



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

FOR SALE

INDUSTRIAL PROPERTY

35 4TH AVENUE

HAWTHORNE, NJ 07506



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FOR SALE
INDUSTRIAL PROPERTY

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Well-positioned 12,500 square foot industrial facility zoned for manufacturing and warehousing. The building offers high ceilings, multiple open loft-style areas, and flexible space suited for assembly, production, storage, and distribution. Includes ample office space and three loading areas to support efficient operations. Situated on an oversized parcel, providing strong adaptability for a wide range of industrial or commercial uses. Convenient location just minutes from Route 208, offering excellent regional access.

PROPERTY HIGHLIGHTS

- -Sections with high ceilings
- -Yard Space
- -I-1 Zoning great for many uses
- -Dead end location minutes from RT 208

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	29,111 SF
Building Size:	12,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	2,636	6,917
Total Population	1,021	6,741	17,862
Average HH Income	\$169,016	\$159,744	\$169,002

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LOCATION DESCRIPTION

Convenient location just minutes from Route 208, offering excellent regional access on a dead end street with privacy.



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LOCATION INFORMATION

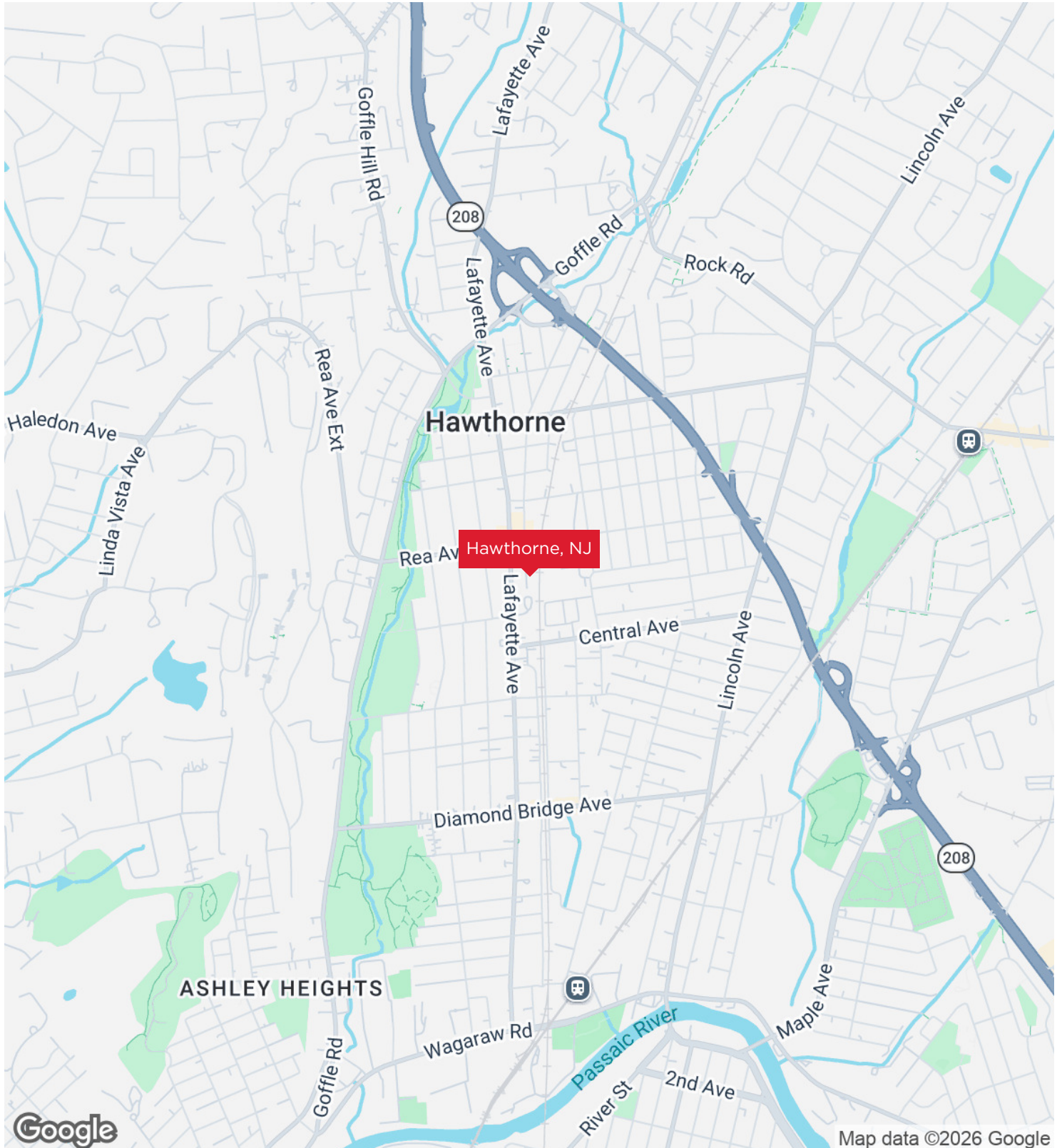
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

