

Specifications

±86,816 SF
TOTAL BUILDING SIZE

±1,016 SF
AVAILABLE SUITE

±2.5 AC
TOTAL ACREAGE

Yes
HVAC

Wet System
SPRINKLER

656' (20'5" X 32')
BULLPEN

Two Offices Plus Bullpen Area
OFFICES

\$12 PSF NNN
LEASE RATE

**Convenient to Routes 22, 28, I-78,
GSP and I-95**

**6-Minute Drive (1.7 MI) to Dunellen
Raritan Valley Line**

ACCESSIBILITY

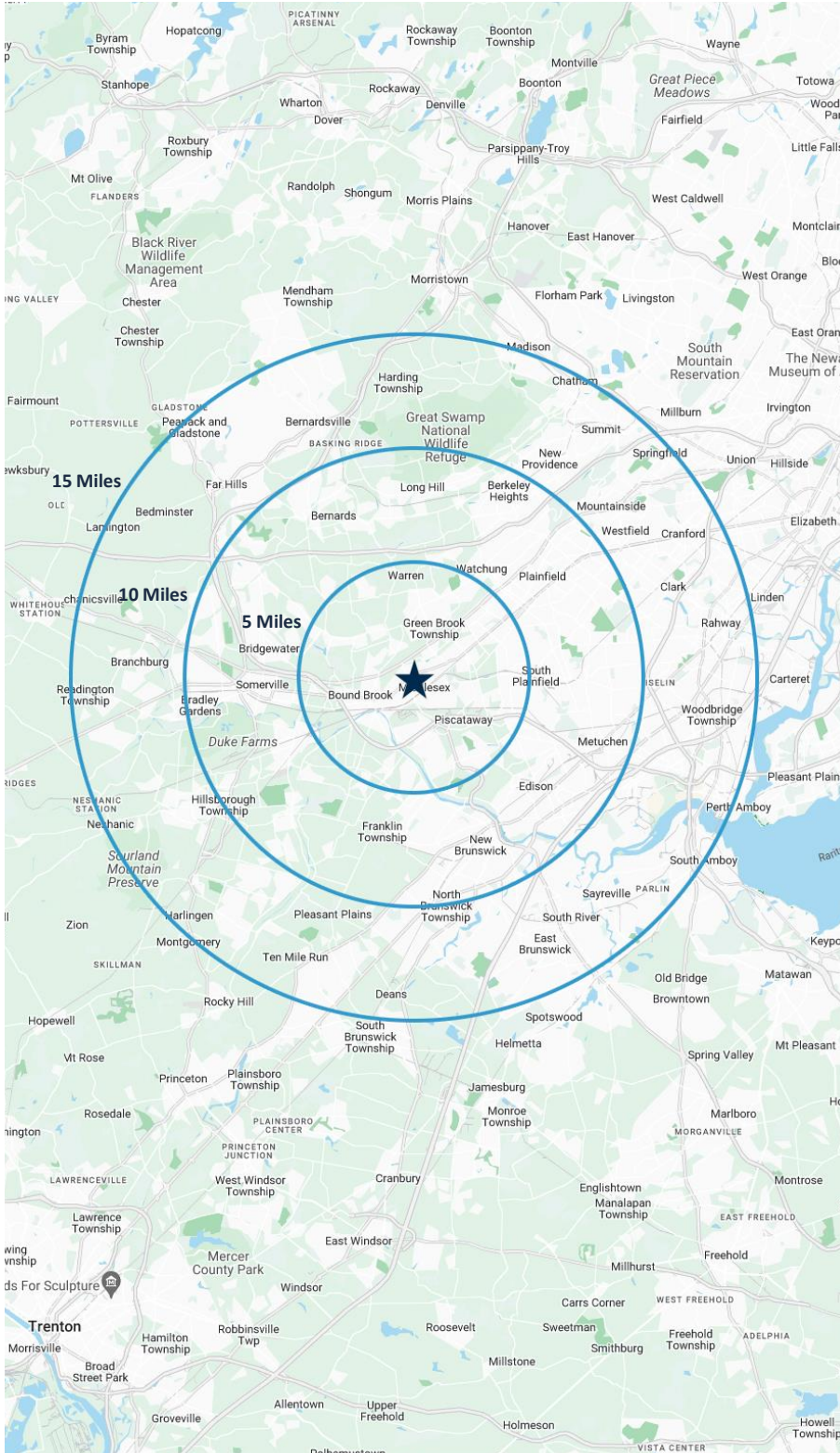
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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5 MILES

- Total Population: 240,138
- Households: 80,391
- Median Household Income: \$118,103
- Average Household Size: 2.9
- Transportation to Work: 125,984
- Labor Force: 195,496

