

INDUSTRIAL REDEVELOPMENT
83 87 VALLEY STREET, BELLEVILLE, NJ

FOR LEASE

dHome
Design and Build
**RESIDENTIAL
COMMERCIAL
CONSTRUCTION**
973-768-5527
83 valley st.

OFFERED BY:
MIDTOWN COMMERCIAL
343 MILLBURN AVENUE
MILLBURN, NJ 07041

MIDTOWN
COMMERCIAL

**FOR LEASE
INDUSTRIAL REDEVELOPMENT
83 87 VALLEY STREET, BELLEVILLE, NJ
+/- 9,500 SQUARE FEET**



MIDTOWN
COMMERCIAL

**Carlo Caparruva - Principal
Ed Damiano- Vice President**

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Millburn, NJ 07041
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midtowncre.com
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SALIENT FACTS

BELLEVILLE INDUSTRIAL

INDUSTRIAL REDEVELOPMENT

83 87 VALLEY STREET, BELLEVILLE, NJ

CONSTRUCTED/REDEVELOPED - 1913 & 2025-2026

GLA AVAILABLE - +/- 9,500 Square Feet

STORIES- 1 Plus an upstairs office that may be expanded.

BASEMENT STORAGE- N

DI/TB - 1 TB 1 DI

POWER - 600 AMP

CONSTRUCTION - Block & Steel

PARKING - 10

HVAC - Rooftop Gas Fired Forced Air

ROOF - White Membrane

LIGHTING - LED and Flourecent

SECURITY - Cameras, Burglar & Fire System, Keycode Access

NOTES - Redeveloped Industrial Asset on Valley Street in Belleville, NJ. Seconds to NJ Route 21. Minutes to the NJ Turnpike, Interstate 280, Port Newark, Newark Liberty International Airport and New York City. Ceilings range from 12-16' clear with an office on the second level. Heavy Power, with a Drive In and Tailboard loading. New common areas have been constructed including a kitchen area, new lavatories and offices. New HVAC ensured heating and cooling for products with more sensitive storage requirements.

