

INDUSTRIAL FOR LEASE

BROADWAY INDUSTRIAL FLEX | 7,000 SF | WESTWOOD, NJ

711 Broadway, Westwood, NJ 07675



PROPERTY DESCRIPTION

7,000 SF light industrial space available for lease in downtown Westwood. Zoned LB, the one-story building features 14-foot ceilings, two drive-in doors including a rear loading garage, separate utilities, HVAC with central heat and air, and five on-site parking spaces. Recently renovated interior and bathrooms. Ideal for furniture, woodworking, iron, tile, and trade users. Vacant and available for immediate occupancy.

PROPERTY HIGHLIGHTS

- 7,000 SF light industrial building
- Prime downtown Westwood location
- LB Zoning allowing flexible industrial and trade uses
- 14 ft ceiling height with one-story layout
- Two drive-in doors including rear loading garage
- Renovated Bathrooms and Interior
- Great for furniture, wood work, iron, trade, tile, shop businesses

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	7,000 SF
Lot Size:	17,990 SF
CAM:	\$6 SF/yr (NNN)
Drive-Ins:	2
Zoning:	Light Industrial
Parking Spaces	5
Year Built:	1995

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	490	1,459	5,706
Total Population	1,096	3,545	15,292
Average HH Income	\$166,567	\$171,847	\$194,339

