

30-34 OKNER PARKWAY

Livingston, NJ

FOR SALE



13,088 SF
FOR SALE



 30-34 Okner Parkway • Livingston, NJ

PROPERTY HIGHLIGHTS

Industrial Investment Property For Sale

- Fully Occupied
- 13,088 SF Flex Building
- Across from Newly Built 300+ Unit Residential Rental Apartment Complex
- Centrally Located in Livingston's Affluent Trade Market
- Abundant Parking (50 Spaces)
- Convenient Access to Route 10, Eisenhower Parkway, and Route 280

OFFERING SUMMARY

Sale Price:	Call for Details
Available:	13,088 SF
Occupancy:	Fully Leased

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,618	47,399	153,743
Median Age	46	44	43
Total Households	1,706	16,706	55,456
Average HH Income	\$219,194	\$230,722	\$224,428

EXCLUSIVELY OFFERED BY:

CJ HUTER

201.888.8129
cj@vanrockcre.com

MARC PALESTINA

201.321.5776
marc@vanrockcre.com

MATT STEIER

201.403.5439
matt@vanrockcre.com

VanRockCRE
COMMERCIAL REAL ESTATE

PROPERTY IMAGES





10

ROUTE 10 (29,500+ VPD)

OKNER PARKWAY

MARKET AERIAL



Panera
BREAD®

TD Bank

BEST BUY
Michaels
DOLLAR TREE

securespace
SELF STORAGE

SITE

Bassett®
DUNKIN'

BUBBAKOO'S
BURRITOS

DUNKIN'

Planet Fitness

CHEVROLET

WORLD MARKET
Unique, authentic, and always affordable.

Starbucks

SHAKE SHACK

SAFAVIEH

LIDL

NORDSTROM
rack
TJ·maxx

The Container Store®

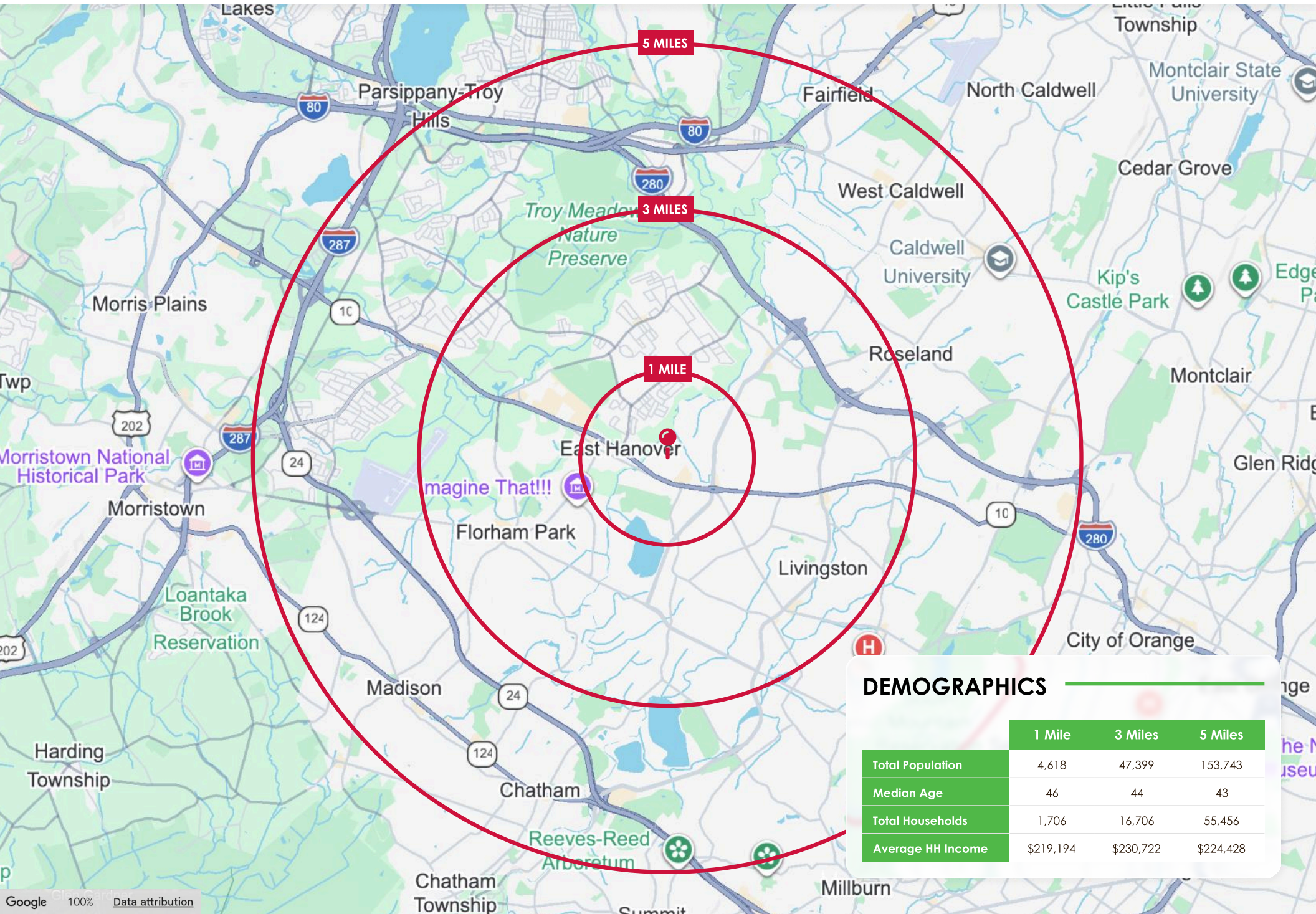
Advance
Auto Parts

Pediatric Care
RT10 FARMERS MARKET

fortunoff
the source



LOCATION MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,618	47,399	153,743
Median Age	46	44	43
Total Households	1,706	16,706	55,456
Average HH Income	\$219,194	\$230,722	\$224,428



EXCLUSIVELY OFFERED BY:

VanRockCRE
COMMERCIAL REAL ESTATE

MATT STEIER

201.403.5439
matt@vanrockcre.com

CJ HUTER

201.888.8129
cj@vanrockcre.com

MARC PALESTINA

201.321.5776
marc@vanrockcre.com

Disclaimer: The information contained in this marketing brochure has been obtained from sources believed to be reliable. However, no representation, guarantee, or warranty (express or implied) is made as to its accuracy, completeness, or suitability. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. All information is subject to change without notice, including price, terms, and availability. Interested parties are encouraged to conduct their own due diligence and verification of all facts.