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# Industrial Warehouse & Flex Space Opportunity

OFFERING MEMORANDUM | 10 WEST MRAVLAV PLACE | ELIZABETH, NJ

Exclusively Listed by

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# Professional Bio



## CHERYL DARMANIN

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CHERYL DARMANIN, MCNE, CSMS, ABR, SFR  
Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl Darmanin joined Keller Williams Commercial in 2017 and has since built a reputation as a trusted advisor and skilled negotiator in the commercial real estate sector. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative, and Short Sale and Foreclosure Resource. In addition, she is a certified Real Estate Advisor through the National Association of Expert Advisors.

Cheryl actively contributes to the commercial real estate community and beyond, serving on several boards and organizations. Her affiliations include CREWNJ (Commercial Real Estate Women of NJ), FIABCI (International Real Estate Federation), Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, and the Board of Advisors for the Touro College Graduate School of Business. She is a past president of the Harding Township Education Foundation (HTEF), past co-chair of the South Orange Village Alliance Business Recruitment Committee, and has been involved with AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), and the Overlook Hospital Auxiliary. She also coaches new real estate agents entering the profession.

Based in New Jersey, Cheryl has successfully represented clients in the acquisition and disposition of assets across all major commercial real estate classes, including retail, hospitality, industrial, multifamily, office, and medical. Her client base ranges from tenants and local property owners to institutional investors.

Before transitioning into real estate, Cheryl built a 20-year career in media and marketing sales. She began in local ad sales for The Weather Channel in Atlanta and later helped establish network operations in London, Düsseldorf, and Amsterdam. Upon returning to the U.S., she became Operations Manager for TWC's Ad Sales Division in New York. She then expanded into digital marketing sales, holding senior sales executive roles with ABCNews.com/ABC Entertainment, Women.com (iVillage.com), and USAToday.com.

Cheryl's leadership career advanced further at Yahoo!, where she served as Managing Director of Account Management for the U.S., Canada, and Latin America. In this role, she was responsible for over \$1 billion in revenue and led a team of 250 professionals.

Her commercial real estate career has been consistently recognized with top honors. Cheryl is a multi-year recipient of the NAR Circle of Excellence Award (2014, 2019–2024). She has also been recognized with KWRI's Gold and Silver Awards, Top Associate awards for units and volume, Top 25 Producer recognition, Sale of the Year, and Top Ten Agent honors.

Cheryl's background blends deep expertise in sales, marketing, and negotiation with a passion for real estate economics. This combination allows her to provide clients with informed, strategic, and results-driven guidance across all aspects of commercial real estate.

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YouTube: [https://www.youtube.com/channel/UCEDH8A2rZo6UmjCX4KLhf-A?view\\_as=subscriber](https://www.youtube.com/channel/UCEDH8A2rZo6UmjCX4KLhf-A?view_as=subscriber)

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# Professional Bio



## **JEFF BISCHAK**

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Jeff Bischak  
Sales Associate

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Jeff Bischak was born and raised in Northern NJ and is a proud long-time resident of Montclair. Jeff is a seasoned executive who started his career in Supply Chain/Operations for several large companies, including L'Oréal, Blinds To Go, and Diapers.com (purchased by Amazon). Over the past several years, Jeff has owned several investment properties in Essex County and was also a licensed home improvements contractor (which he put to work when he wasn't working on his own Victorian that was built circa 1867).

Jeff's business acumen, knowledge of the Northern NJ area, and first-hand experience in leading home improvements and owning investment properties and 15 years of experience in Supply Chain and Logistics inspired him to put his talent to work full-time to guide buyers and sellers through commercial real estate transactions. Jeff is passionate about real estate, and his unique, multi-faceted perspective and meticulous nature set him up uniquely to deliver on his client's needs.

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# Property Summary



## Property Summary

Price:	\$3,290,000
Building SF:	±18,000
Parking:	Surface Spaces
Lot Size:	±18,200 SF
Primary Use:	Warehouse
Prior Use:	Manufacturing Facility
Year Built:	1950
Zoning:	HC (Highway Commercial)

## Property Overview

10 W. Mravlag Place presents a rare opportunity to acquire an approximately 18,000 SF industrial facility located within one of Northern New Jersey's most established industrial corridors. The property offers a versatile combination of warehouse, production, office, and storage space, making it well-suited for a variety of industrial and commercial users.

The building features clear heights ranging from approximately 12 to 16 feet, three overhead doors, a dedicated production/finishing area, and more than five private offices. Additional features include multiple flexible-use workspaces, three restrooms, substantial storage areas, and a sprinkler system throughout most of the building.