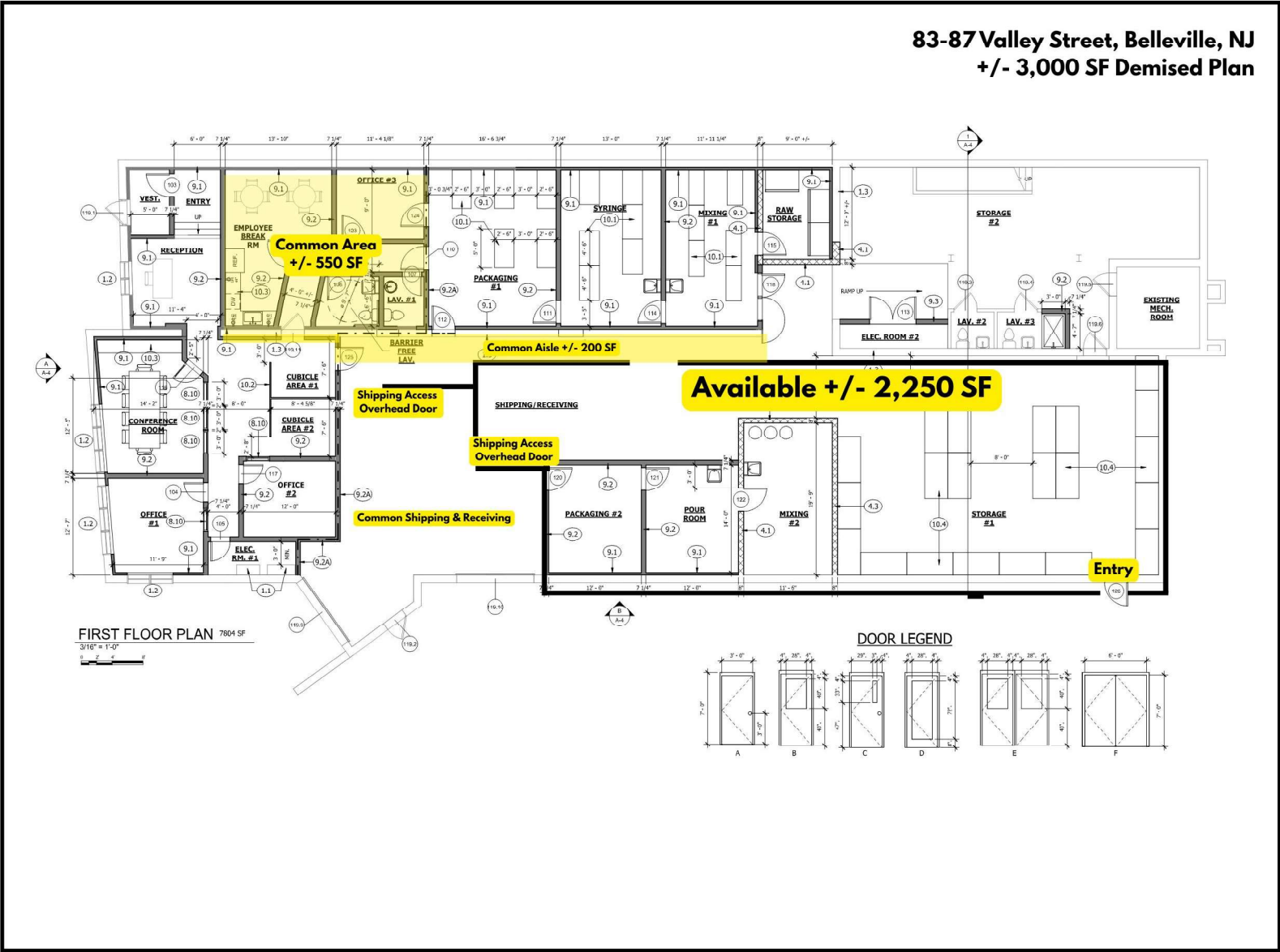
SALIENT FACTS





PHOTOS & LAYOUT

BELLEVILLE INDUSTRIAL



PHOTOS & LAYOUT

FLOOR LAYOUT



EXTERIOR

PHOTOS & LAYOUT



ENTRY



DRIVE IN DOOR



TAILBOARD



MIXING ROOM



HEAVY POWER



COMMON AISLE



OFFICE



MANUFACTURING

PHOTOS & LAYOUT

INTERIOR



83 87 VALLEY ST

LOCATION

BELLEVILLE INDUSTRIAL

Belleville
Reach



NJ ROUTE 21 50,000 + AAPD



CORTLANDT ST

VALLEY ST

83 87
Valley St

WASHINGTON AVE

RUTGERS ST

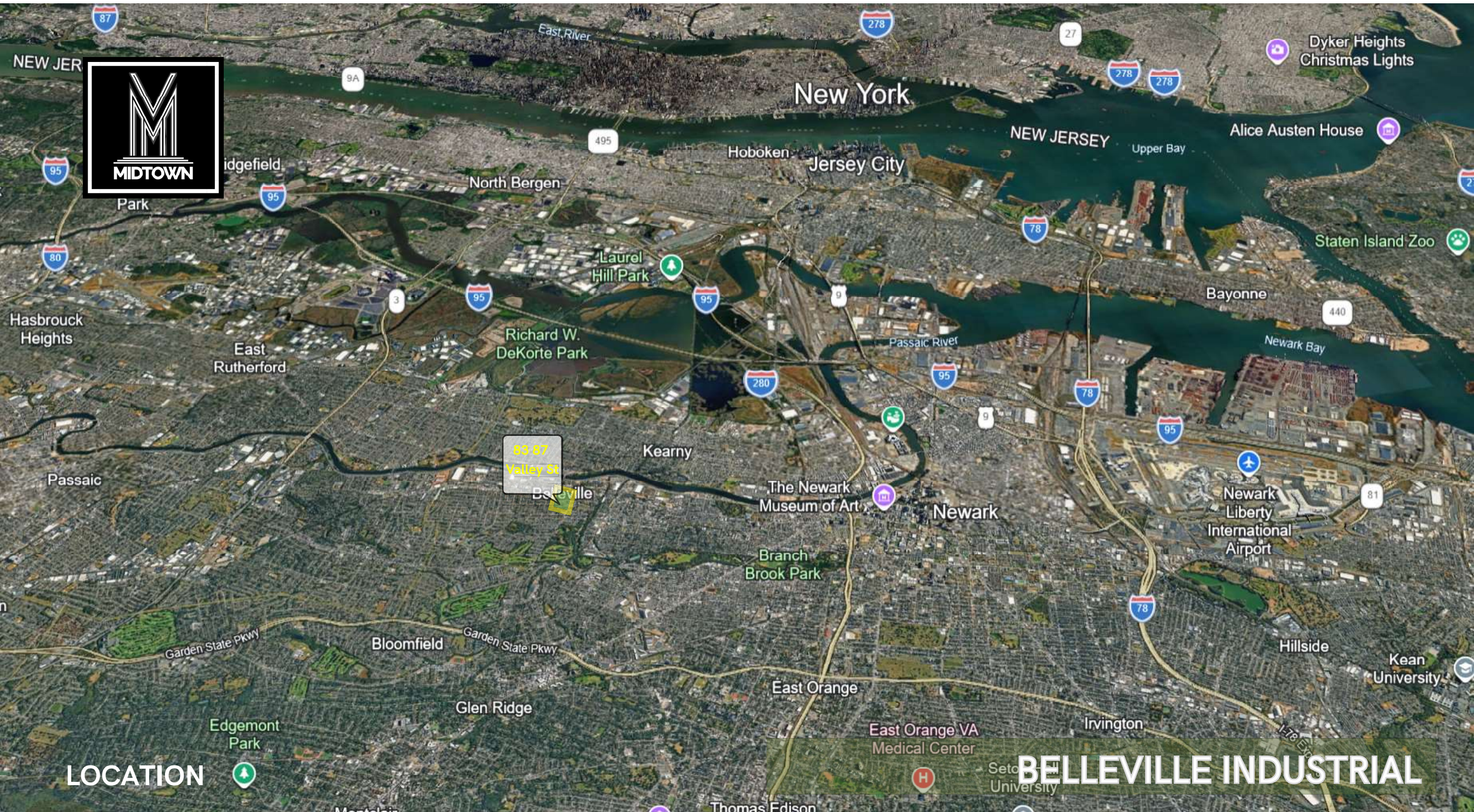
BELLEVILLE AVE

WILLIAM ST

