

±35,400 SF on 1.63 AC INDUSTRIAL OPPORTUNITY FOR SALE

354-370 + 363-367 South Jefferson Street, Orange, New Jersey



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DEMOGRAPHICS





354-370 South Jefferson Street, Orange, New Jersey		
Block 4008		Lot 1
PROPERTY FEATURES		
SF:	Building 1	11,592 SF with 1,600 SF of storage mezzanine
	Building 2	3,832 SF
AC:	1.05 AC	
Taxes:	\$39,160.72	
OPEX:	CAM:	\$0.55
	Insurance:	\$0.40
	Real Estate Taxes:	\$2.90
	Total:	\$3.85



Parking for 35-40
Vehicles



3 Loading
Docks/Bays



Ceiling Height
24' – 29'





363-367 South Jefferson Street, Orange, New Jersey		
Block 4001		Lot 1
PROPERTY FEATURES		
SF:	New	10,268 SF
	Old	9,708 SF
AC:	0.575 AC	
Taxes:	\$57,963.09	
OPEX:	CAM:	\$0.55
	Insurance:	\$0.40
	Real Estate Taxes:	\$2.90
	Total:	\$3.85



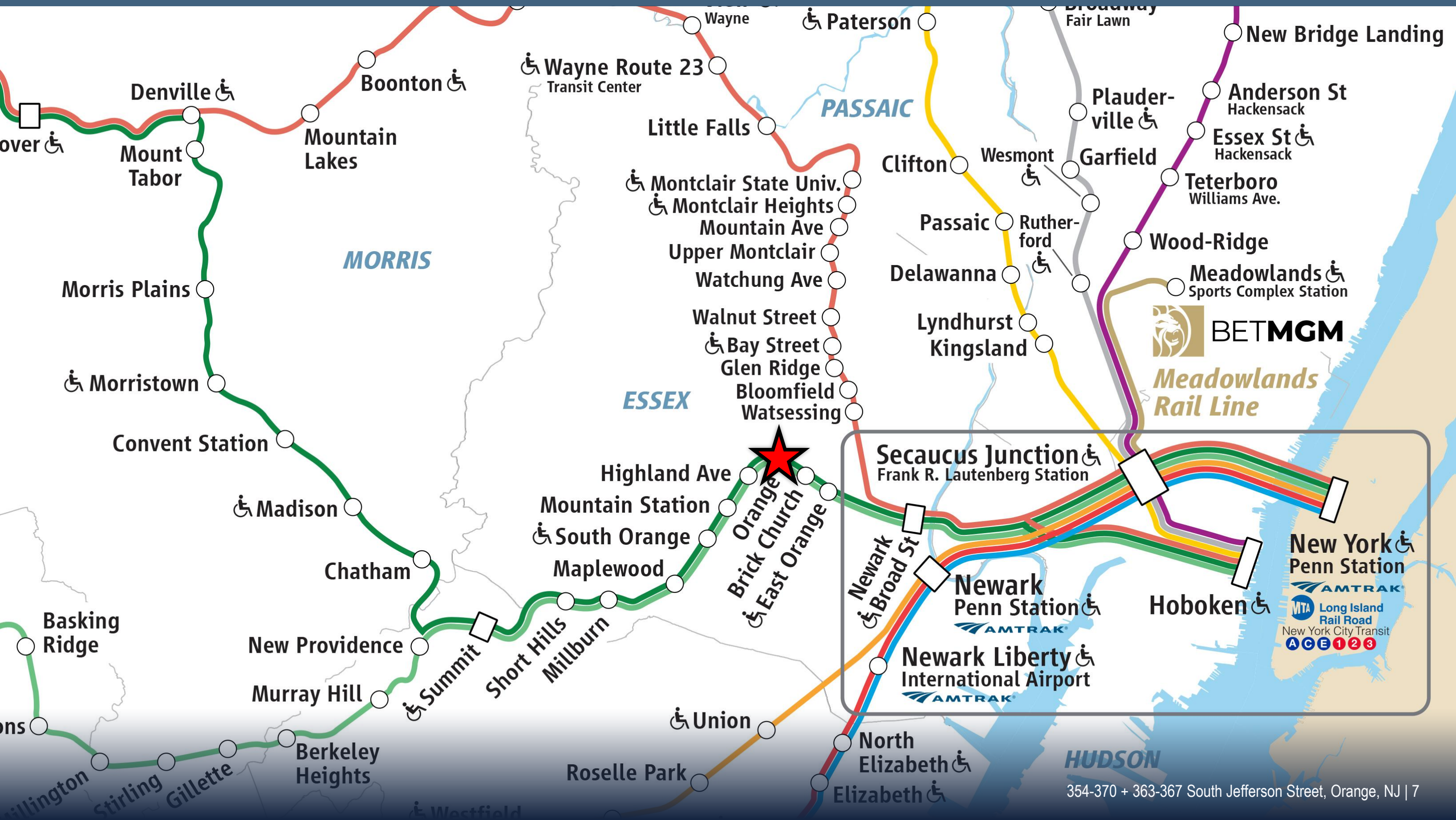
1 Loading
Dock/Bay



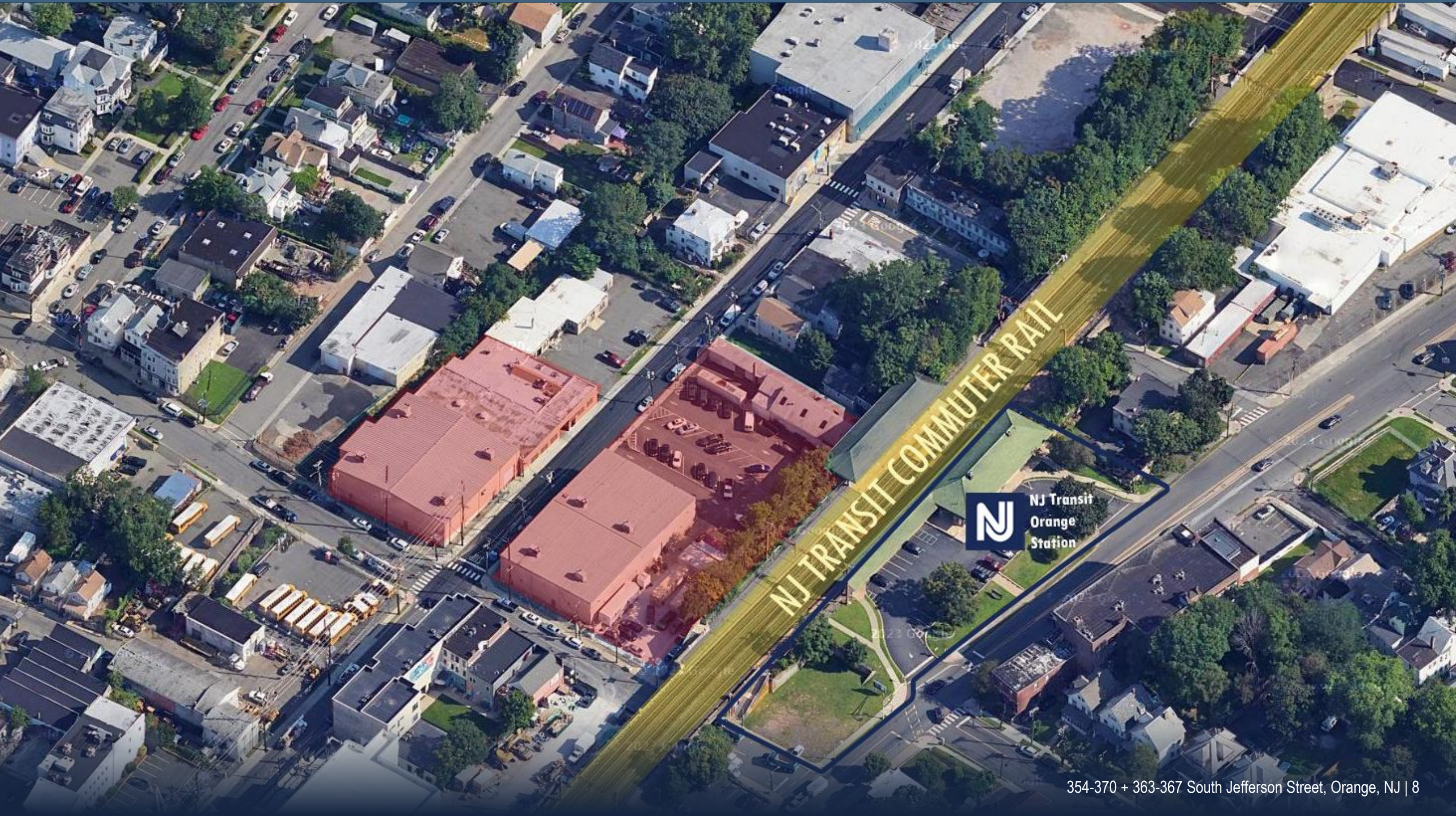
Ceiling Height
12' – 29'



