



RESEARCH & DEVELOPMENT FACILITY

FOR SALE

# ±38,000 SF INDUSTRIAL FACILITY

44 Deforest Avenue , East Hanover, NJ 07936

*For More Information, Contact the Exclusive Brokers*

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## LOCATION DESCRIPTION

1 Mile to Route 10  
3 Miles to I-280  
4 Miles to Route 46  
4 Miles to I-287  
6 Miles to I-80

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$4,950,000 |
| Lot Size:      | ±1.02 Acres |
| Building Size: | ±38,000 SF  |

## PROPERTY HIGHLIGHTS

- ±38,000 SF Building Size
- ±1.02 Acres (Block 42, Lot 45.07)
- Fully Built with Lab Equipment
- 4,000 Amps of Power
- Freight Elevator
- Zoned I-1
- Taxes at \$21,870 (2021)

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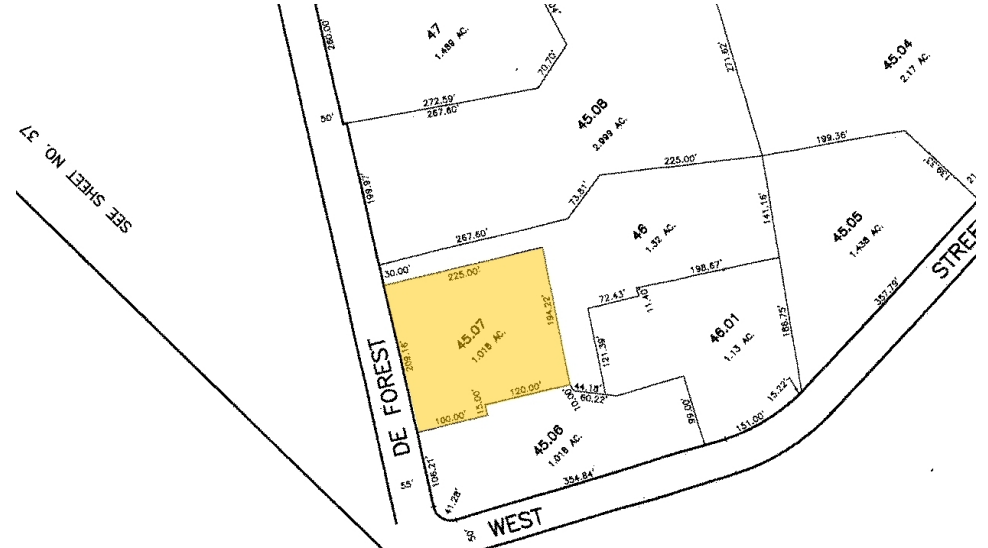
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## First Floor GMP Suites

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## Second Floor GMP Suites

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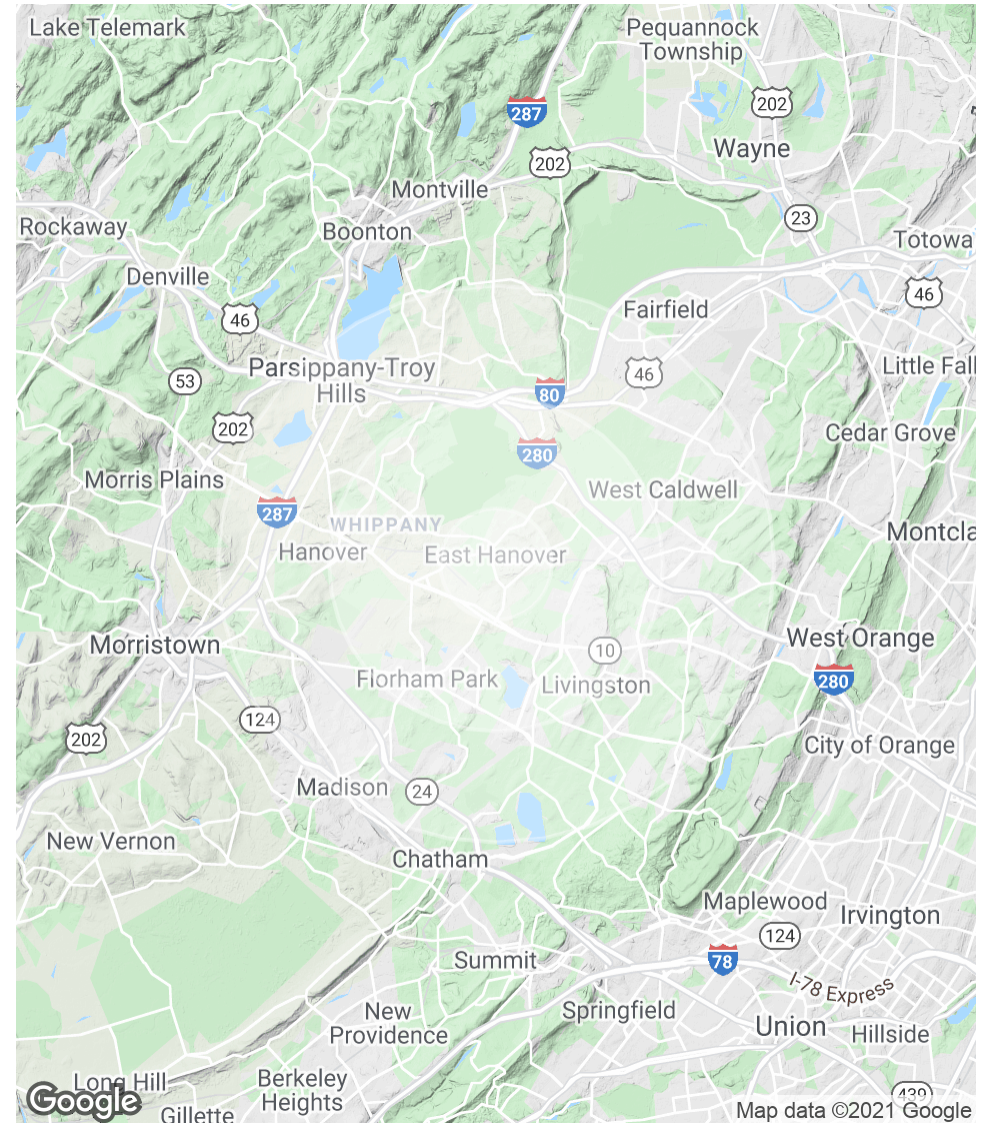
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,280  | 37,641  | 131,832 |
| Average age          | 45.0   | 42.6    | 41.1    |
| Average age (Male)   | 43.0   | 41.1    | 40.0    |
| Average age (Female) | 46.7   | 43.7    | 42.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,486     | 13,002    | 46,329    |
| # of persons per HH | 2.9       | 2.9       | 2.8       |
| Average HH income   | \$145,259 | \$150,613 | \$140,699 |
| Average house value | \$600,861 | \$605,657 | \$603,395 |

\* Demographic data derived from 2010 US Census



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