

Specifications

±65,000 SF on ±2.15 AC
AVAILABLE SPACE

±3,000 SF
OFFICE SPACE

20' Clear
CEILING HEIGHT

4
LOADING DOCKS

2
DRIVE-INS

M-2
ZONING

\$10.00 PSF NNN
LEASE

±30,000 SF (440 Allwood Road)

±85,000 SF (440 Allwood Road)

±65,000 SF (400 Allwood Road)

UNIT BREAKDOWNS

**Can be combined with 440 Allwood Road bringing total square footage to ±180,000 sf.*

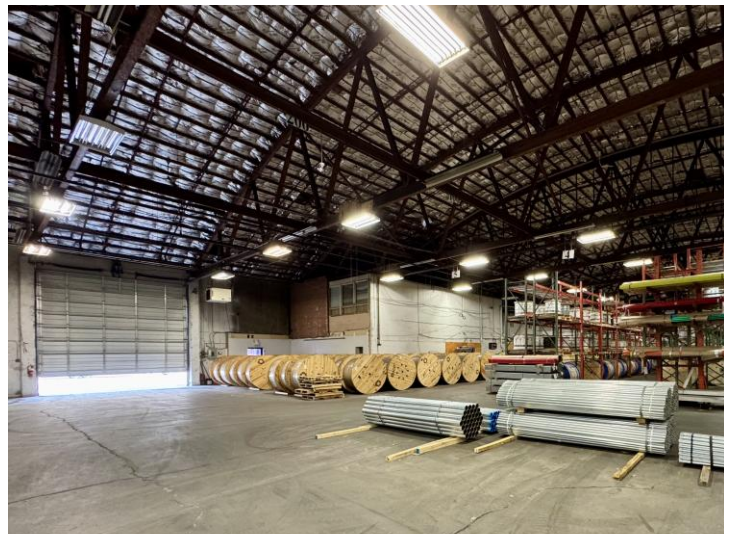
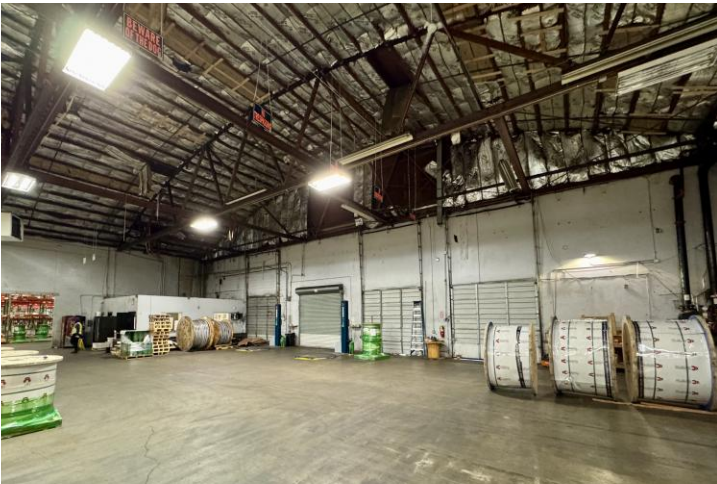
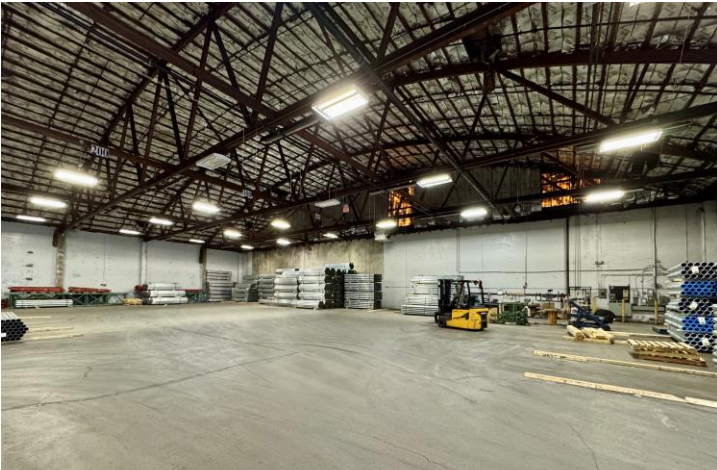
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com

