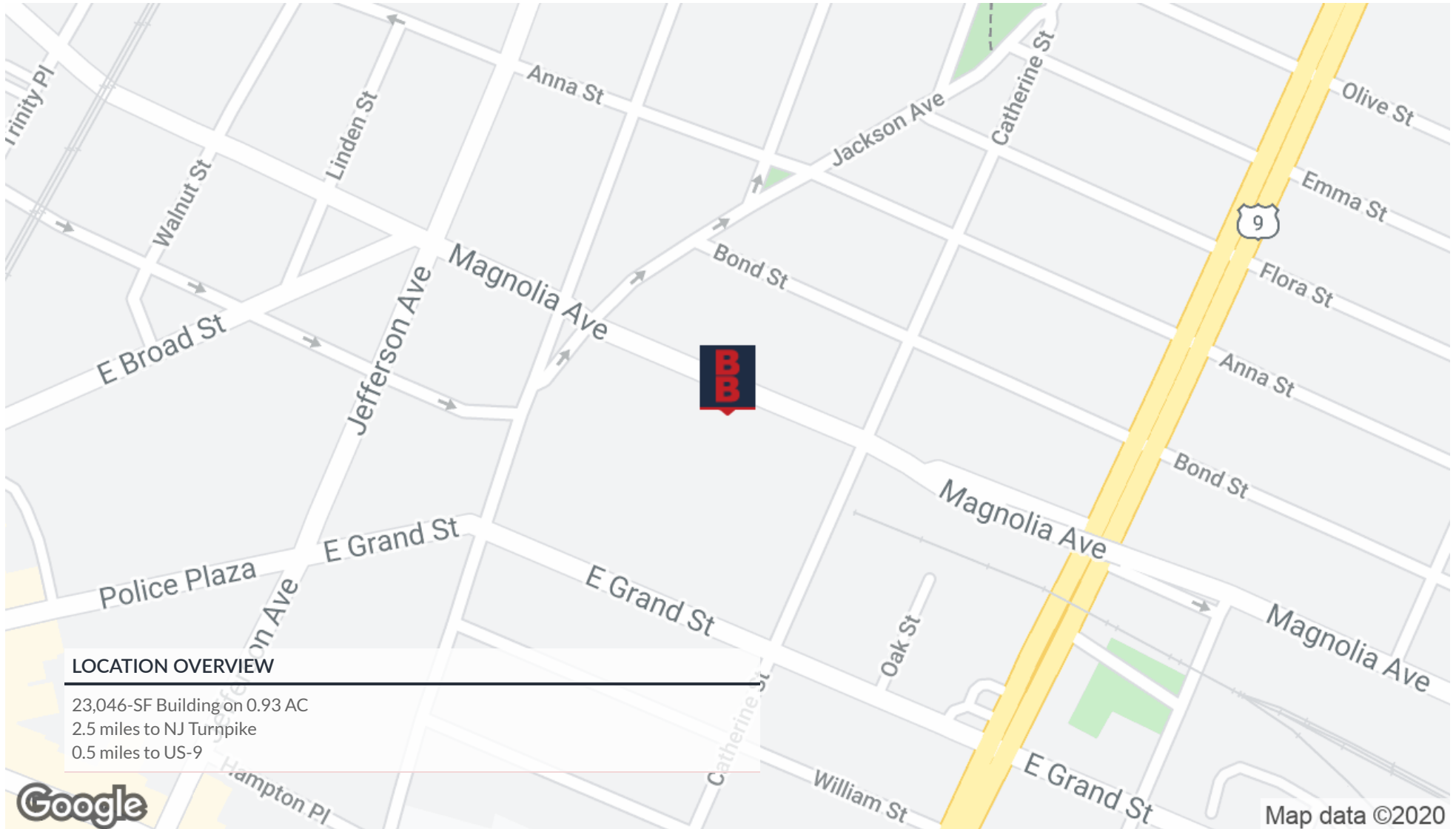
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	15,164	54,991	114,108
Median age	32.0	32.8	33.3
Median age (Male)	33.0	33.1	33.1
Median age (Female)	32.0	33.4	34.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,526	17,814	37,654
# of persons per HH	3.4	3.1	3.0
Average HH income	\$53,048	\$51,719	\$52,997
Average house value	\$344,175	\$355,748	\$377,473

* Demographic data derived from 2010 US Census

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