



INDUSTRIAL PROPERTY

FOR SALE

# ±10,600 SF INDUSTRIAL BUILDING

639-645 South Avenue, Garwood, NJ 07027

*For More Information, Contact the Exclusive Brokers*

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## LOCATION DESCRIPTION

Approx. 2.82 Miles to Garden State Parkway

Approx. 2.85 Miles to Route 22

Approx. 13.2 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	0.28 Acres
Building Size:	10,600 SF

## PROPERTY HIGHLIGHTS

- ±10,600 SF Building Size
- 18' Ceiling Height
- 3 Large Drive-In Doors
- Small Office
- 3 Phase Power
- Property Currently Vacant
- Lot Size at 0.28 AC (Block 302, Lot 2)
- Taxes at \$23,546.43 (2023)

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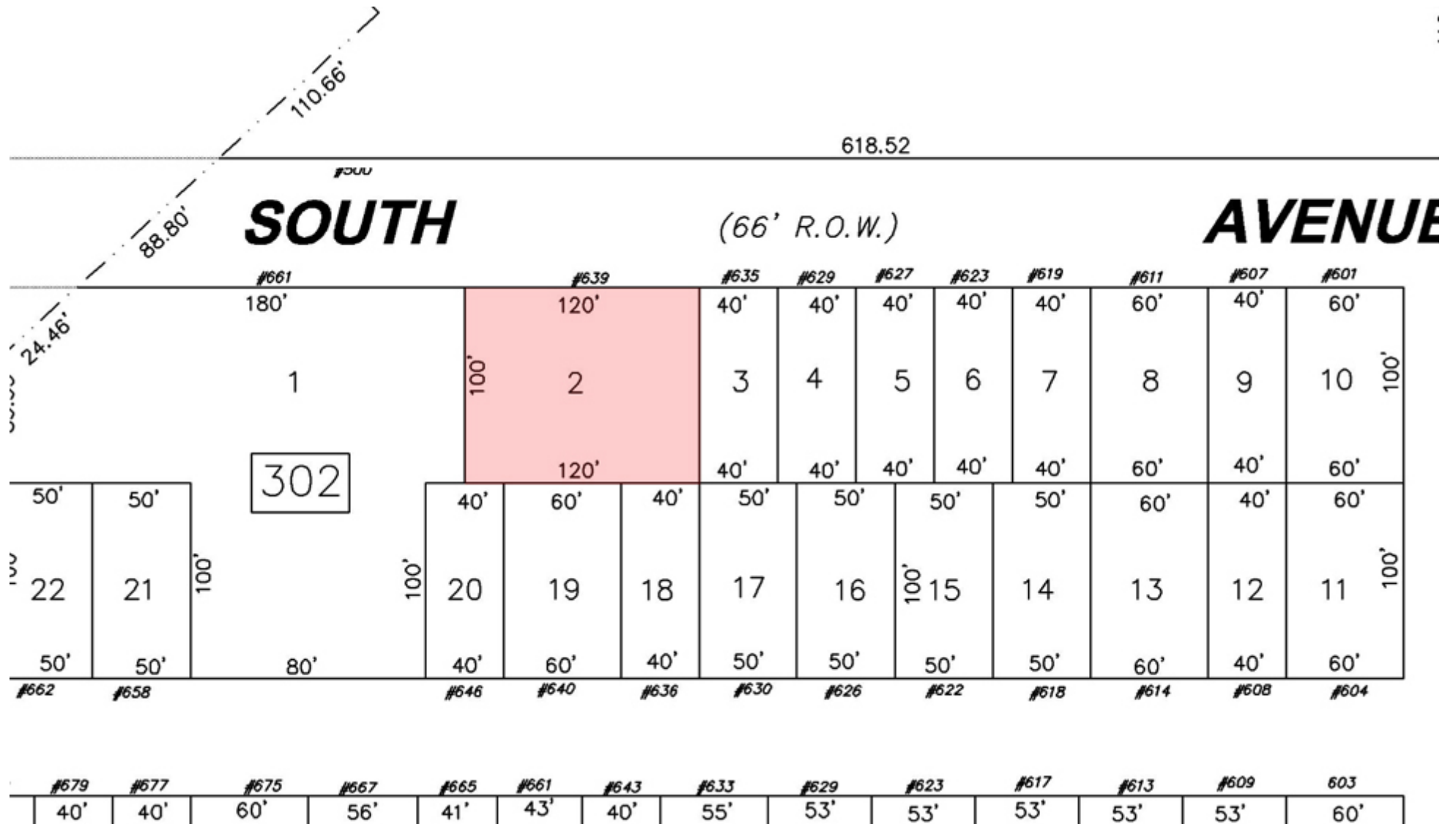
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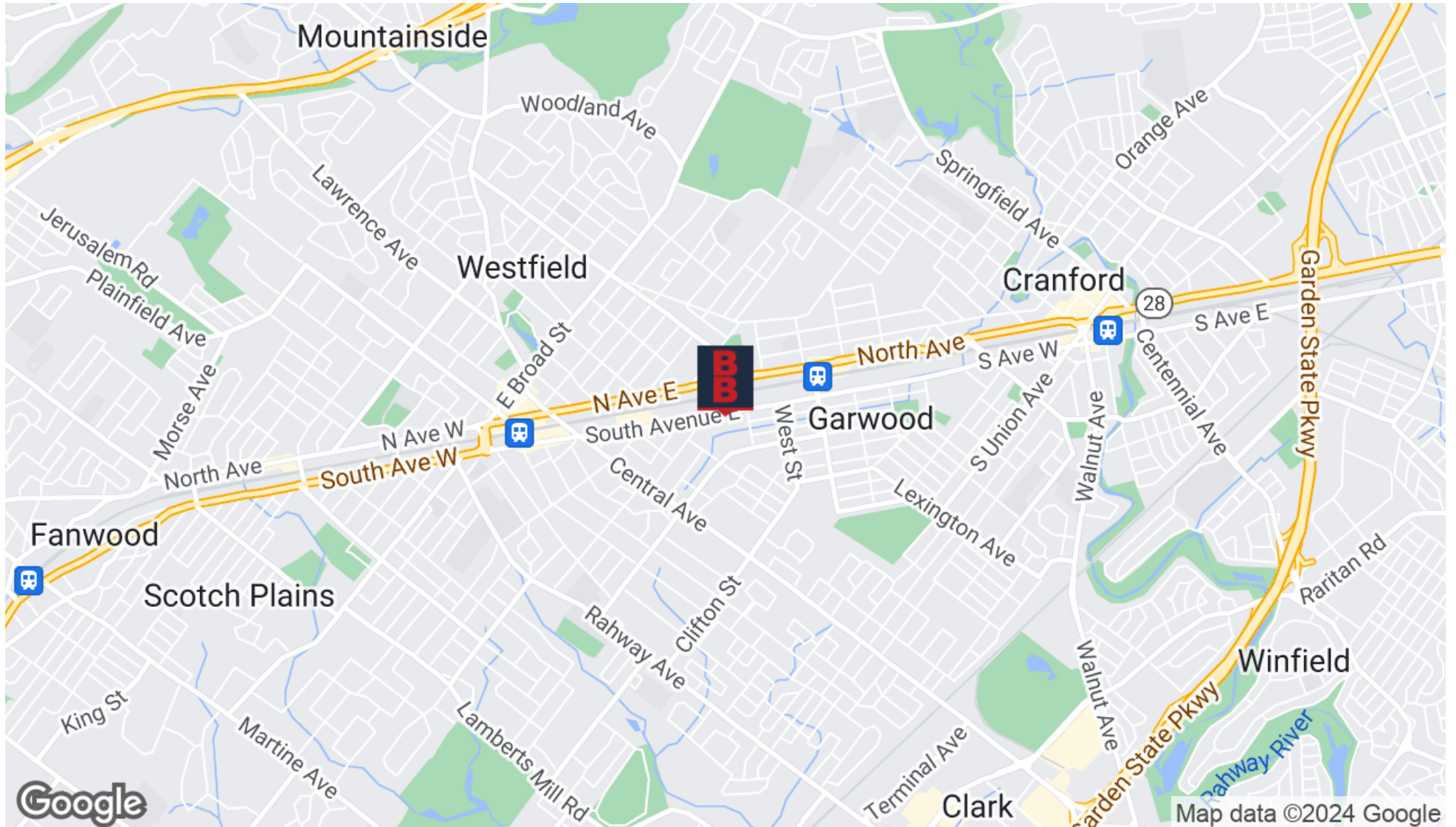
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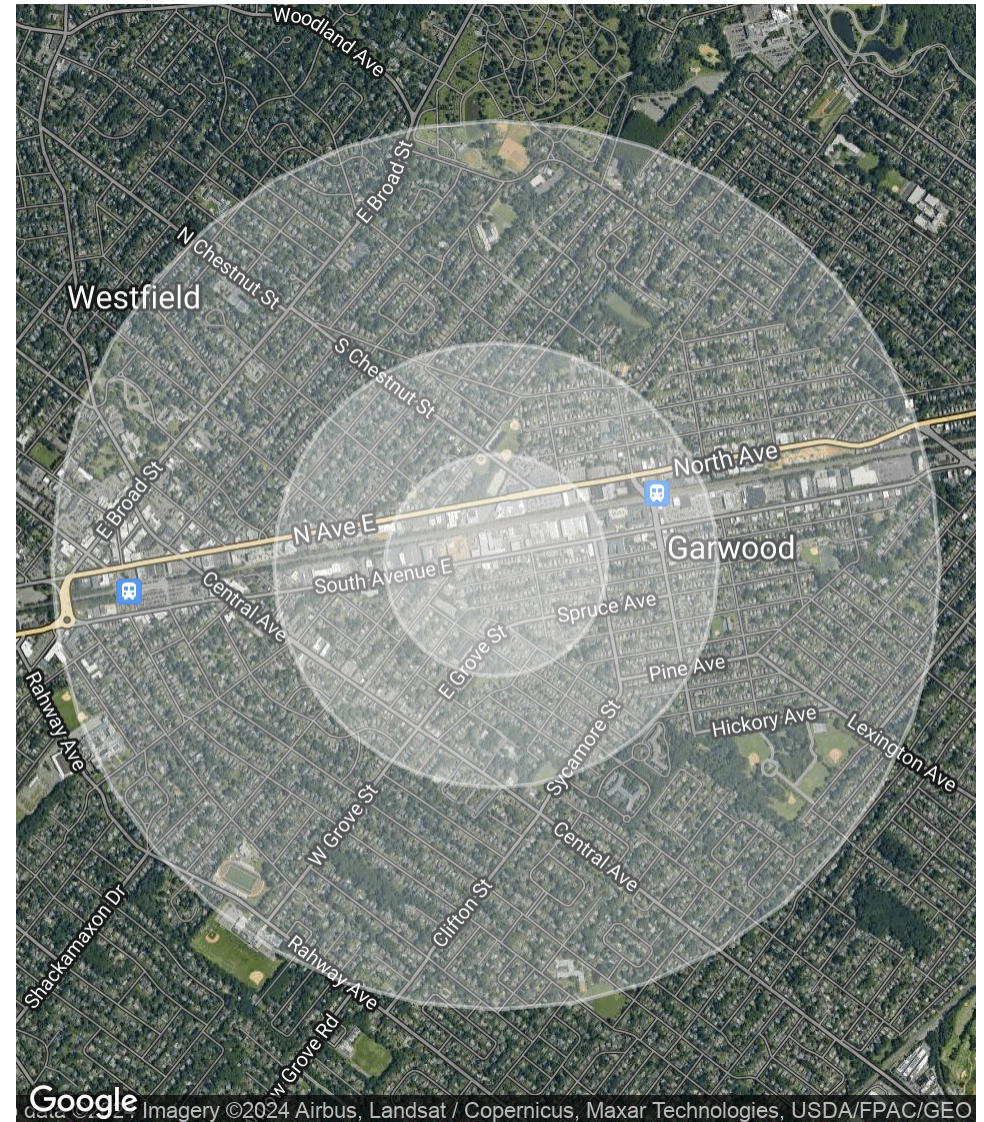
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,072	3,496	17,518
Average Age	41.0	40.9	41.2
Average Age (Male)	37.6	38.7	37.6
Average Age (Female)	41.9	41.7	42.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,370	6,872
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$133,623	\$159,153	\$174,795
Average House Value	\$1,101,107	\$1,367,185	\$879,873

\* Demographic data derived from 2020 ACS - US Census



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