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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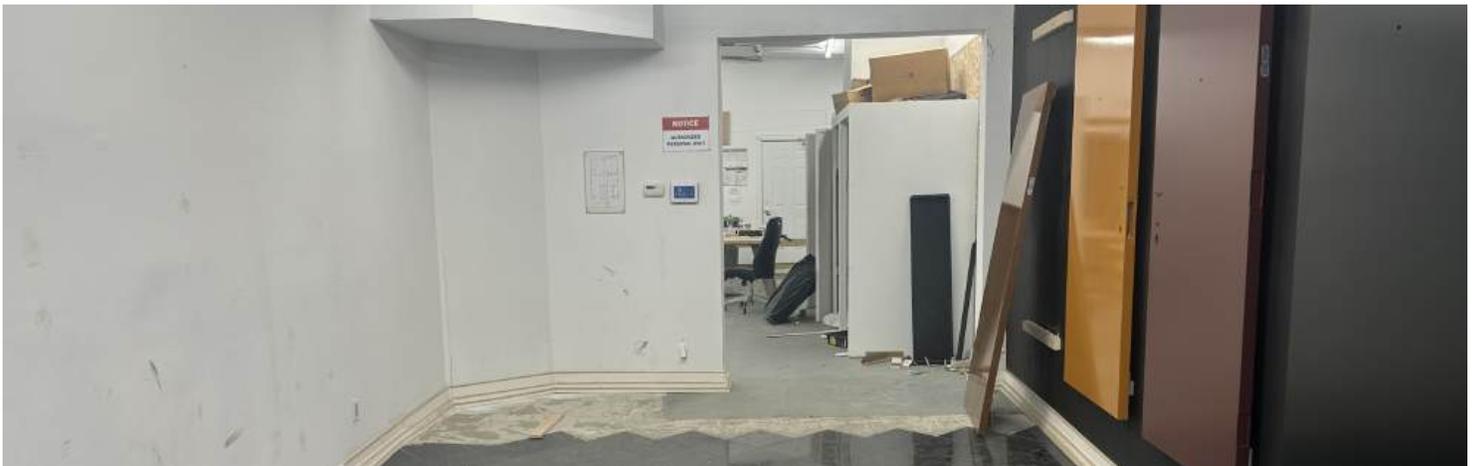
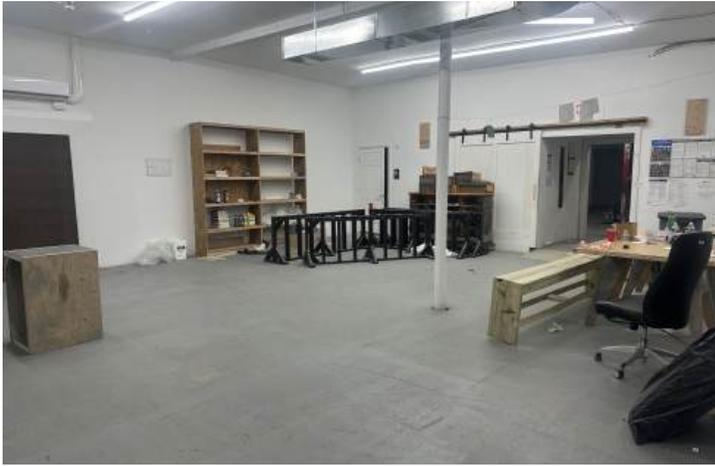
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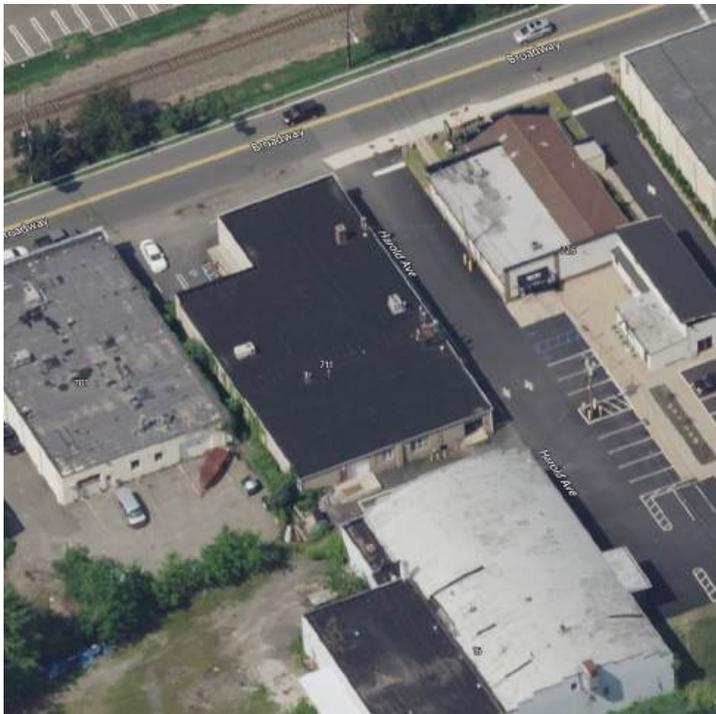
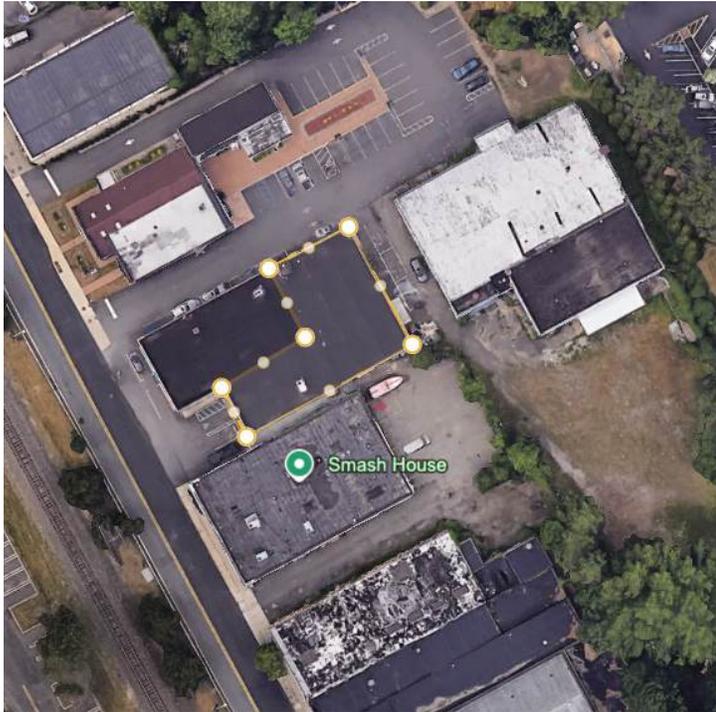
