



LAND

FOR LEASE

±5-ACRE INDUSTRIAL LOT

Pulaski Street, Bayonne, NJ 07002

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *Chief Executive Officer* | jmcrimmins@blauberg.com | 973.379.6644 x122

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

www.blauberg.com

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LOCATION DESCRIPTION

- Approx. 1.5 Miles to I-78
- Approx. 5.3 Miles to I-95 and I-287
- Approx. 8.5 Miles to Goethals Bridge and Newark Liberty International Airport
- Approx. 7.7 Miles to Holland Tunnel
- Approx. 15.2 Miles to Lincoln Tunnel

OFFERING SUMMARY

Lease Rate:	\$37,000 per month (Per Acre NNN)
Available SF:	5 Acres
Lot Size:	5 Acres

PROPERTY HIGHLIGHTS

- ±5 Acres for Industrial Outdoor Storage
- Compacted Milled Site
- Fenced and Lit Site

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,154	35,045	72,239
Total Population	22,741	87,308	178,493
Average HH Income	\$92,472	\$80,331	\$76,674

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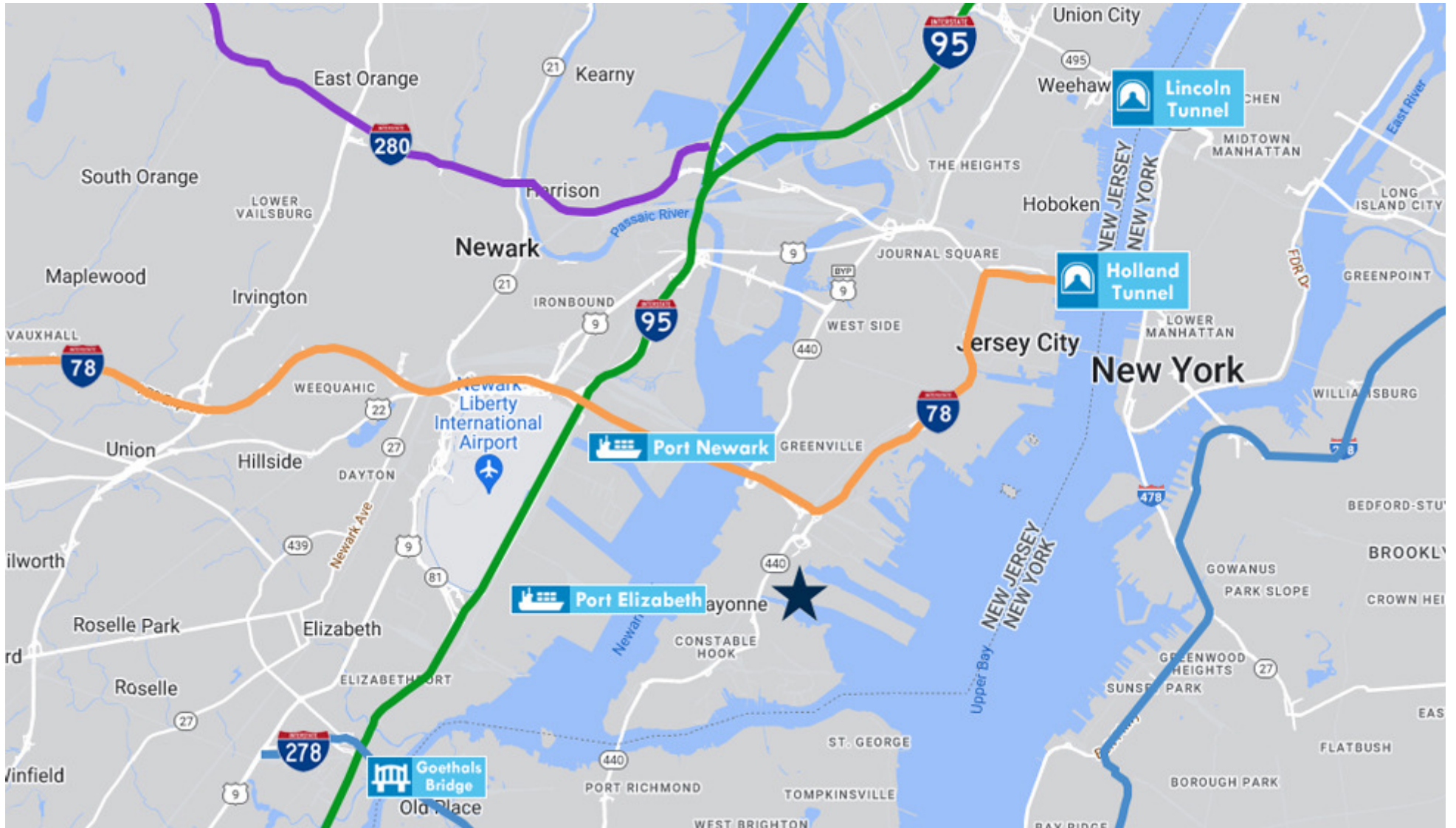
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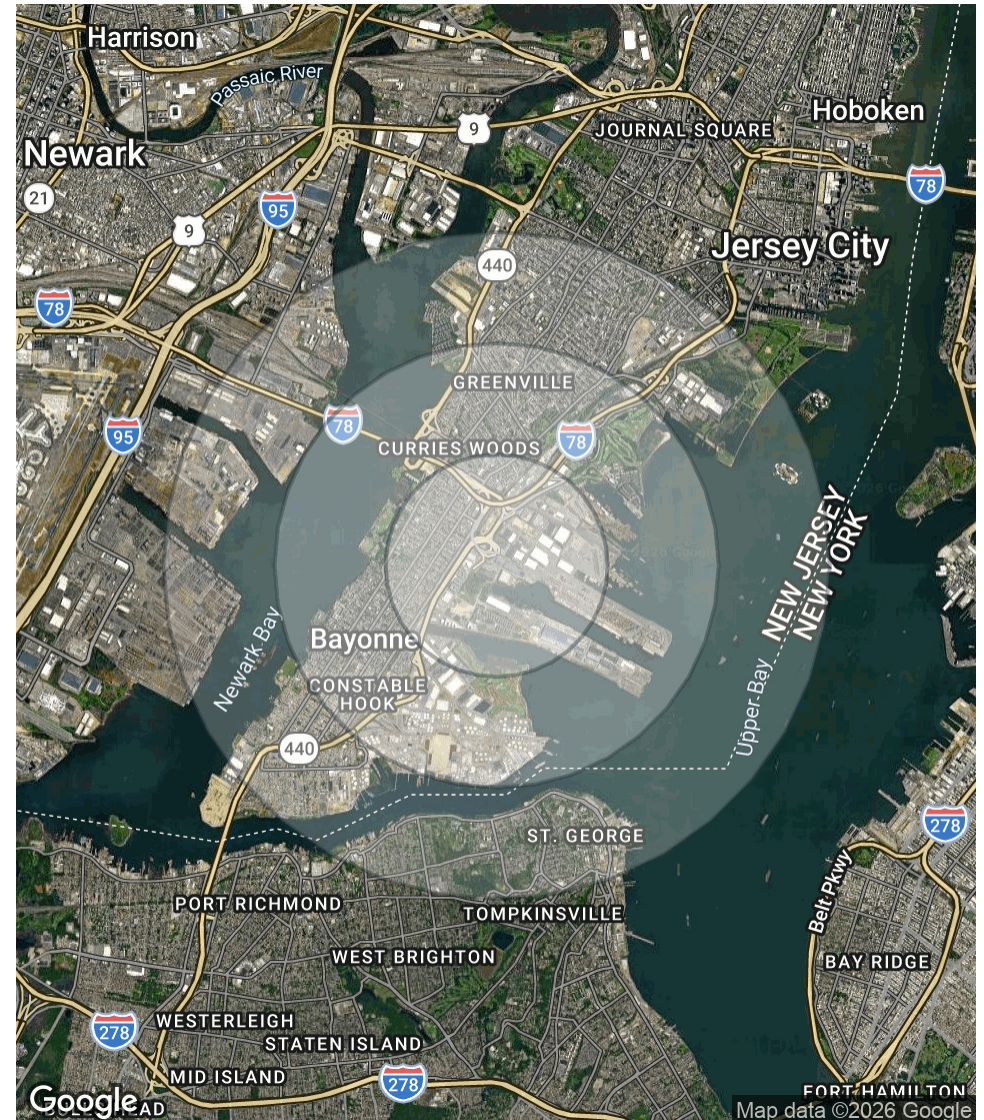
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,741	87,308	178,493
Average Age	38.0	37.8	37.2
Average Age (Male)	37.6	35.7	35.2
Average Age (Female)	41.3	40.8	39.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,154	35,045	72,239
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$92,472	\$80,331	\$76,674
Average House Value	\$340,013	\$323,434	\$332,301

2020 American Community Survey (ACS)



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