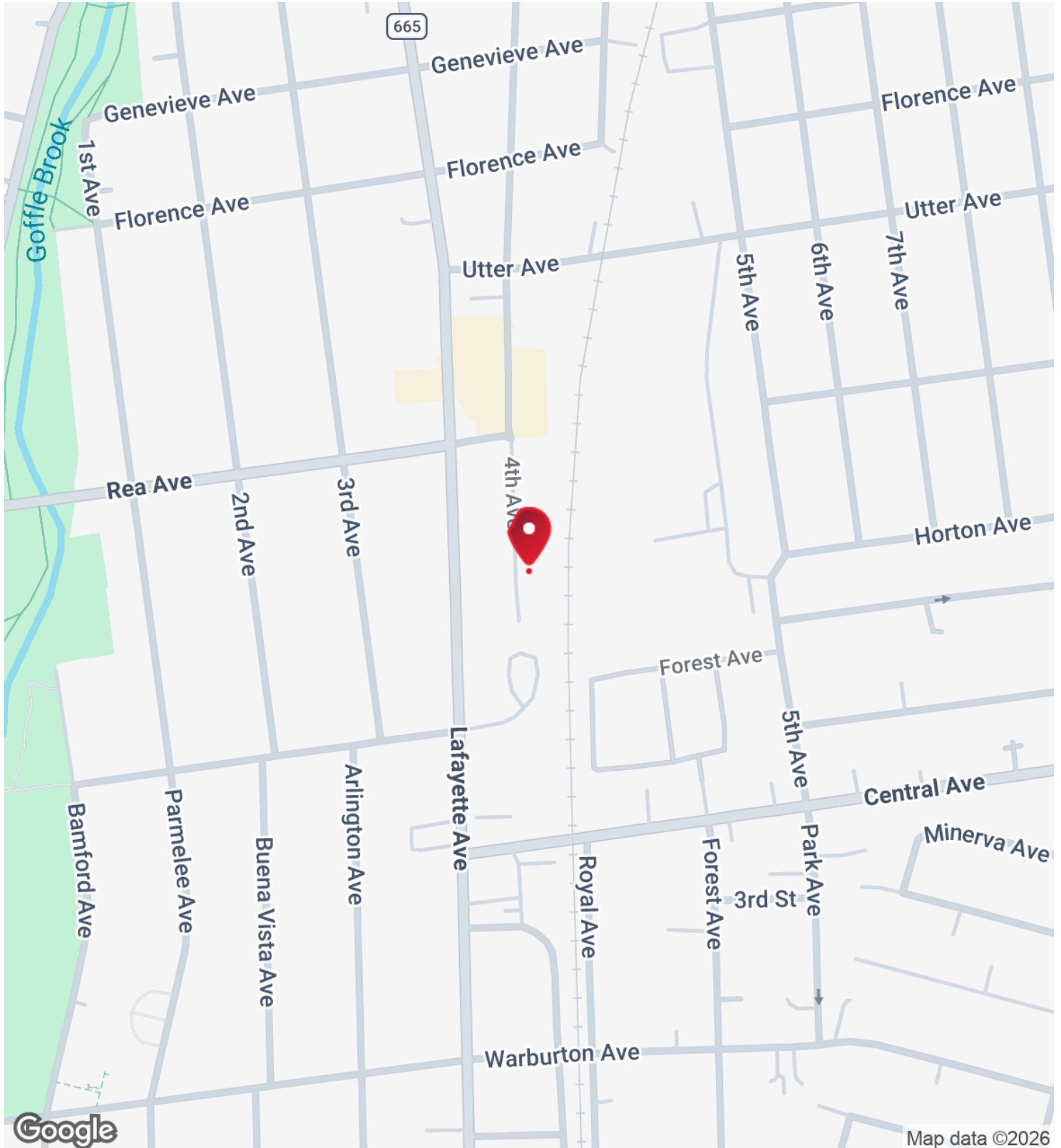
REGIONAL MAP



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