

Specifications

±55,000 SF
TOTAL BUILDING SIZE

±4,407 SF Unit 1
±2,738 SF Unit 3
AVAILABLE SPACES (1ST FLOOR)

Retail / Office
USE

Street Parking
PARKING

Building Completely Renovated
in 2017 - 2018
COMMENT

\$18.75 PSF NNN
LEASE RATE

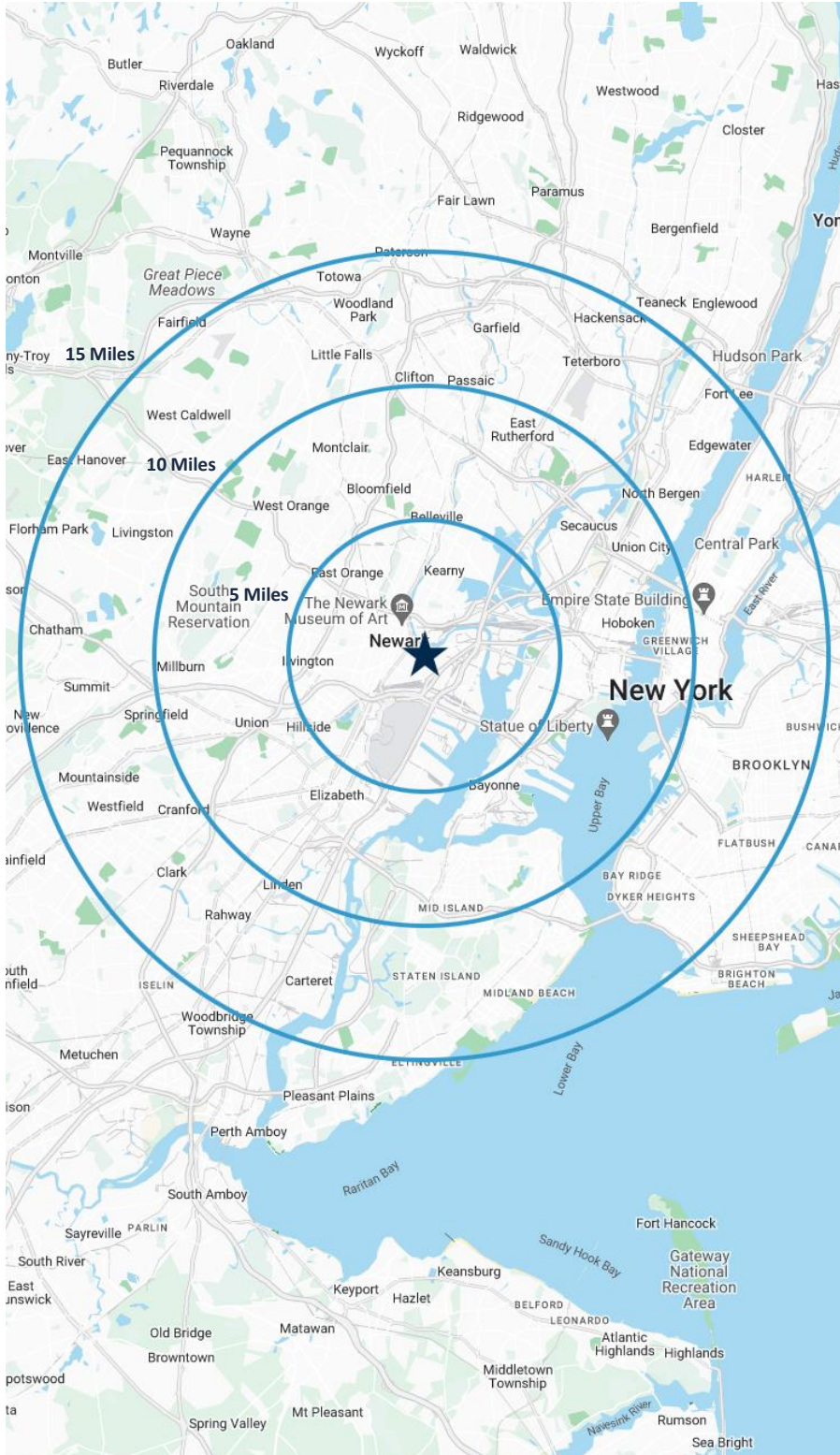
Ironbound Section of Newark
Close Proximity to NJ Turnpike,
Route 21, I-78 and US Hwy 1 & 9
LOCATION

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

Jason M. Crimmins, CCIM, SIOR
President
973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.432.1648
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.214.9375
pjmurano@blauberg.com



5 MILES

- Total Population: 870,650
- Households: 324,296
- Median Household Income: \$73,138
- Average Household Size: 2.6
- Transportation to Work: 443,524
- Labor Force: 695,030

