



LAND

FOR LEASE

7.02-ACRE VACANT LAND FOR INDUSTRIAL OUTDOOR STORAGE (IOS)

352 Oldham Road, Wayne, NJ 07470

For More Information, Contact the Exclusive Brokers

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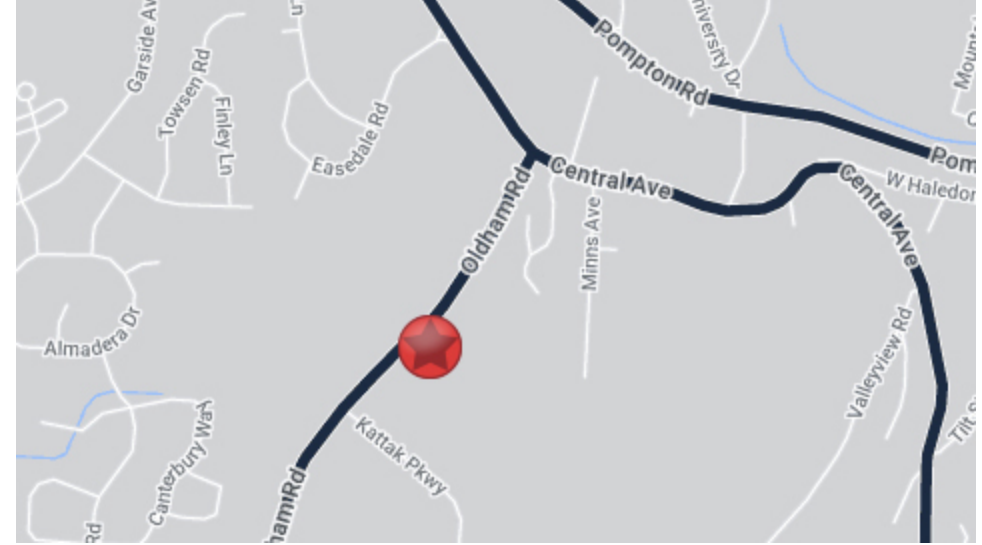


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LOCATION DESCRIPTION

Approx. 4.6 Miles to I-80
 Approx. 16.5 Miles to George Washington Bridge
 Approx. 18.4 Miles to I-78
 Approx. 19.4 Miles to Lincoln Tunnel
 Approx. 22.1 Miles to Holland Tunnel
 Approx. 25.2 Miles to Newark Liberty International Airport
 Approx. 27.5 Miles to Ports Newark & Elizabeth

OFFERING SUMMARY

Lease Rate:	\$15,000.00 Per Month NNN Per Acre
Available SF:	7.02 Acres
Lot Size:	7.02 Acres

PROPERTY HIGHLIGHTS

- Vacant Land
- Lot Size at ± 7.02 Acres (Block 2000, Lot 1)
- Taxes at \$12,574.50 (2022)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	59	4,542	80,077
Total Population	132	11,579	188,589
Average HH Income	\$90,431	\$110,142	\$82,884