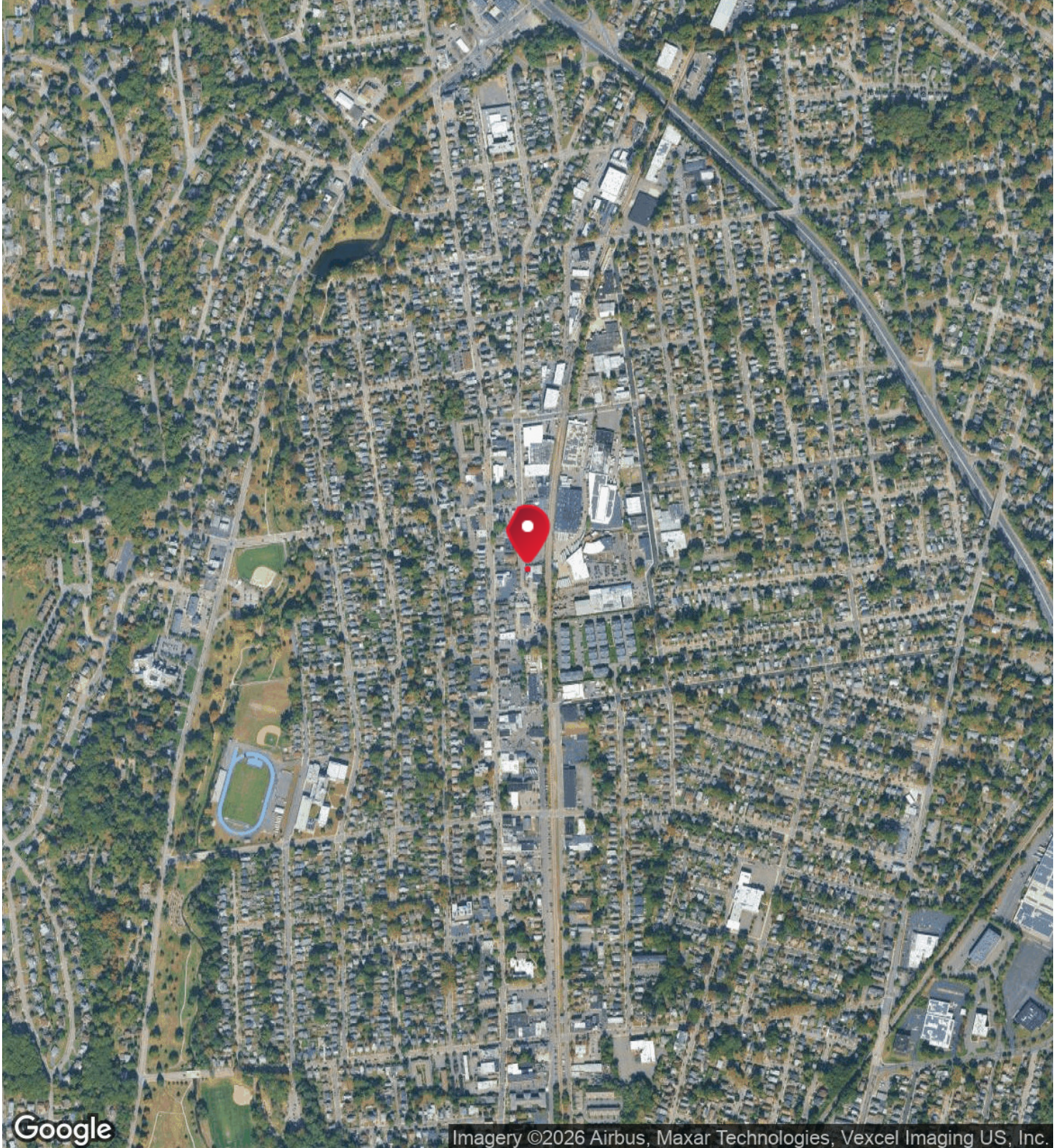
LOCATION MAP



