



Specifications

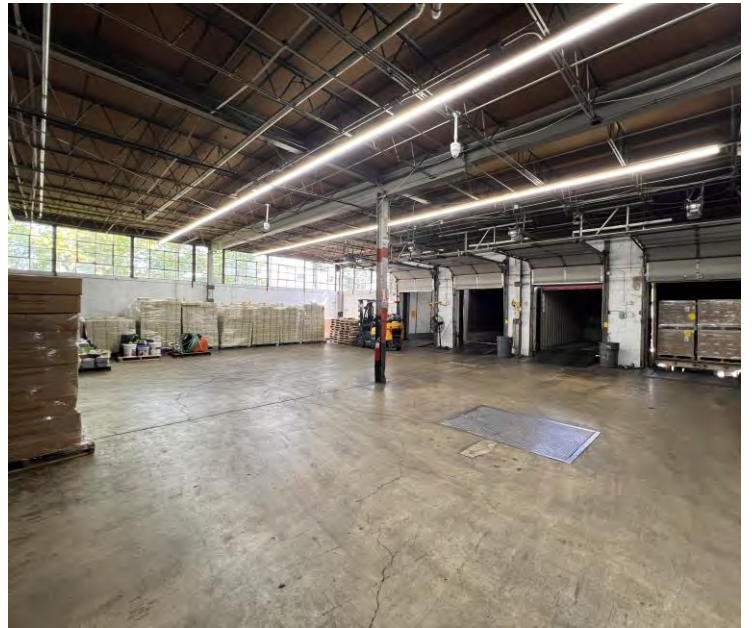
±46,530 SF TOTAL BUILDING SIZE	±14' (30,042 SF Whse) ±24' (10,088 SF Whse) ±14' (6,400 SF Whse) CEILING HEIGHTS
±2.75 AC TOTAL ACREAGE	
Gas Suspended HEAT	208VAC 3Ph 600Amp POWER
Wet SPRINKLER SYSTEM	Solar Roof Panels COMMENTS
5 TB, 1 DI LOADING	\$104,953.50 TAXES (2026)
70 Car Stalls PARKING	
C/I ZONING	
0.4 Miles to Route 22	
1.6 Miles to I-78	
3.1 Miles to GSP Exit 140	
10.5 Miles to Ports Newark/Elizabeth	
ACCESSIBILITY	