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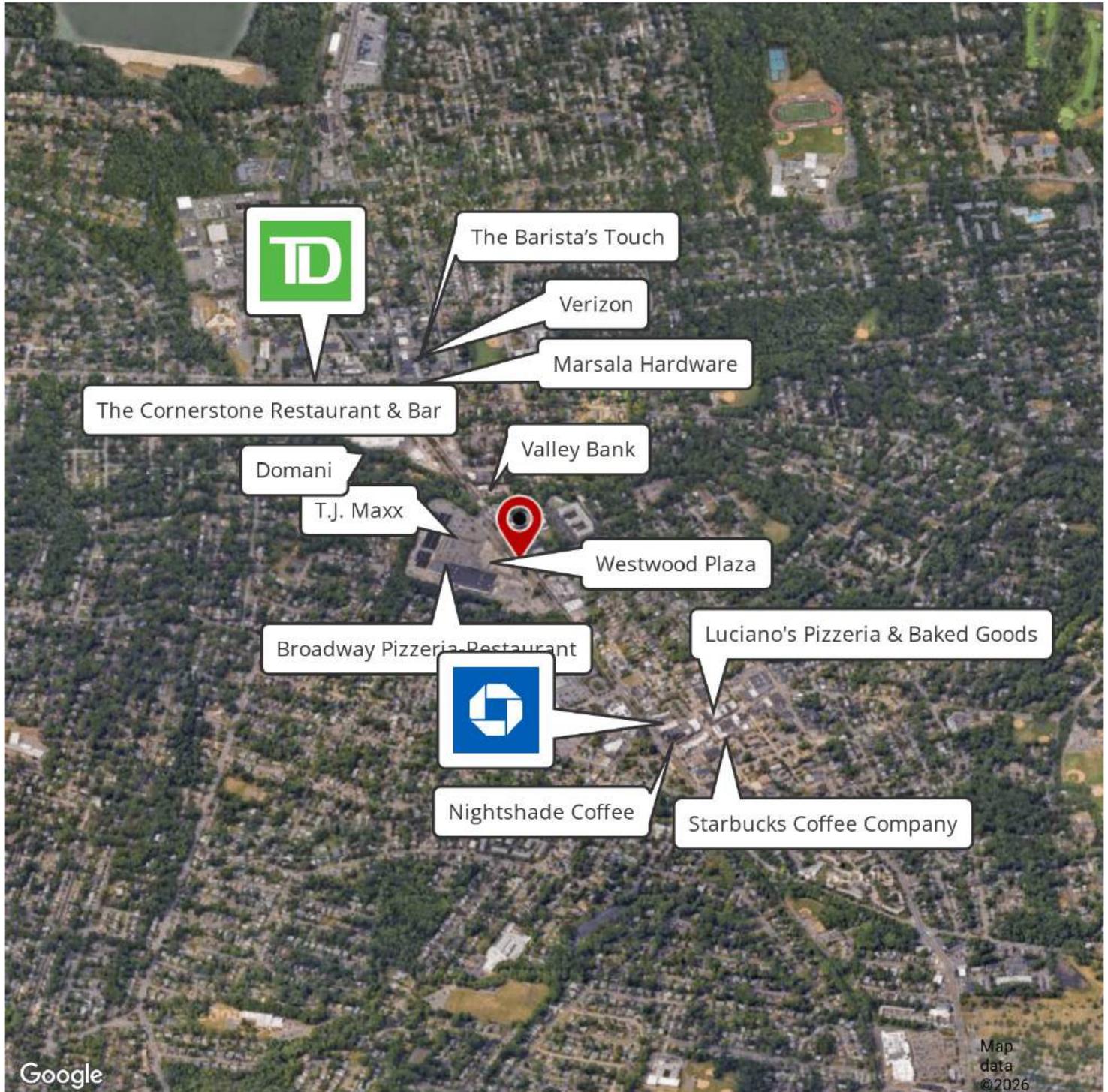
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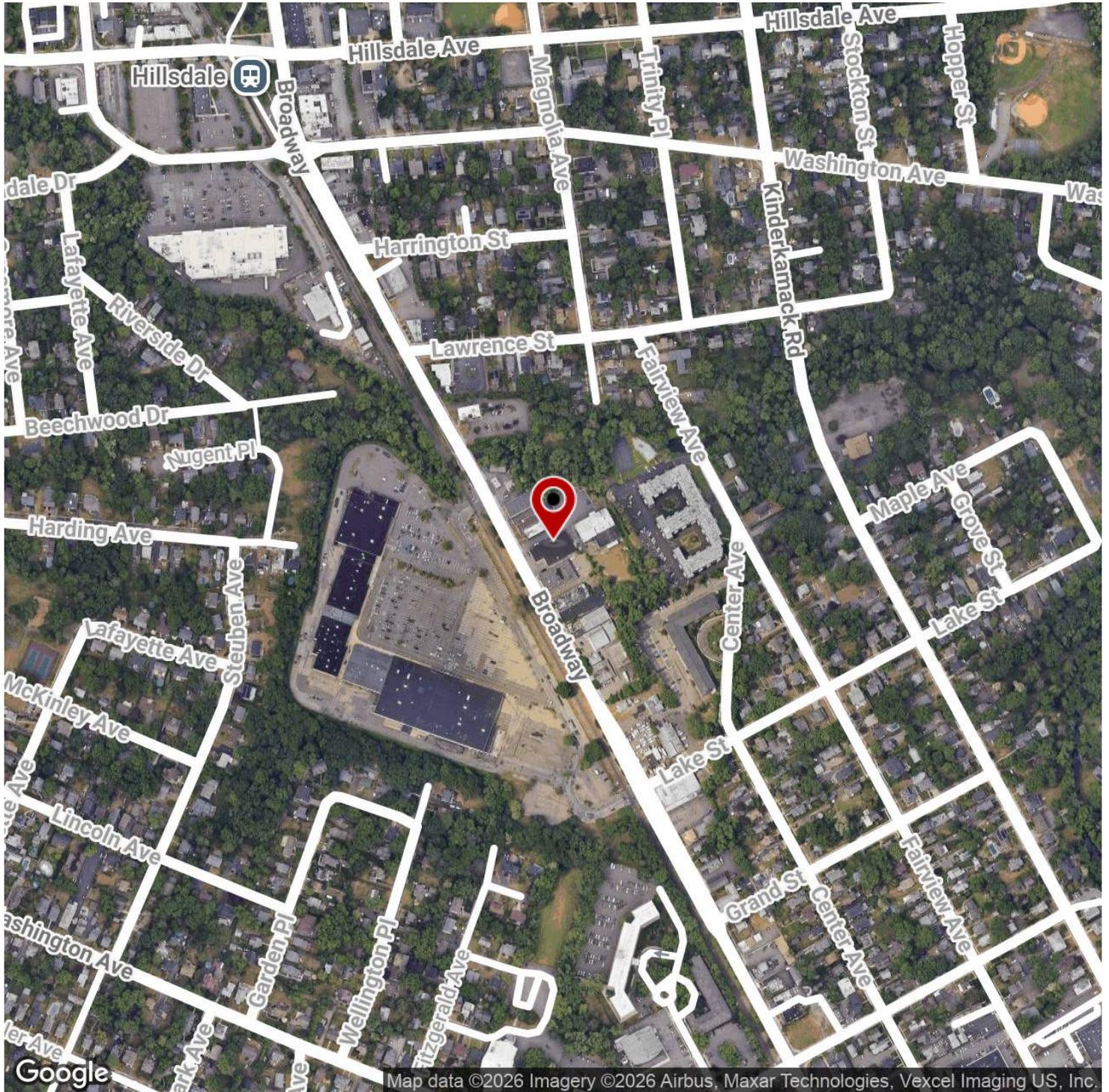
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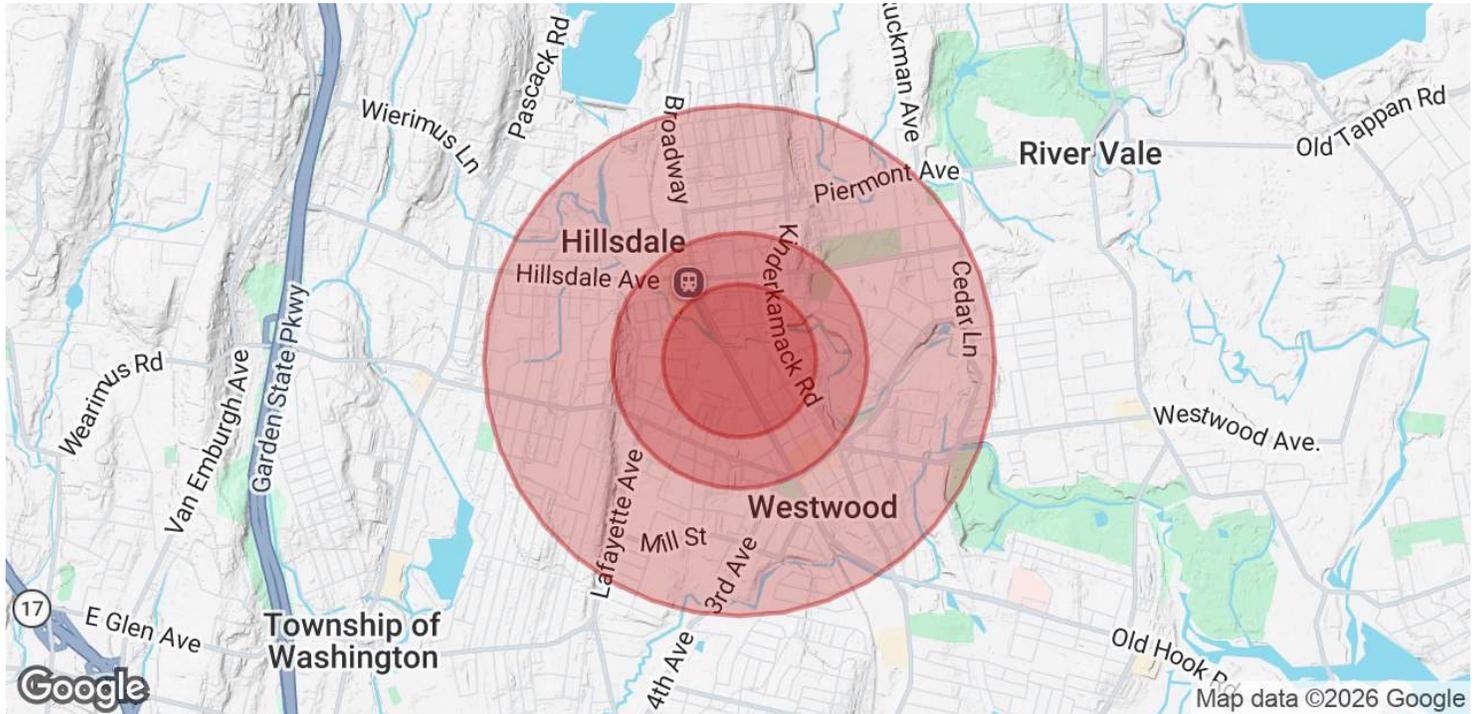
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,096	3,545	15,292
Average Age	45	44	43
Average Age (Male)	43	43	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	490	1,459	5,706
# of Persons per HH	2.2	2.4	2.7
Average HH Income	\$166,567	\$171,847	\$194,339
Average House Value	\$652,652	\$663,461	\$679,343