ACADEMY ST

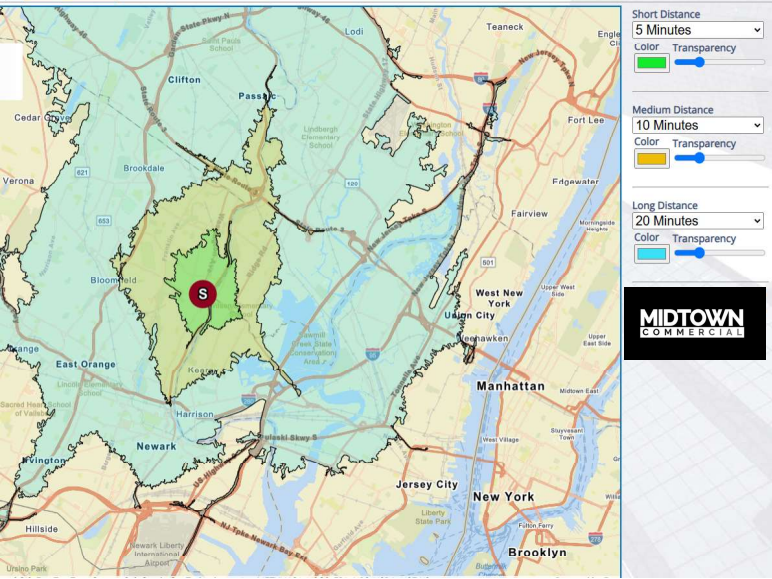
Little **LOCATION**
Learning Center

BELLEVILLE INDUSTRIAL



LOCATION

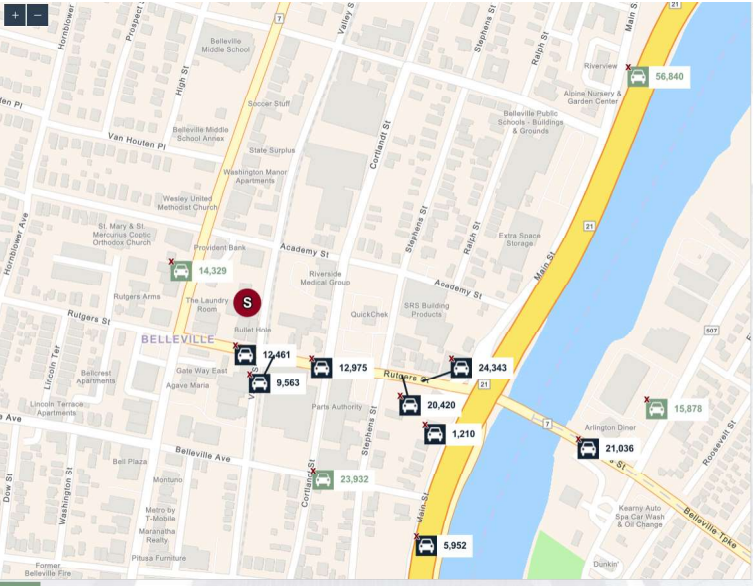
BELLEVILLE INDUSTRIAL



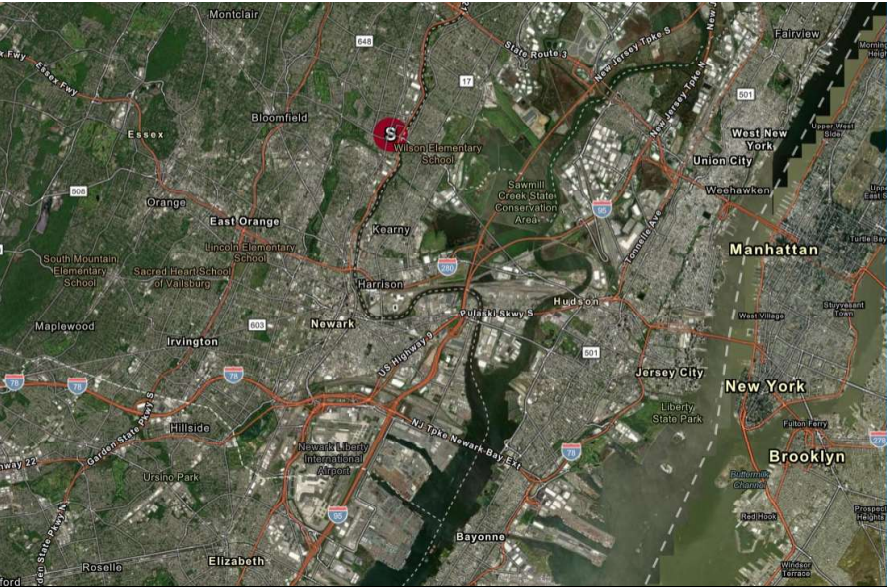
DRIVE TIMES



LOCAL AERIAL



TRAFFIC COUNTS



AERIAL

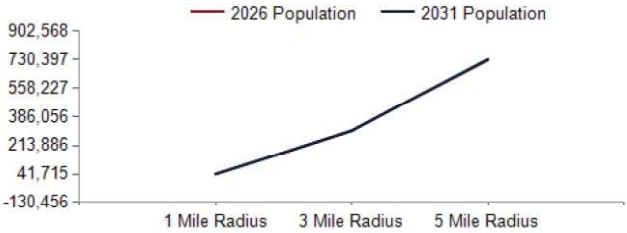
LOCATION



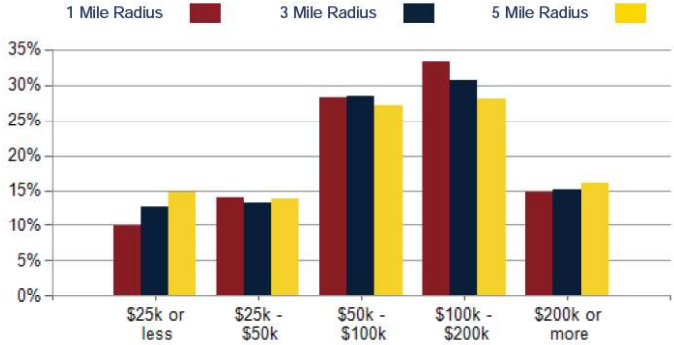
LOCATION

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,579	279,059	652,161
2010 Population	40,181	280,153	647,762
2026 Population	41,715	303,269	725,405