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

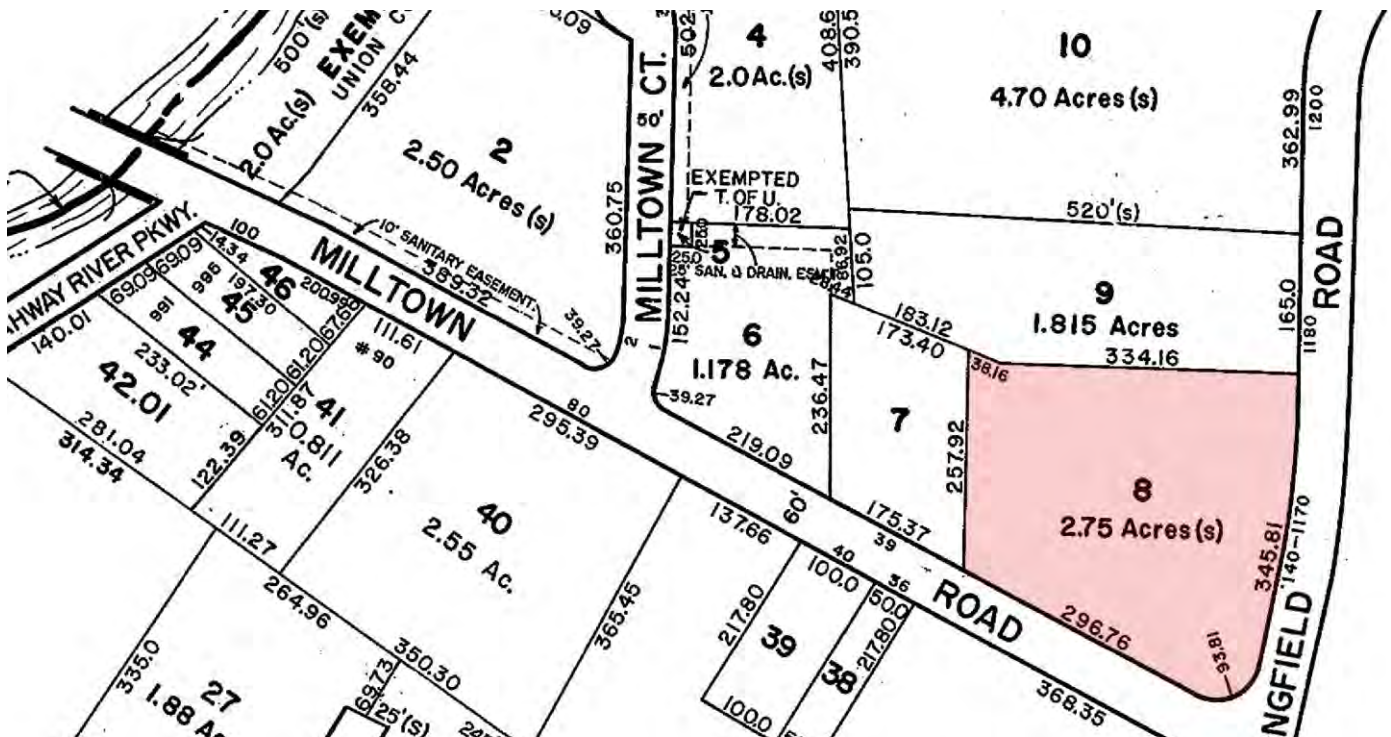
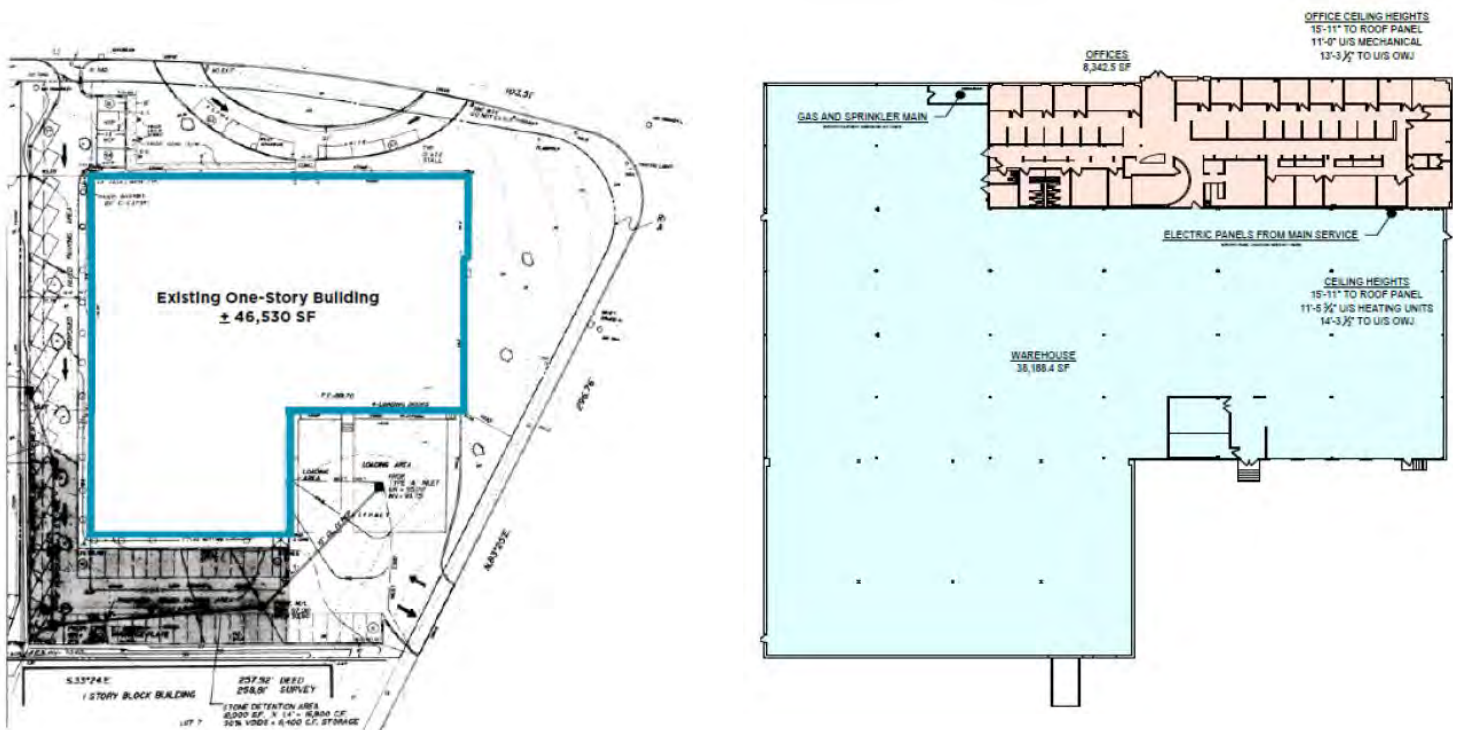