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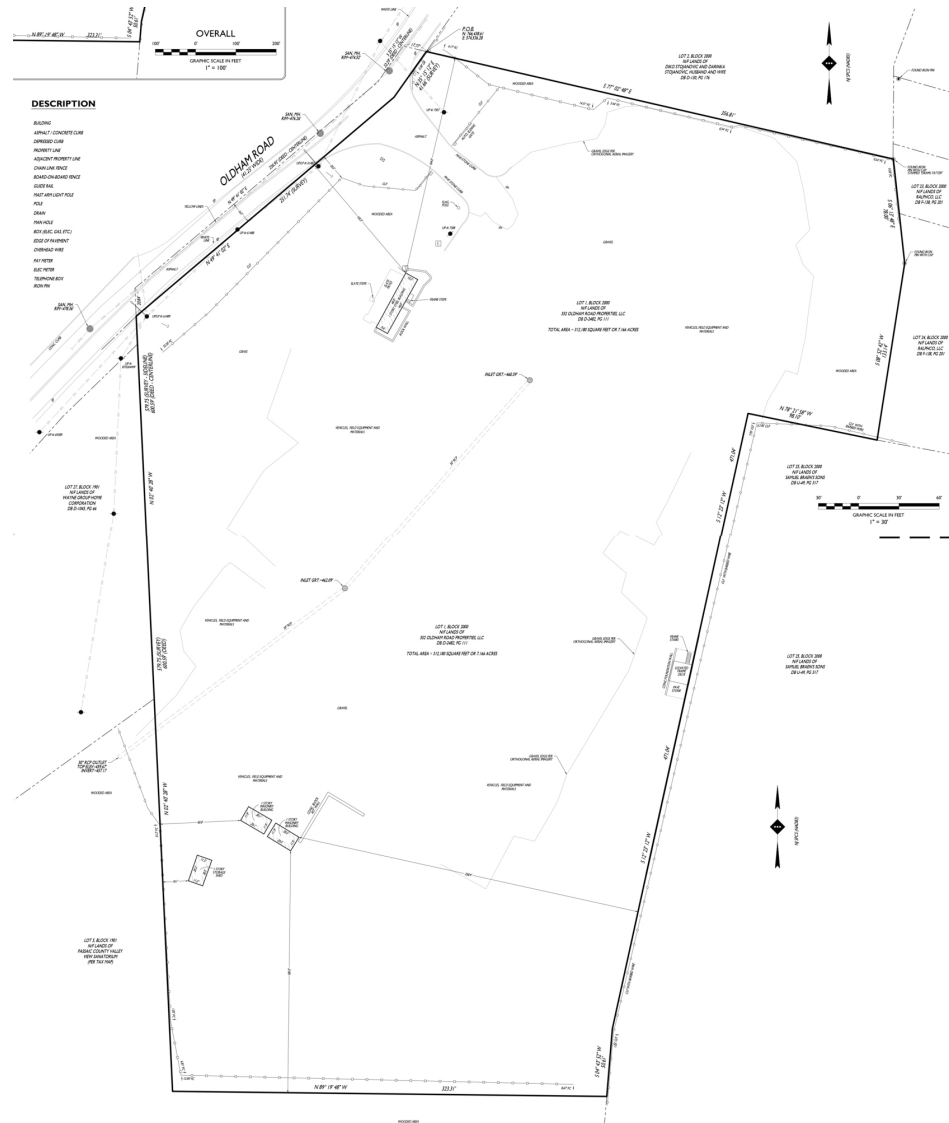
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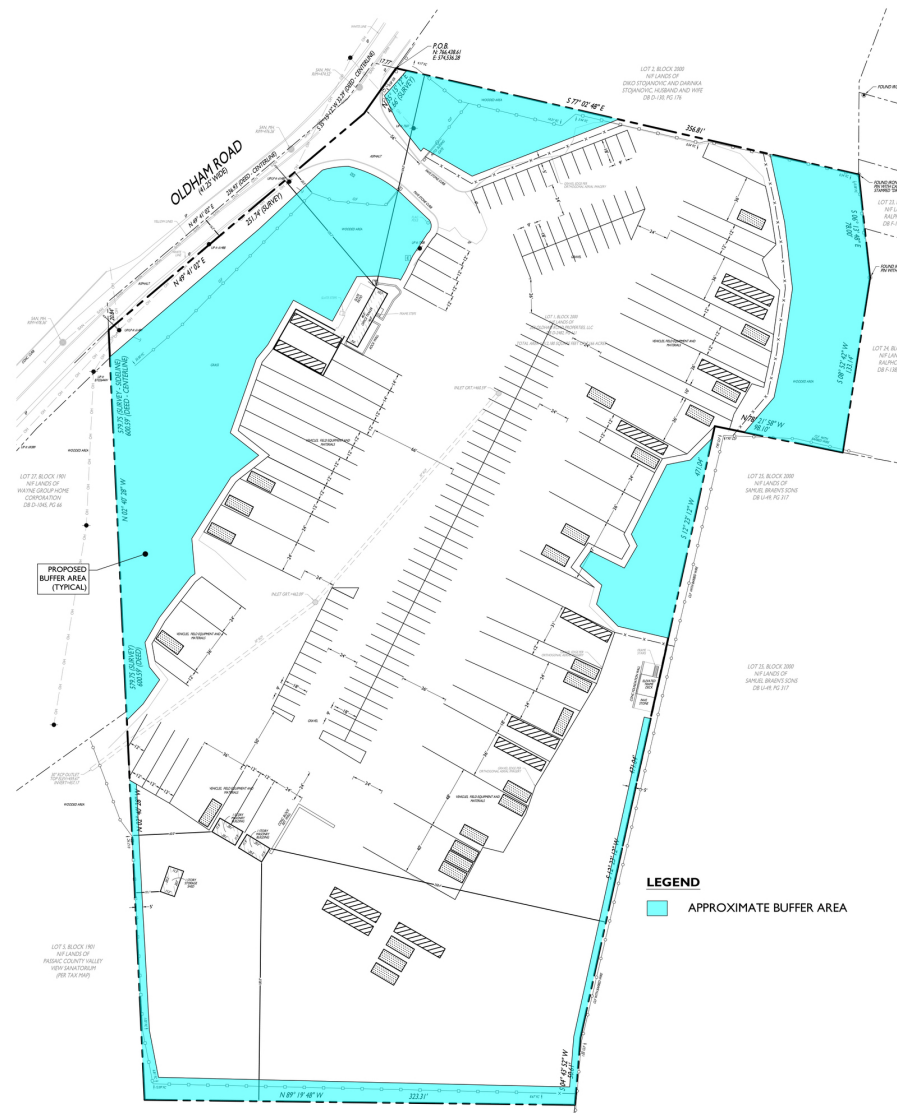
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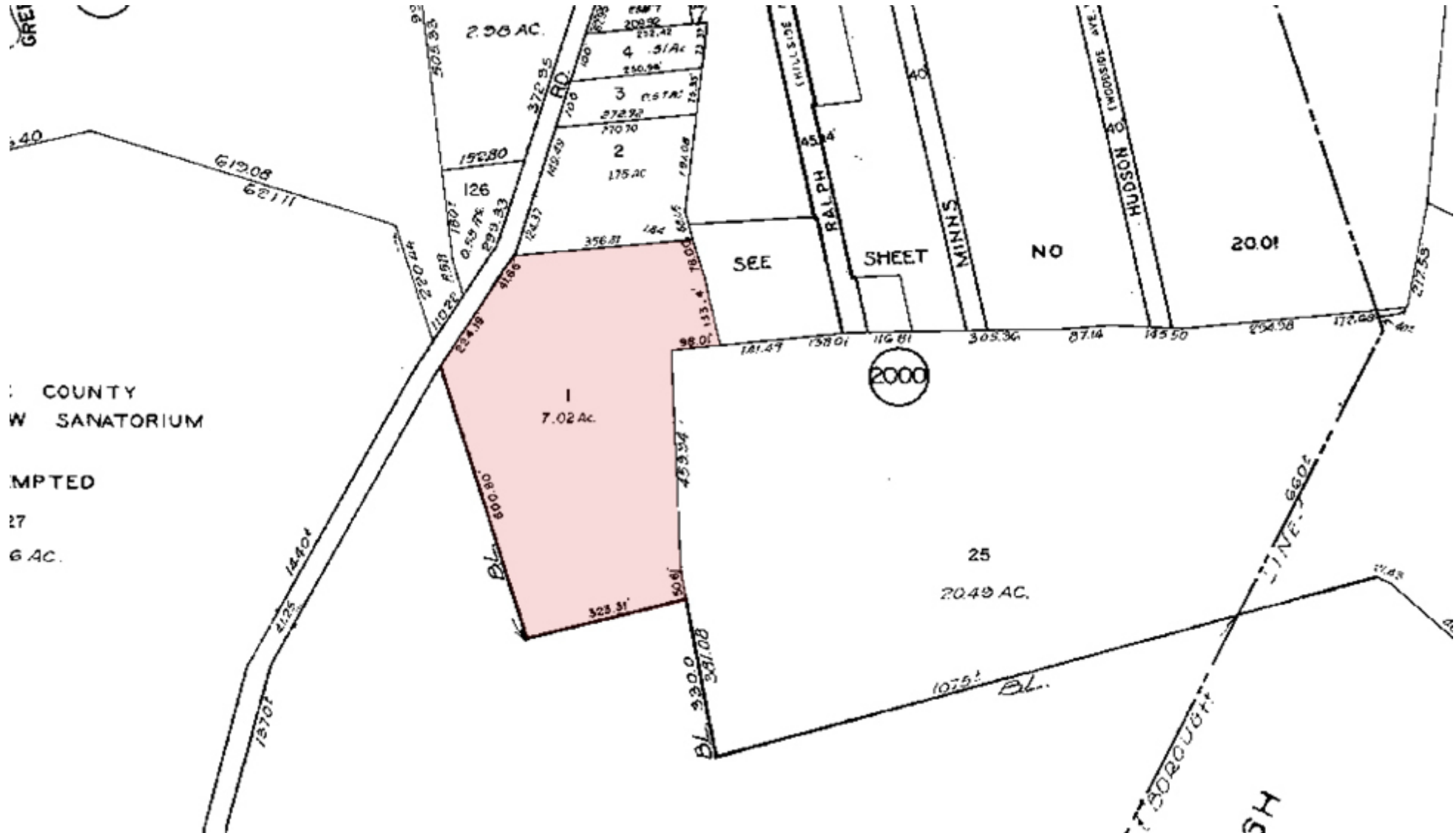
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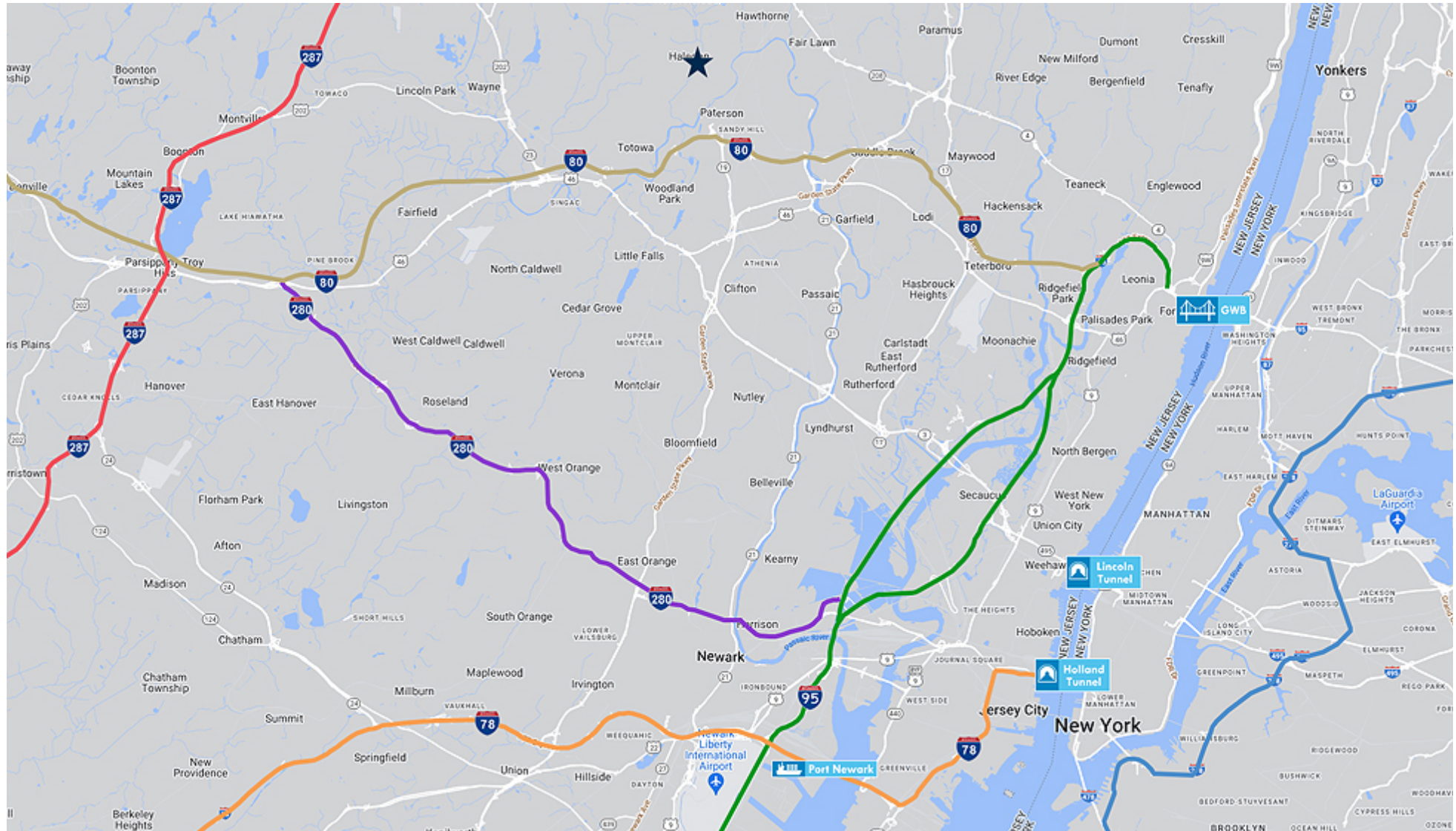
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	132	11,579	188,589
Average Age	39.8	43.0	43.6
Average Age (Male)	38.4	40.9	42.3
Average Age (Female)	44.2	44.5	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	59	4,542	80,077
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$90,431	\$110,142	\$82,884
Average House Value	\$360,958	\$367,536	\$275,997

A detailed Google Map of the New York City metropolitan area, showing the Hudson River, New York State Thruway (I-287), and surrounding suburbs like West Milford, Suffern, Mahwah, and New York City. The map includes labels for various towns, highways, and the New York City skyline.

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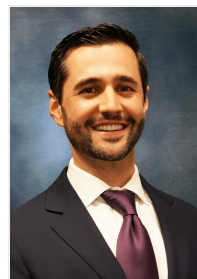


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