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AERIAL MAP



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DEMOGRAPHICS

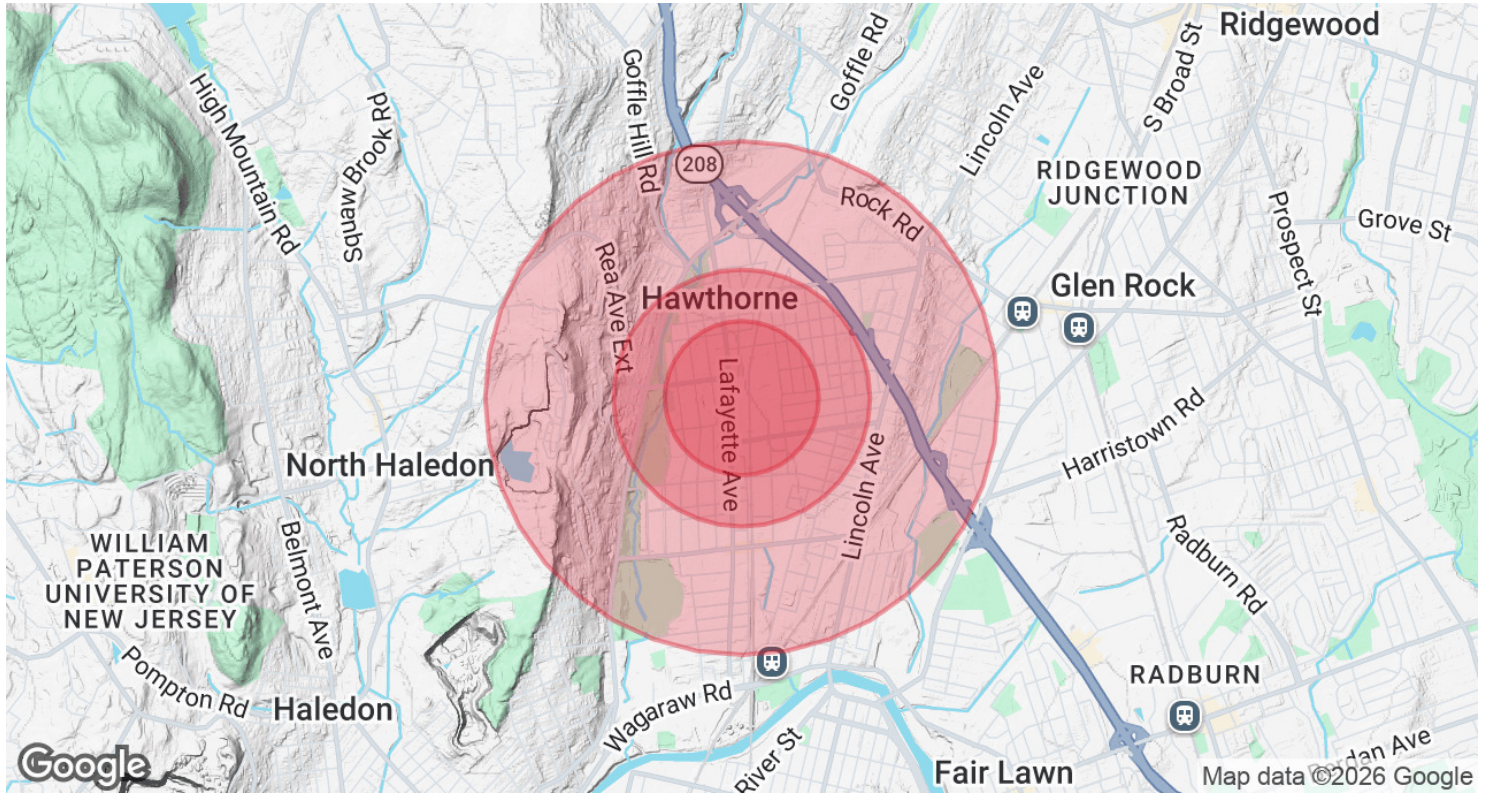
IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

FLOOR PLANS

ADDITIONAL PHOTOS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,021	6,741	17,862
Average Age	42	42	43
Average Age (Male)	40	40	41
Average Age (Female)	44	43	44