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

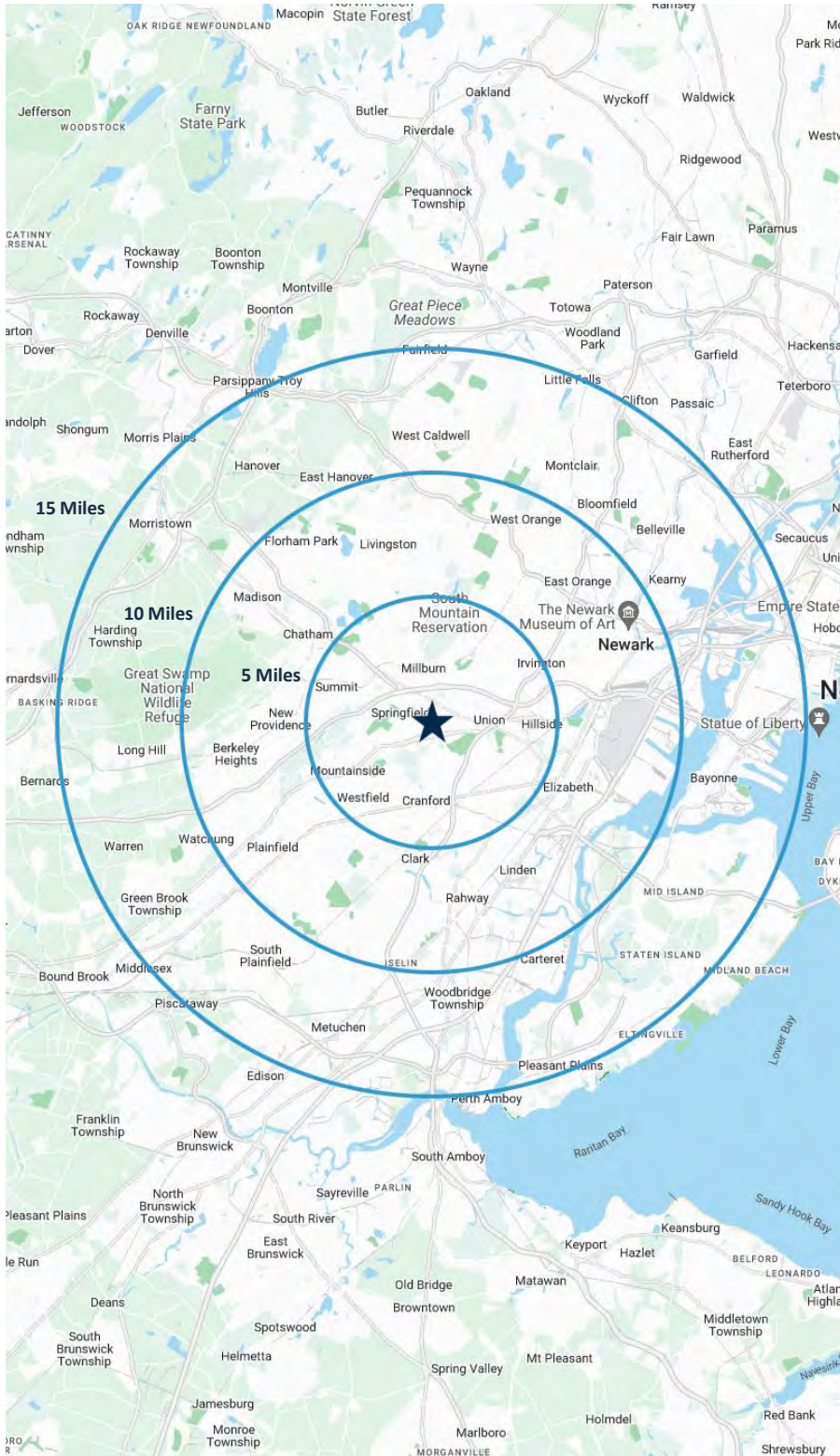


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com



5 MILES

- Total Population: 492,732
- Households: 176,924
- Median Household Income: \$124,112
- Average Household Size: 2.8
- Transportation to Work: 270,632
- Labor Force: 396,640

10 MILES

- Total Population: 1.7M
- Households: 615,623
- Median Household Income: \$106,774
- Average Household Size: 2.7
- Transportation to Work: 882,923
- Labor Force: 1.36M