Strategically positioned in Elizabeth, the property provides convenient access to the New Jersey Turnpike, Routes 1 & 9, Newark Liberty International Airport, and the Port Newark-Elizabeth Marine Terminal, offering exceptional connectivity throughout the region. This is an excellent opportunity for owner-users seeking a well-located industrial facility with a functional layout and strong transportation access.

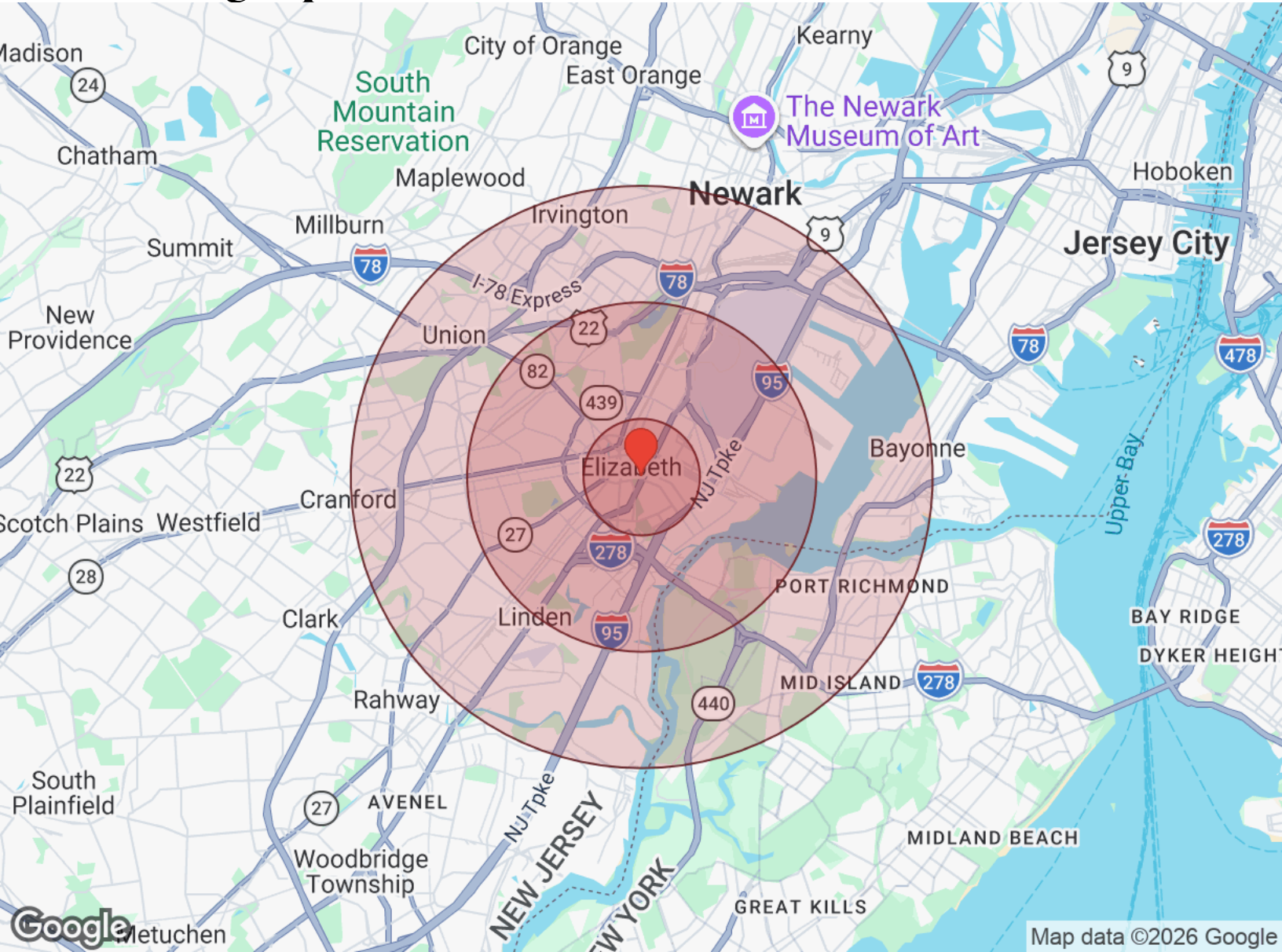
## Property Highlights

- ±18,000 SF Industrial Warehouse Building
- Functional Warehouse, Production & Office Layout
- Three Overhead Doors | 12'–16' Clear Heights
- Excellent Access to NJ Turnpike, Routes 1 & 9, Newark Airport & Port Newark

# Property Photos



# Demographics



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	34,367	108,926	302,628
Female	35,088	113,228	317,539
Total Population	69,455	222,154	620,167