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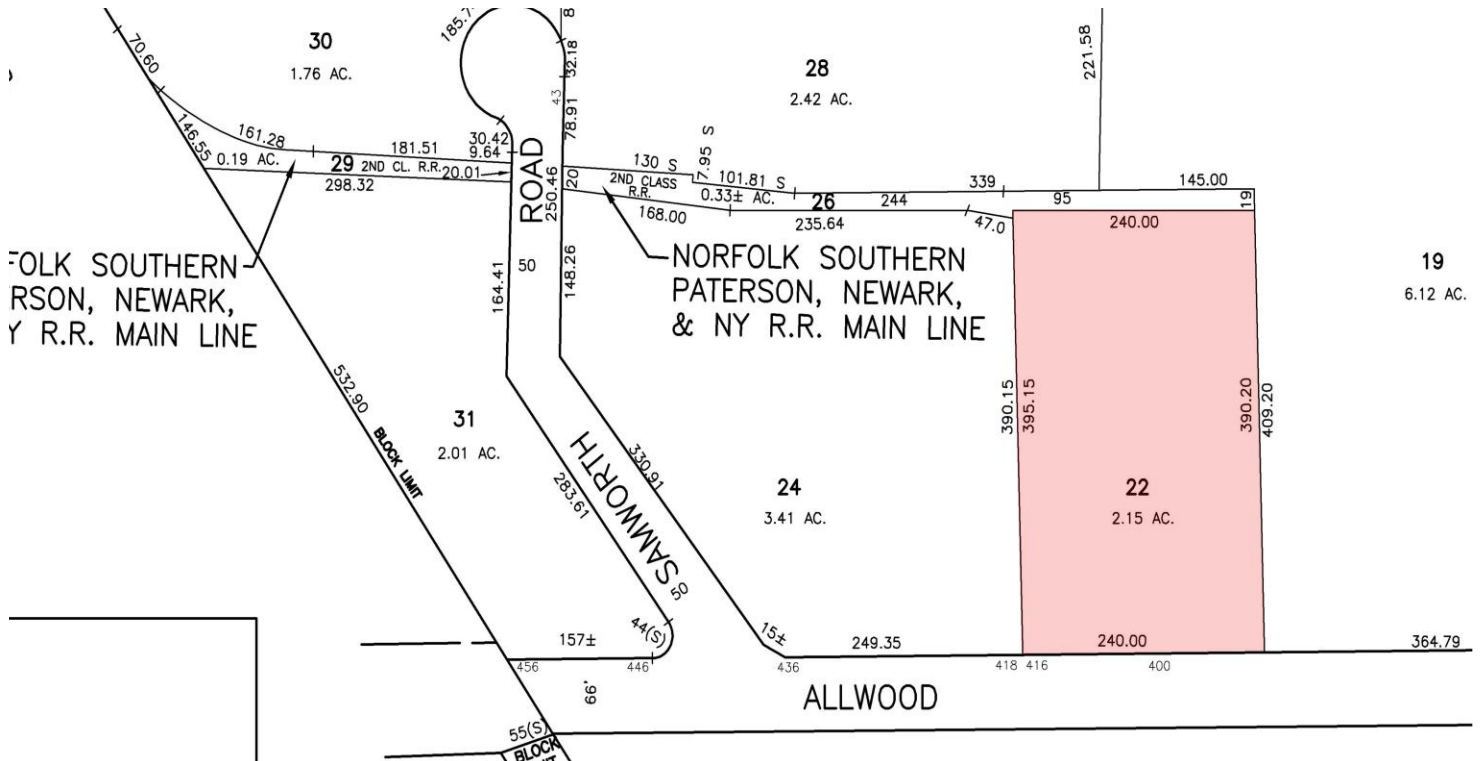
Troy Schaafsma, *Director*, 973.379.6644 x 116, troy@blauberg.com