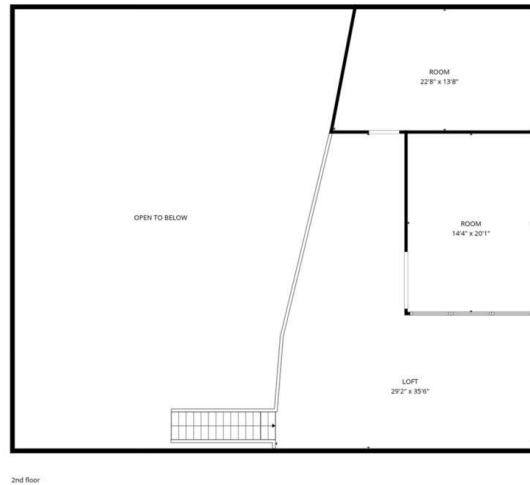
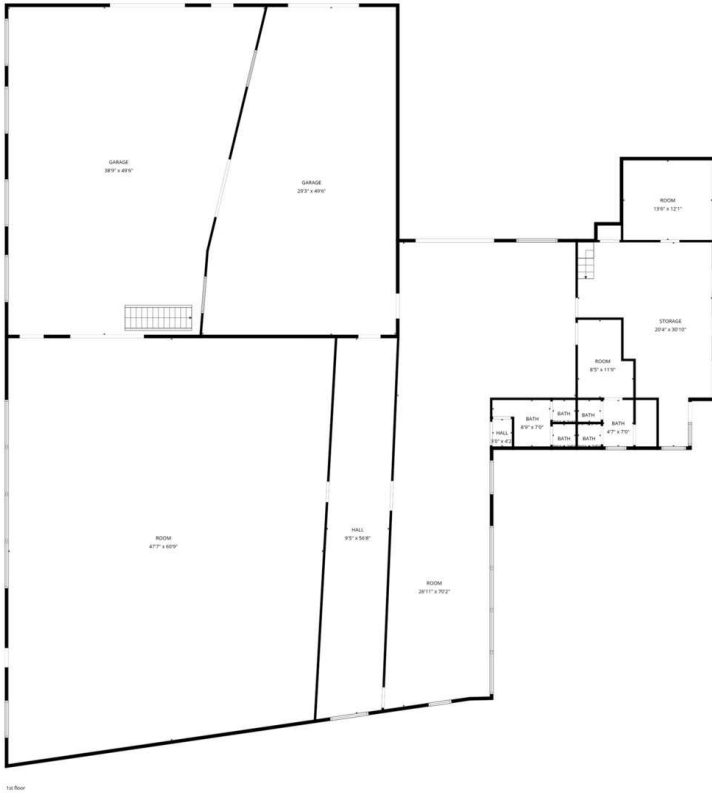
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	2,636	6,917
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$169,016	\$159,744	\$169,002
Average House Value	\$573,542	\$568,581	\$600,667

Demographics data derived from AlphaMap

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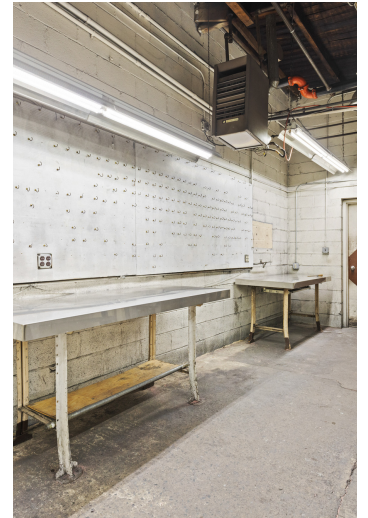
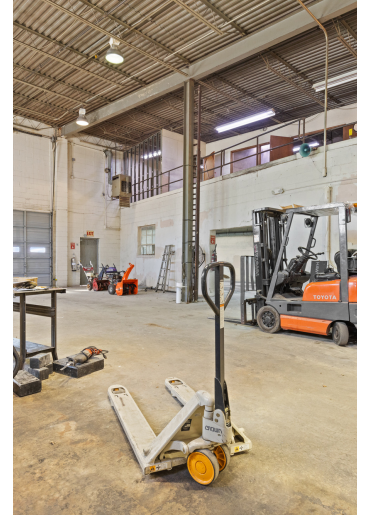
FLOOR PLANS



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