COMMUTER RAIL

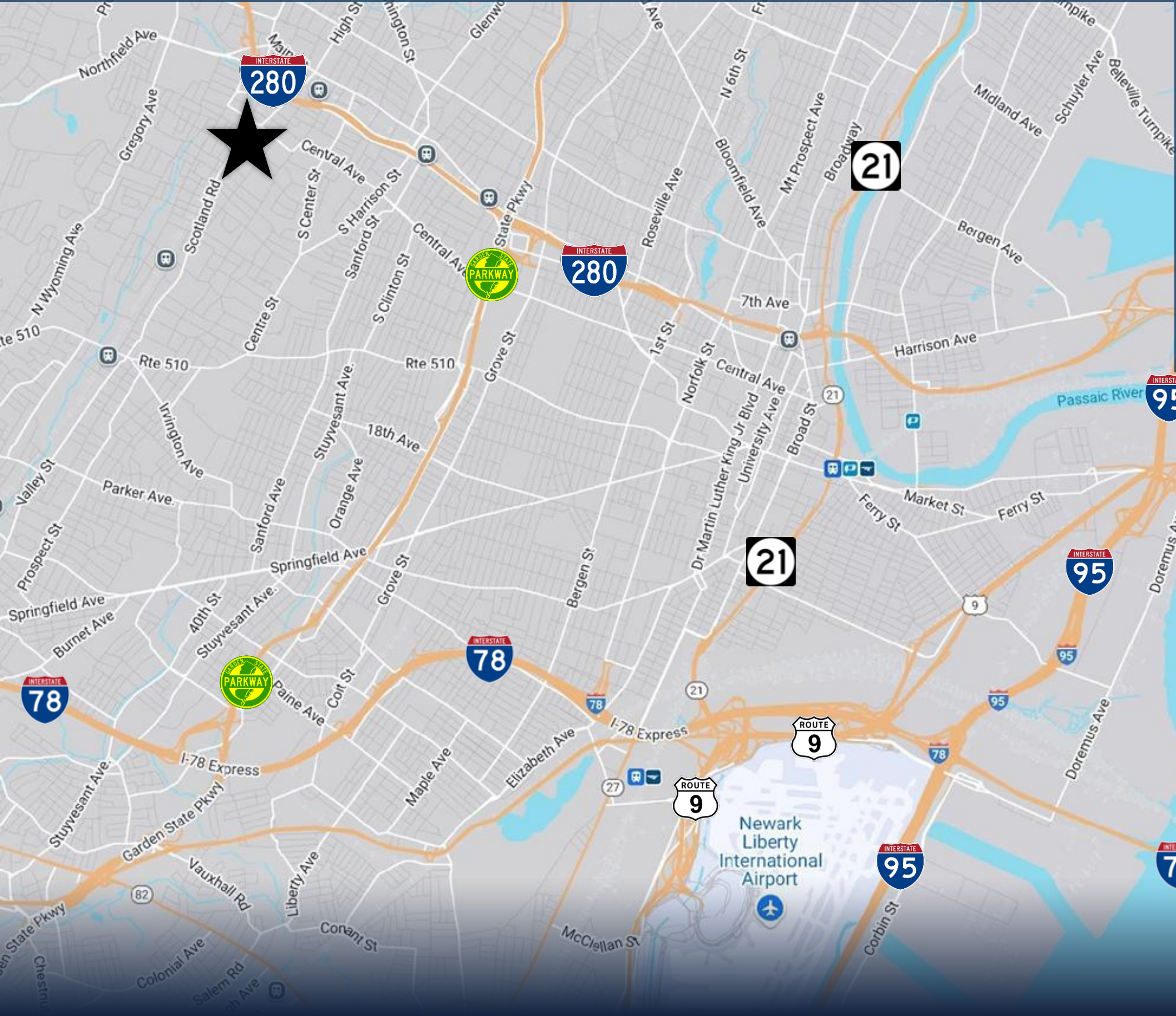


COMMUTER RAIL



NJ NJ Transit
Orange
Station

ACCESSIBILITY



Accessibility	
I-280	0.7 Miles
Garden State Parkway	3.3 Miles
Route 21	5 Miles
Newark Liberty International Airport	13.2 Miles
Highland Avenue Train Station	Walking distance

THE BLAU & BERG COMPANY



FOR MORE INFORMATION

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