Demographics data derived from AlphaMap

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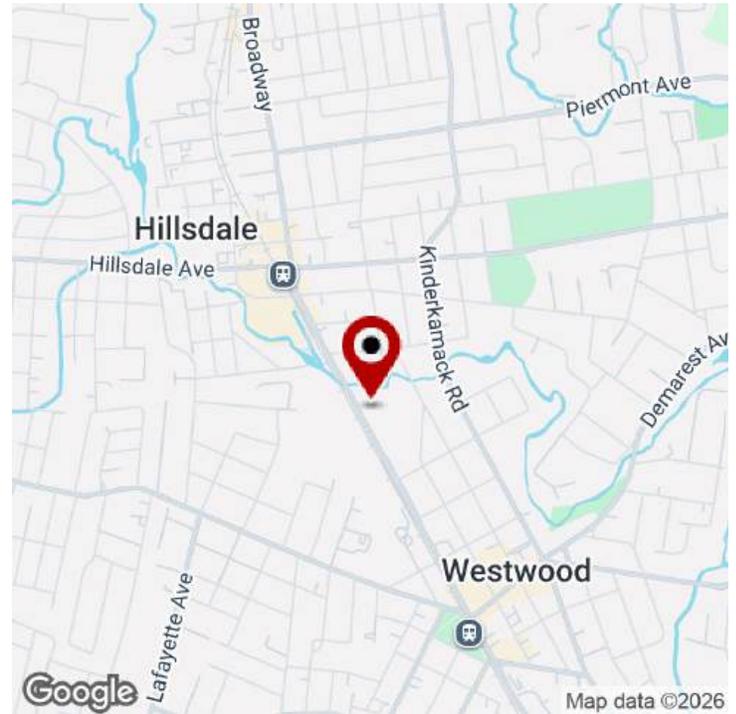
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Year Built:	1995
Zoning:	LB-1

PROPERTY OVERVIEW

7,000 SF light industrial space available for lease in downtown Westwood. Zoned LB, the one-story building features 14-foot ceilings, two drive-in doors including a rear loading garage, separate utilities, HVAC with central heat and air, and five on-site parking spaces. Recently renovated interior and bathrooms. Ideal for furniture, woodworking, iron, tile, and trade users. Vacant and available for immediate occupancy.

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PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

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