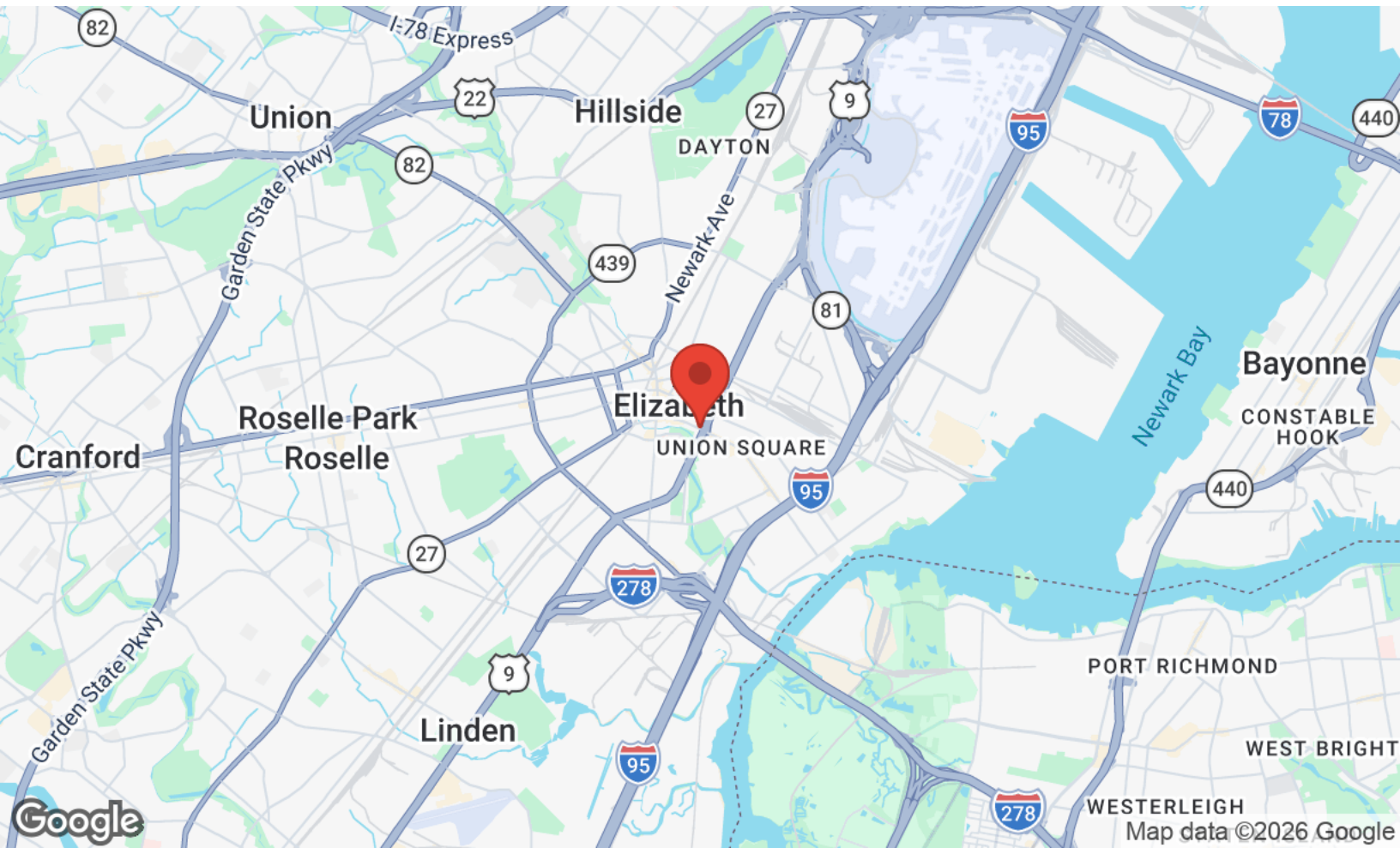
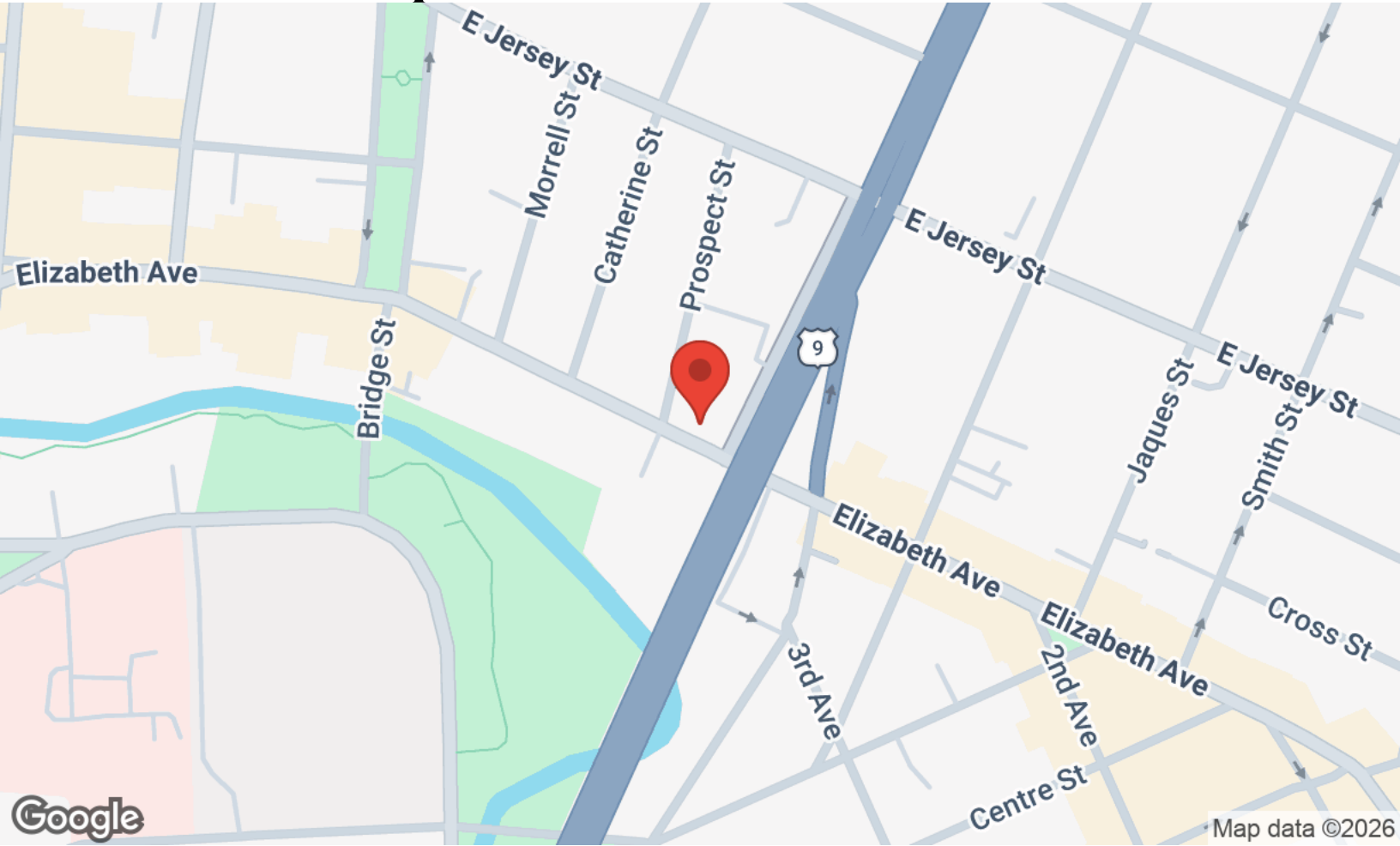
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,432	45,964	158,329
Black	14,412	60,537	209,120
Am In/AK Nat	35	89	310
Hawaiian	7	22	62
Hispanic	40,992	104,279	204,655
Asian	1,695	7,998	37,334
Multiracial	667	2,555	7,938
Other	208	711	2,419

Housing	1 Mile	3 Miles	5 Miles
Total Units	24,193	78,905	228,657
Occupied	23,570	76,798	220,569
Owner Occupied	4,648	26,430	88,300
Renter Occupied	18,922	50,368	132,269
Vacant	622	2,107	8,088

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	14,609	43,883	117,926
Ages 15 - 24	9,968	31,358	81,735
Ages 25 - 54	30,584	94,231	261,487
Ages 55 - 64	7,204	25,763	75,369
Ages 65+	7,091	26,919	83,651

Income	1 Mile	3 Miles	5 Miles
Median	\$71,810	\$82,138	\$82,428
Under \$15k	2,304	6,625	22,347
\$15k - \$25k	1,248	3,813	11,897
\$25k - \$35k	1,766	5,024	13,553
\$35k - \$50k	2,806	8,066	20,147
\$50k - \$75k	4,186	11,794	34,127
\$75k - \$100k	3,483	10,774	27,639
\$100k - \$150k	3,683	12,851	37,807
\$150k - \$200k	2,019	7,470	21,465
Over \$200k	2,076	10,381	31,587

# Location Maps



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