2031 Population	41,746	301,173	730,397
2026 African American	3,612	43,261	195,513
2026 American Indian	458	3,292	6,753
2026 Asian	2,828	22,444	51,476
2026 Hispanic	23,746	143,595	258,149
2026 Other Race	12,806	81,393	150,419
2026 White	14,080	102,663	220,348
2026 Multiracial	7,892	50,023	100,455
2026-2031: Population: Growth Rate	0.05%	-0.70%	0.70%

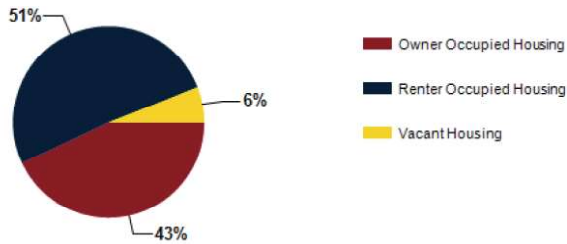
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	999	9,721	27,870
\$15,000-\$24,999	537	5,056	13,301
\$25,000-\$34,999	826	5,874	13,690
\$35,000-\$49,999	1,345	9,543	24,534
\$50,000-\$74,999	2,520	17,436	41,321
\$75,000-\$99,999	1,880	15,868	34,464
\$100,000-\$149,999	3,316	22,745	50,272
\$150,000-\$199,999	1,864	13,110	27,898
\$200,000 or greater	2,284	17,706	44,781
Median HH Income	\$94,750	\$90,633	\$86,642
Average HH Income	\$121,841	\$120,520	\$122,405



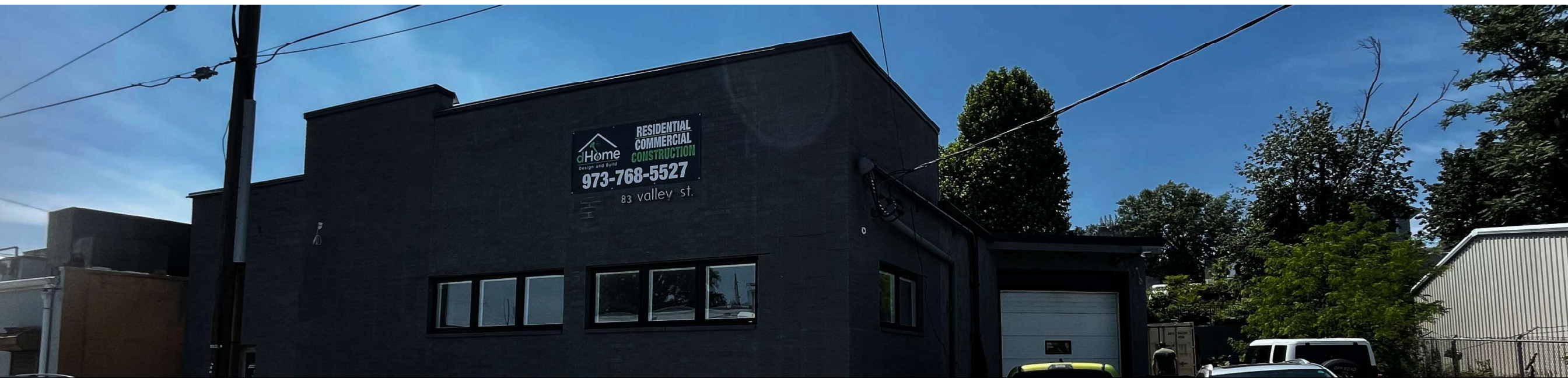
2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: [MapInfo](#)



FOR MORE INFORMATION AND TOURS PLEASE CONTACT

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