10 MILES

- Total Population: 849,915
- Households: 299,218
- Median Household Income: \$133,263
- Average Household Size: 2.8
- Transportation to Work: 438,871
- Labor Force: 689,064

15 MILES

- Total Population: 1.68M
- Households: 599,743
- Median Household Income: \$131,477
- Average Household Size: 2.7
- Transportation to Work: 864,614
- Labor Force: 1.36M

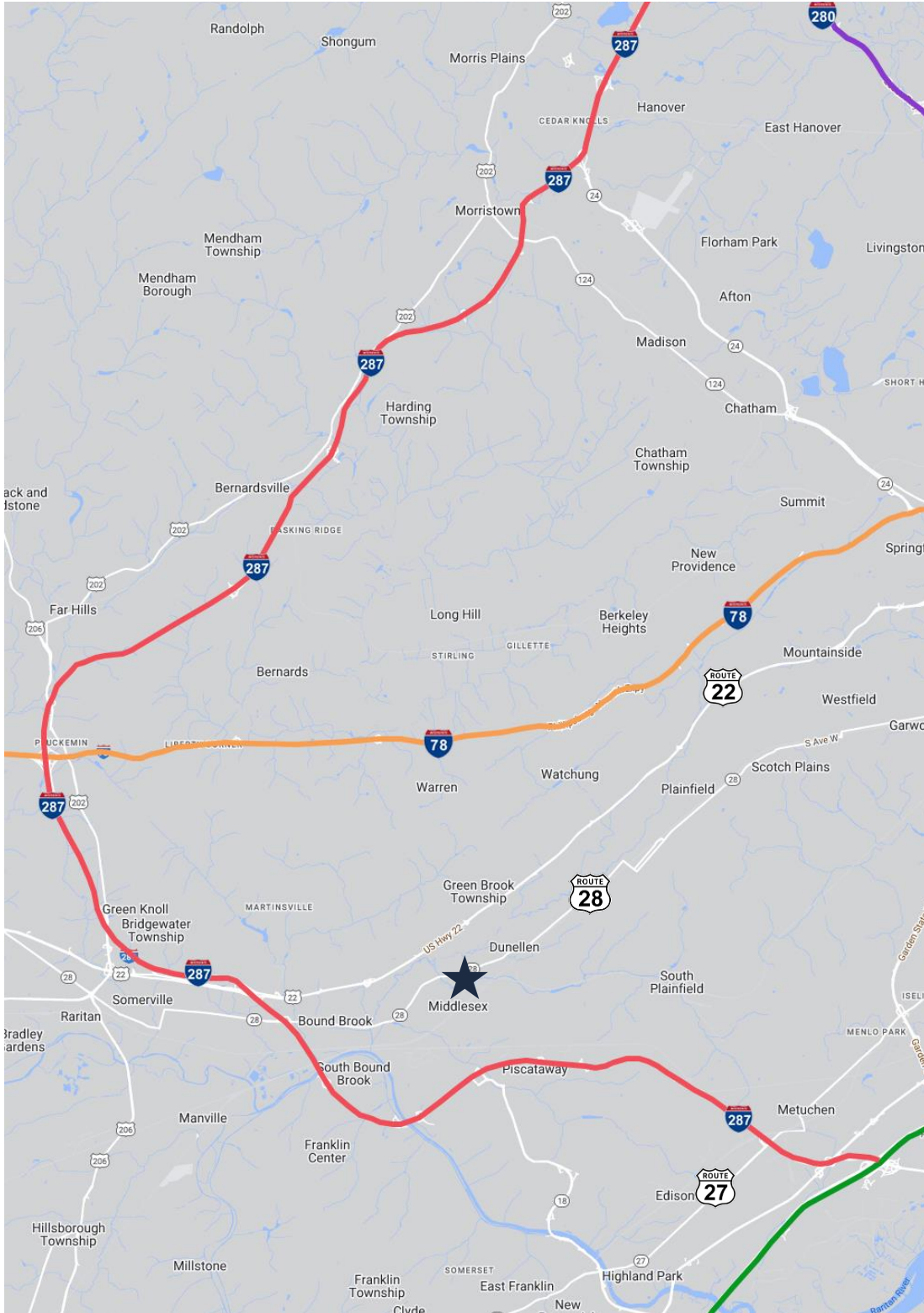
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ACCESSIBILITY

 2.2 MI
Route 22

 2.7 MI
I-287

 7.8 MI
Route 27

 8.7 MI
US Hwy 1 & 9


 10.1 MI
I-95 Exit 10

 23.4 MI
Goethals Bridge

 27.1 MI
Ports Newark and Elizabeth

 27.8 MI
EWR

 33.6 MI
Holland Tunnel

 34.5 MI
Lincoln Tunnel

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