10 MILES

- Total Population: 3.45M
- Households: 1.43M
- Median Household Income: \$115,871
- Average Household Size: 2.4
- Transportation to Work: 1.91M
- Labor Force: 2.85M

15 MILES

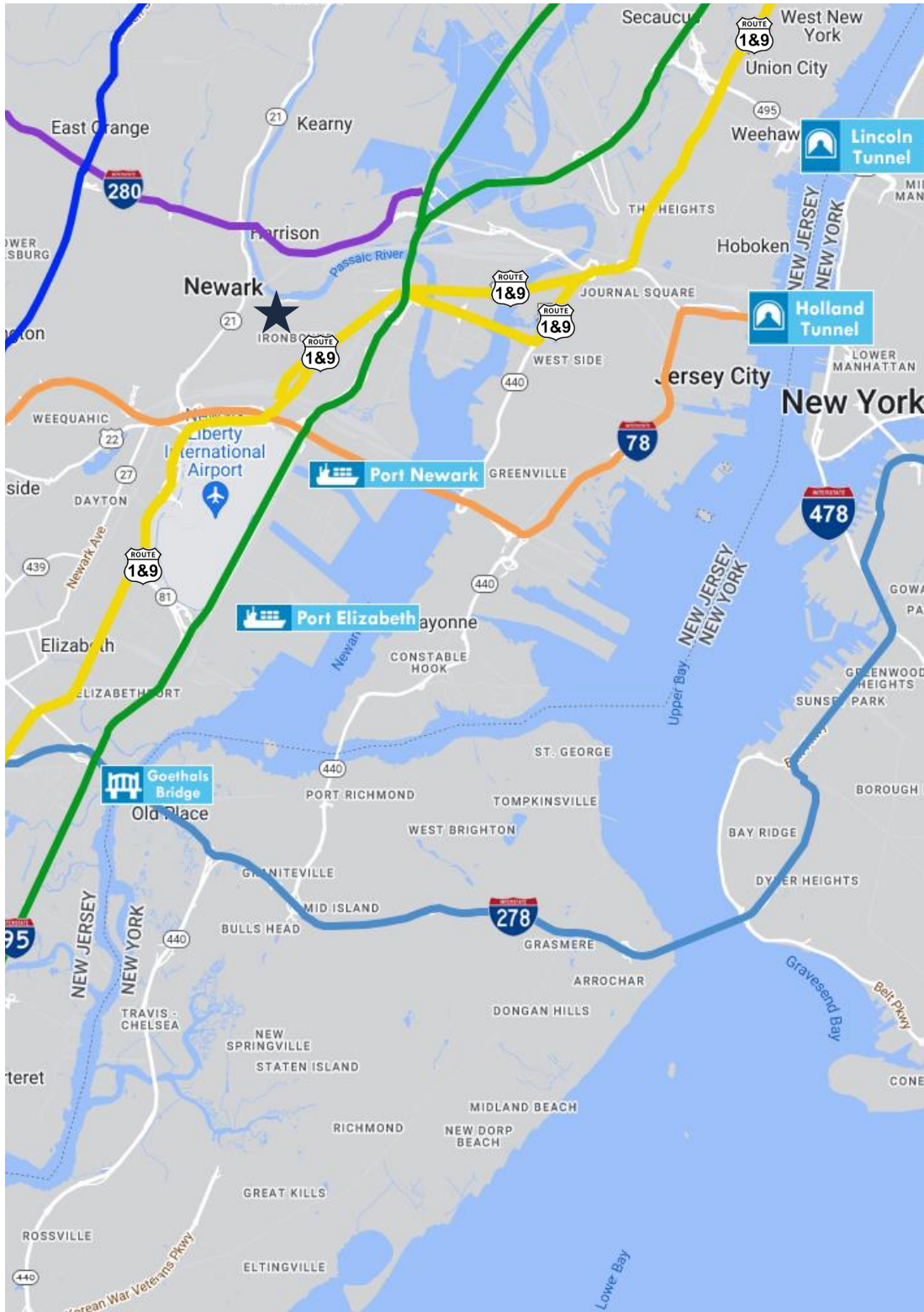
- Total Population: 8.83M
- Households: 3.53M
- Median Household Income: \$106,694
- Average Household Size: 2.4
- Transportation to Work: 4.68M
- Labor Force: 7.26M

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ACCESSIBILITY



0.6 MI
Penn Station



1.1 MI
I-280



1.3 MI
US Hwy 1 & 9



2.1 MI
I-78 Exit 58



2.7 MI
I-95 Exit 14



3.1 MI
Ports Newark
and Elizabeth



4.0 MI
EWR



7.6 MI
Holland Tunnel



10.7 MI
Lincoln Tunnel

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