15 MILES

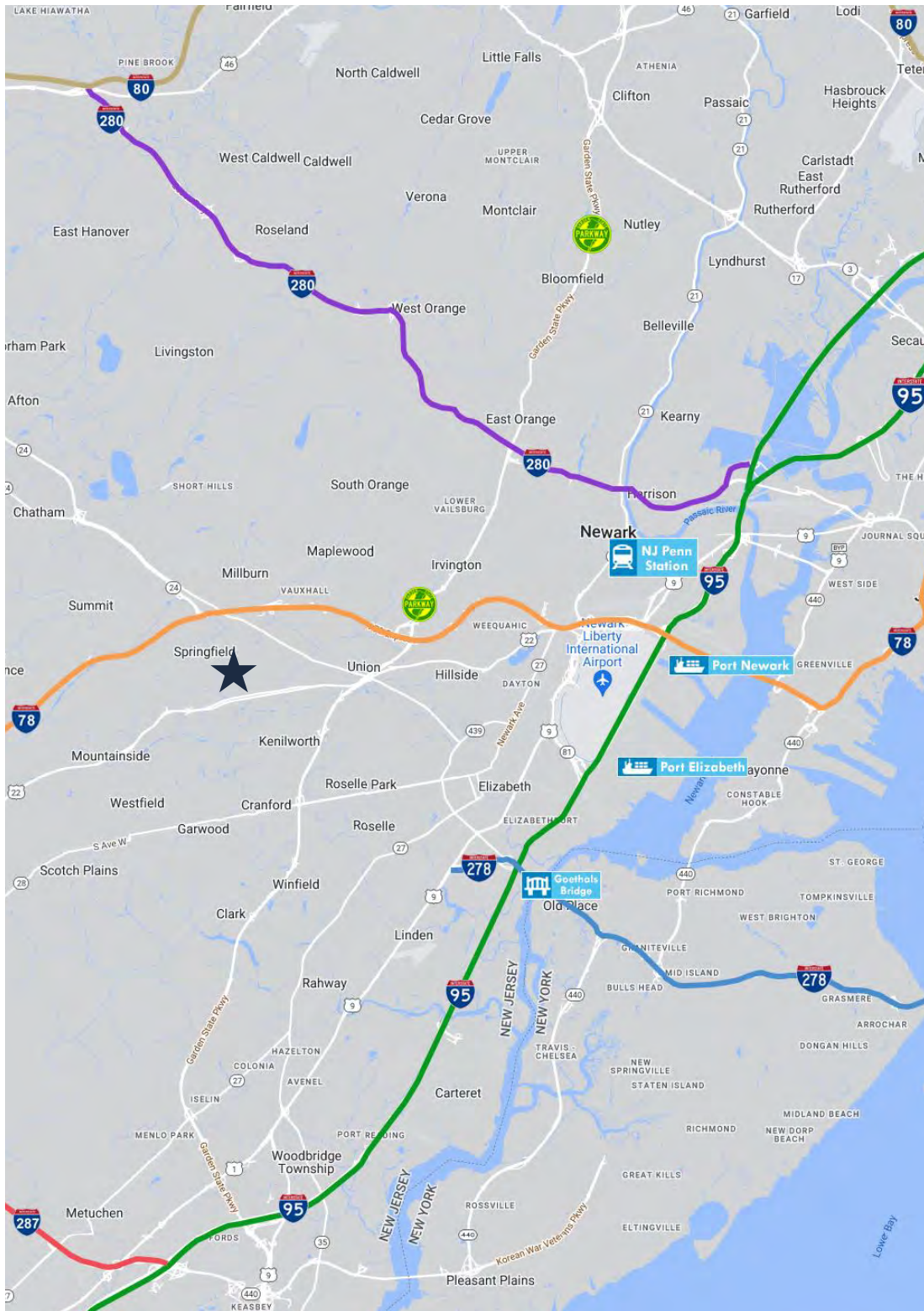
- Total Population: 3.41M
- Households: 1.26M
- Median Household Income: \$113,360
- Average Household Size: 2.7
- Transportation to Work: 1.8M
- Labor Force: 2.77M

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com



ACCESSIBILITY



0.4 MI
Route 22



1.6 MI
I-78



3.1 MI
GSP Exit 140



7.6 MI
I-95 Exit 14



10.3 MI
EWR



10.5 MI
Ports Newark
and Elizabeth



10.4 MI
Penn Station



18.2 MI
Holland Tunnel



19.4 MI
Lincoln Tunnel

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com