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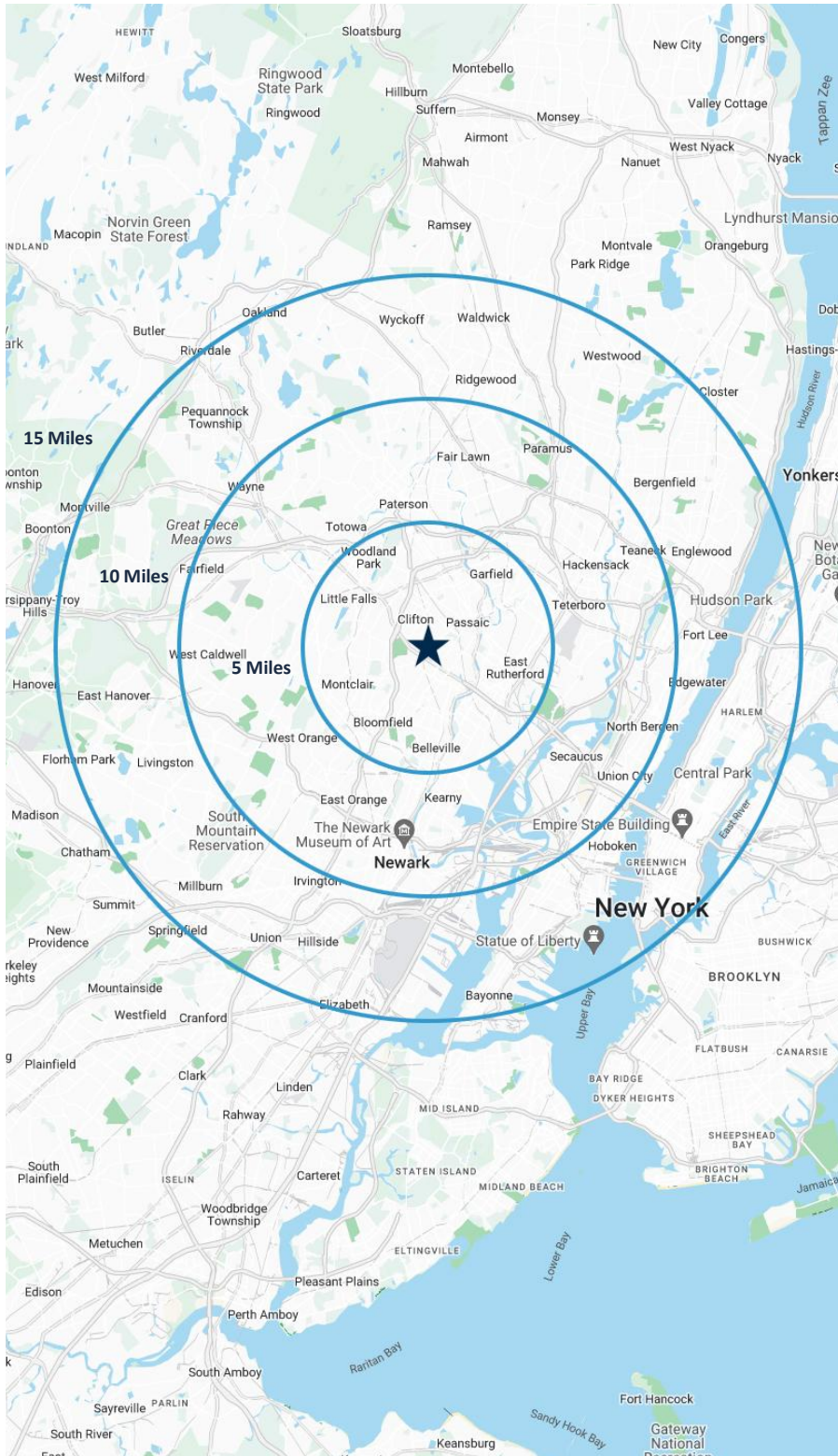
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5 MILES

- Total Population: 645,830
- Households: 238,787
- Median Household Income: \$104,216
- Average Household Size: 2.7
- Transportation to Work: 345,802
- Labor Force: 520,219

10 MILES

- Total Population: 2.47M
- Households: 940,185
- Median Household Income: \$102,811
- Average Household Size: 2.6
- Transportation to Work: 1.31M
- Labor Force: 2.0M

