

Specifications

±8,791 SF BUILDING SIZE	±8,791 SF AVAILABLE UNIT
±0.23 AC TOTAL ACREAGE	\$21,806.40 TAXES (2025)
Gas Suspended HEAT	
Wet SPRINKLER SYSTEM	
±12' – 21' CEILING HEIGHTS	
Industrial ZONING	
0.5 Miles to Route 22	
0.5 Miles to Route 28	
2.7 Miles to I-78	
5.9 Miles to I-287	
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, acont@blauberg.com
- Peter J. Murano, Jr., SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
- Alex Dombrowski Associate, 973.379.6644 x 229, adombrowski@blauberg.com



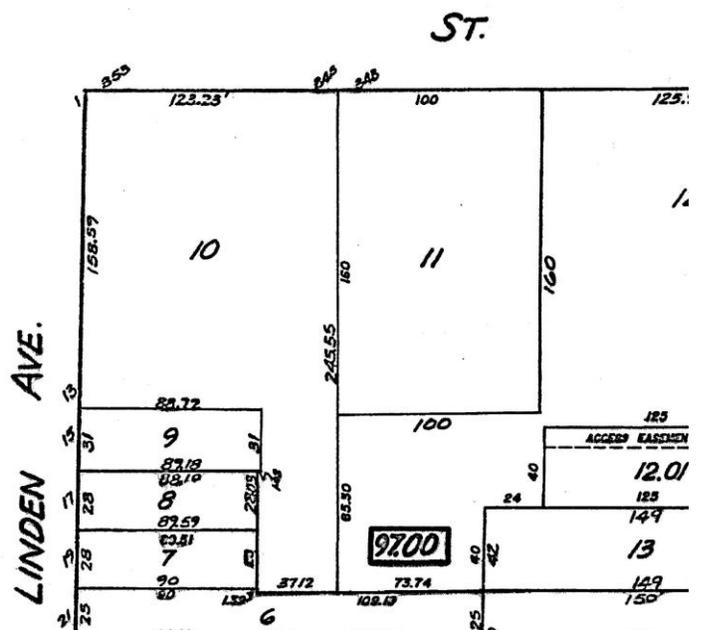
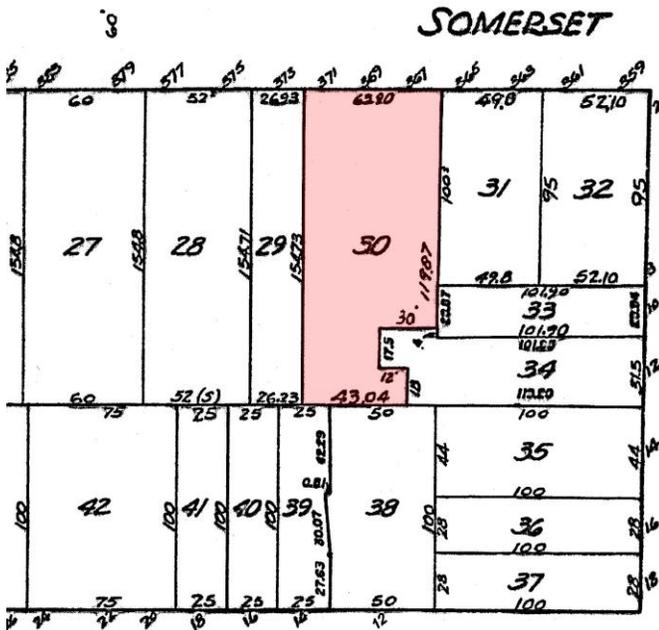
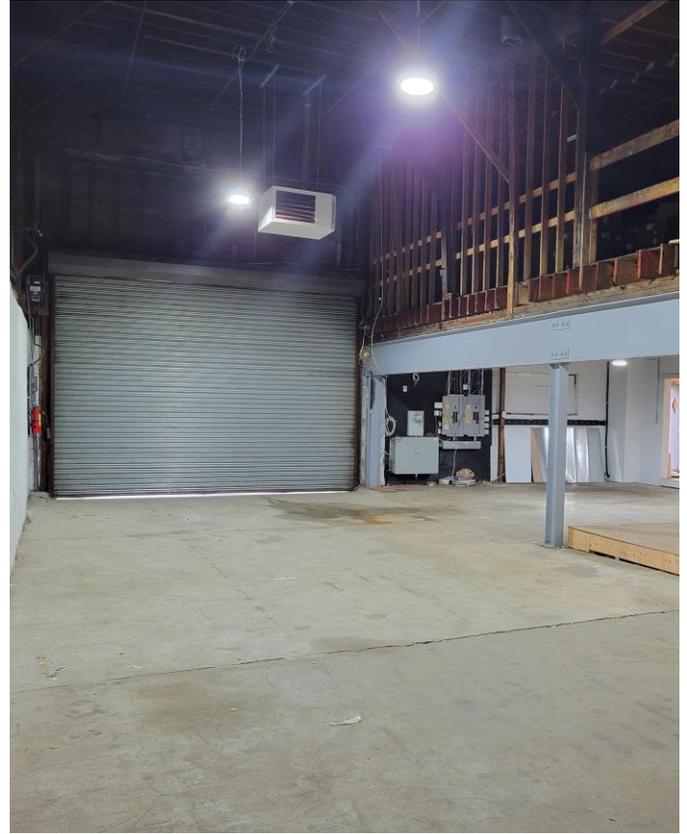
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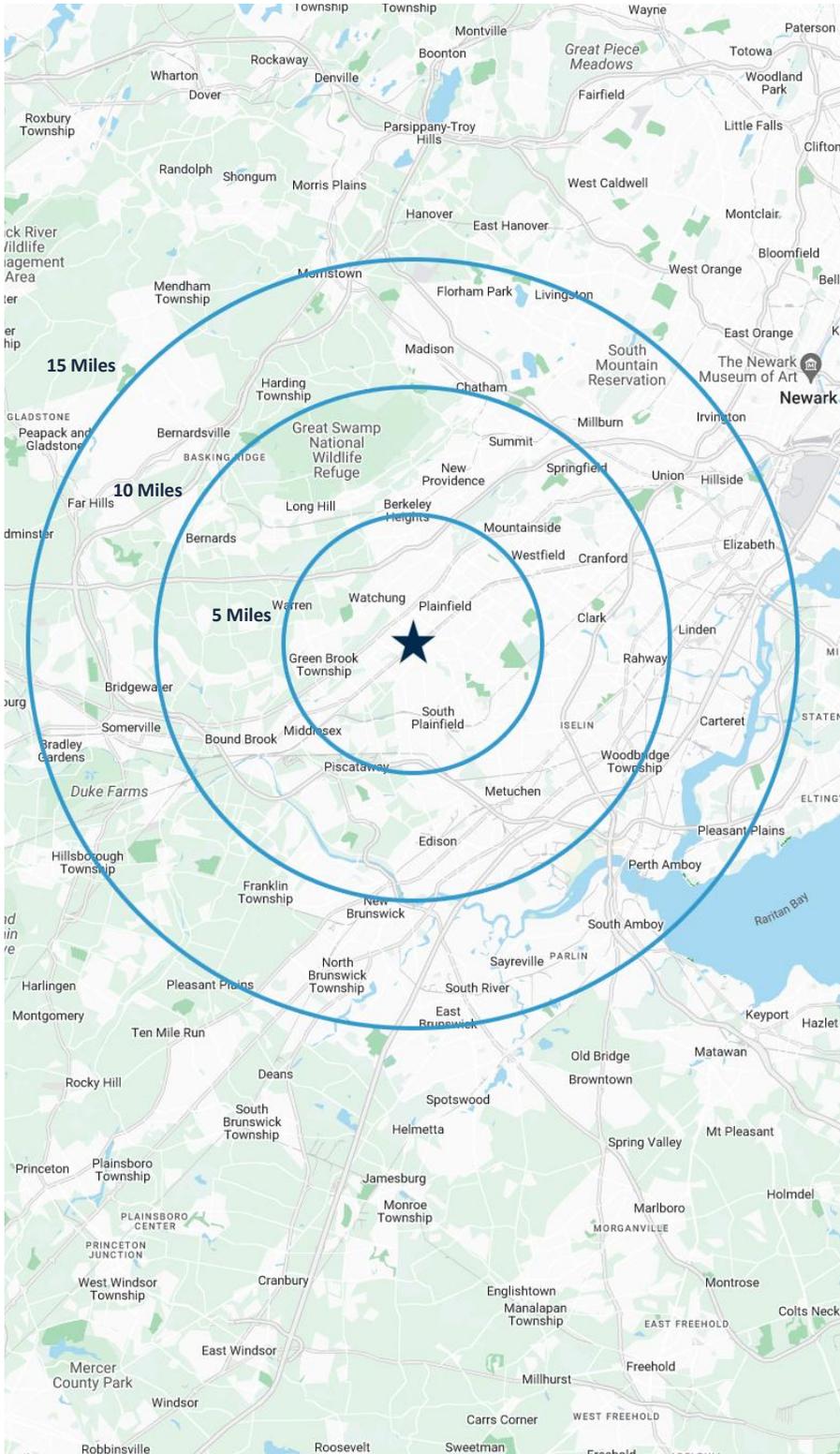
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5 MILES

