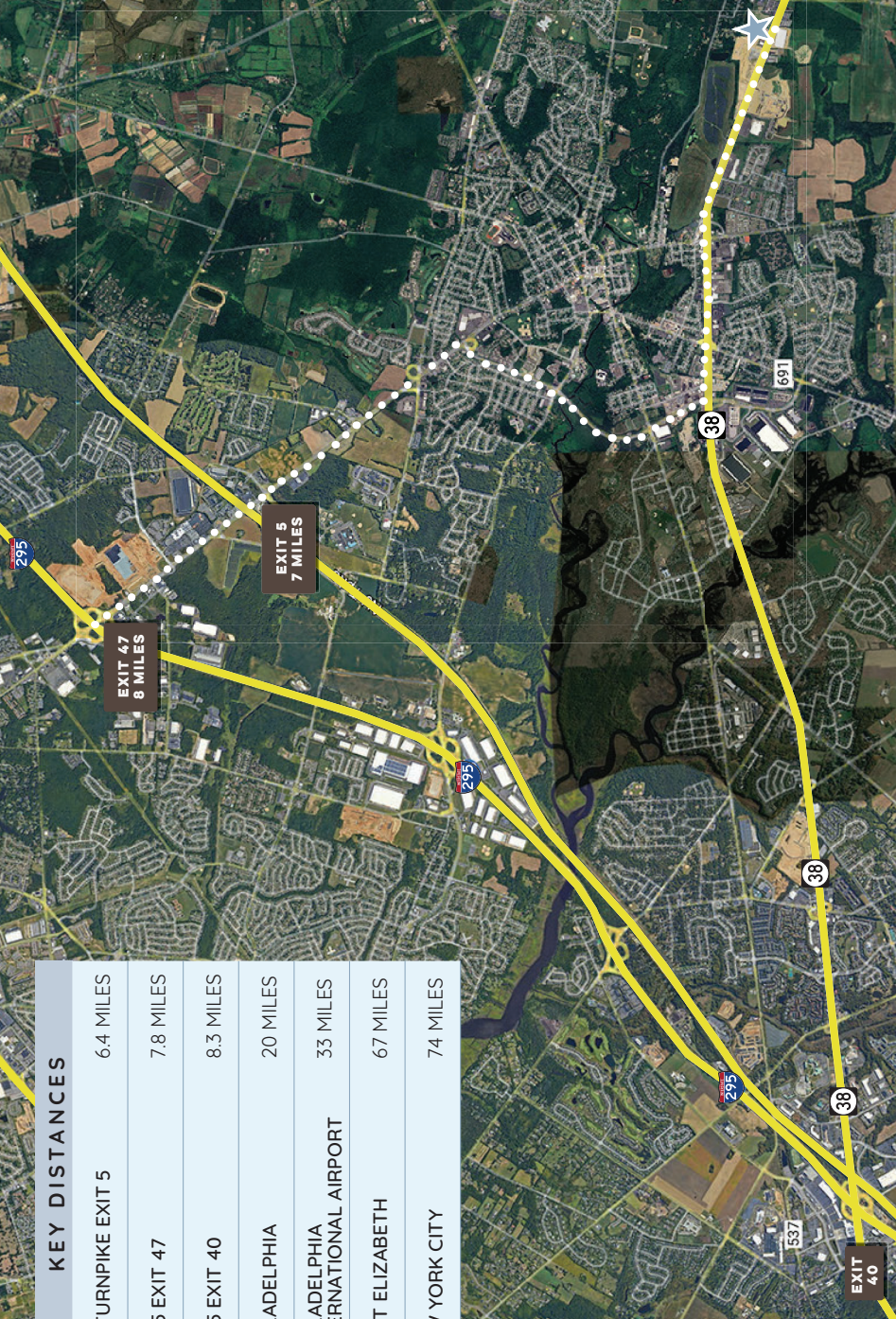


NJ TURNPIKE LOCATION WITHIN A HIGH-GROWTH SUBMARKET

KEY DISTANCES	
NJ TURNPIKE EXIT 5	6.4 MILES
I-295 EXIT 47	7.8 MILES
I-295 EXIT 40	8.3 MILES
PHILADELPHIA	20 MILES
PHILADELPHIA INTERNATIONAL AIRPORT	33 MILES
PORT ELIZABETH	67 MILES
NEW YORK CITY	74 MILES



LOCATED 7 MILES FROM EXIT 5 OF THE NJ TURNPIKE AND 7.8 MILES FROM EXIT 47 OF INTERSTATE 295, 1807 ROUTE 38 PROVIDES ACCESS TO THE POPULATION CENTERS OF NEW JERSEY, PHILADELPHIA, AND NEW YORK. ADDITIONALLY, THE PROPERTY'S LOCATION OFFERS CLOSE PROXIMITY TO THE PORT OF NEWARK.