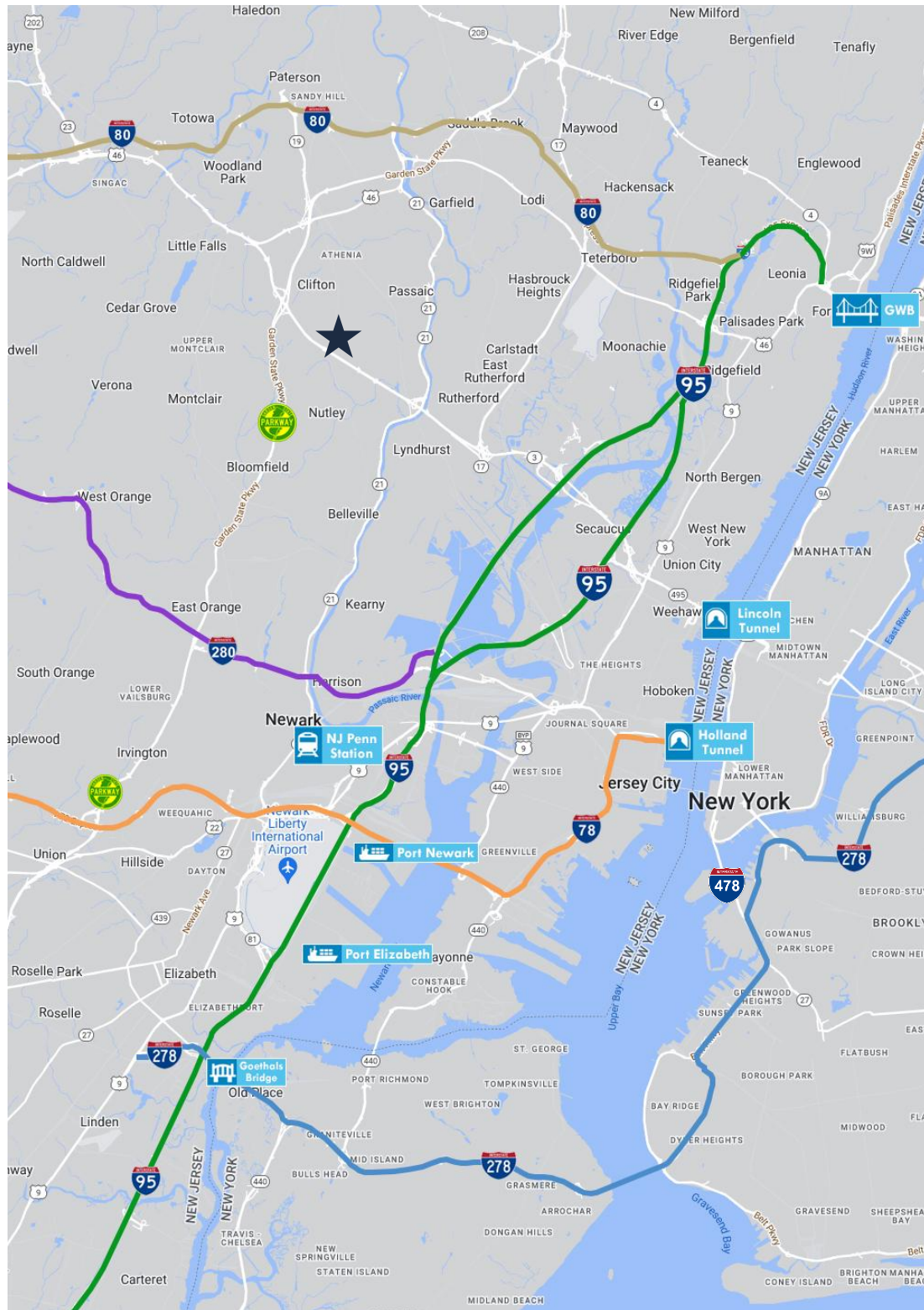
15 MILES

- Total Population: 6.84M
- Households: 2.82M
- Median Household Income: \$107,744
- Average Household Size: 2.4
- Transportation to Work: 3.65M
- Labor Force: 5.64M

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ACCESSIBILITY



0.7 MI
Route 3



1.9 MI
GSP Exit 151



2.9 MI
Route 46



5.4 MI
I-95 Exit 16



6.5 MI
I-80 Exit 53



7.8 MI
I-280 Exit 12



9.6 MI
Lincoln Tunnel



11.0 MI
I-78 Exit 52



13.9 MI
GWB



15.8 MI
Newark Airport

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