- Total Population: 262,433
- Households: 87,998
- Median Household Income: \$144,721
- Average Household Size: 3.0
- Transportation to Work: 137,040
- Labor Force: 208,523

10 MILES

- Total Population: 1.04M
- Households: 365,177
- Median Household Income: \$140,780
- Average Household Size: 2.8
- Transportation to Work: 547,341
- Labor Force: 844,153

15 MILES

- Total Population: 2.33M
- Households: 823,826
- Median Household Income: \$126,457
- Average Household Size: 2.8
- Transportation to Work: 1.2M
- Labor Force: 1.88M

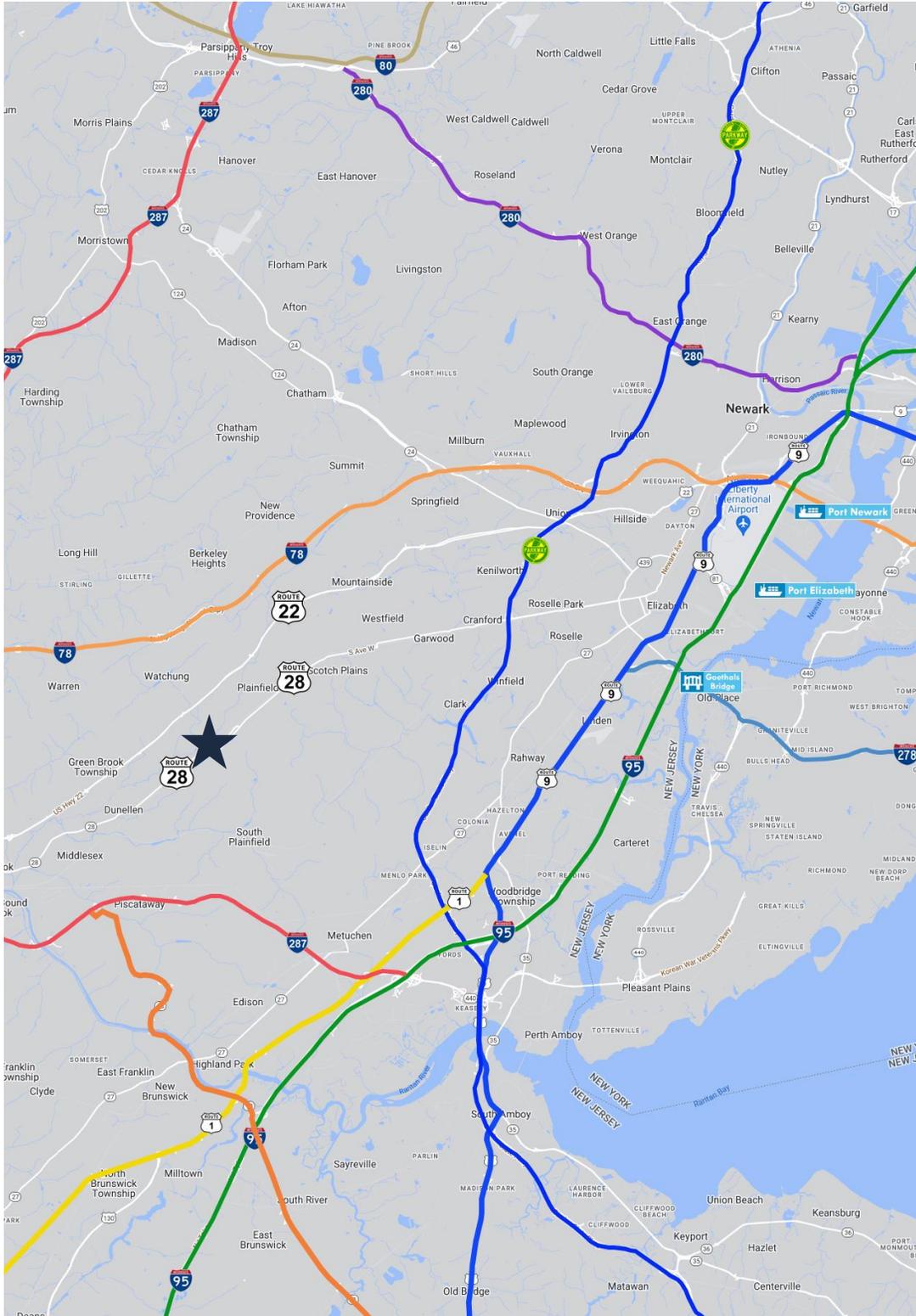
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ACCESSIBILITY

 0.5 MI
Route 22

 0.5 MI
Route 28

 2.7 MI
I-78 Exit 40

 5.9 MI
I-287 Exit 4

 11.3 MI
I-95 Exit 10

 21.1 MI
Newark Airport

 22.7 MI
Ports Newark & Elizabeth

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