

Specifications

- 16,600 SF TOTAL BUILDING SIZE
- 130' – 140' TRUCK COURT
- 18' CLEAR HEIGHT
- 1970 YEAR BUILT
- Masonry Block CONSTRUCTION
- ±2,400 SF (2 Floors) OFFICE
- ±2.24 AC TOTAL ACREAGE
- Gas Fired Suspended Blowers HEAT
- 11 TB and 1 (12' x 20') Drive-In
  - 1 Dock (9' x 10')
  - 4 Docks (8' x 10')
  - 6 Docks (8' x 8')
- LOADING
- Heavy Industrial (I-3) ZONING

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**  
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**Peter J. Murano, Jr., SIOR**  
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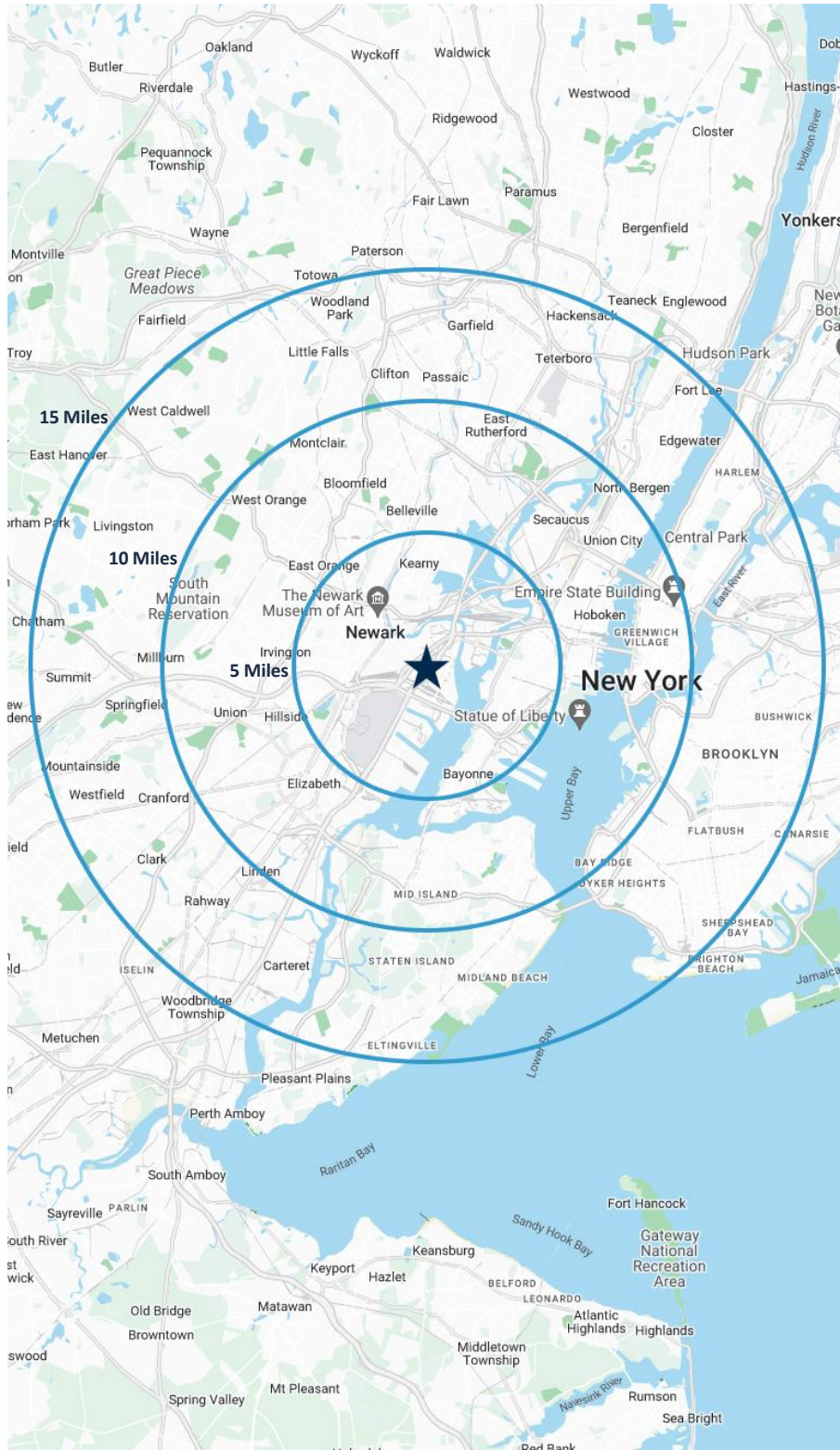
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### 5 MILES

- Total Population: 805,334
- Households: 303,607
- Median Household Income: \$75,734
- Average Household Size: 2.6
- Transportation to Work: 393,314
- Labor Force: 645,614

### 10 MILES

- Total Population: 4.1M
- Households: 1.7M
- Median Household Income: \$120,111
- Average Household Size: 2.3
- Transportation to Work: 2.23M
- Labor Force: 3.39M

### 15 MILES

- Total Population: 9.33M
- Households: 3.7M
- Median Household Income: \$105,745
- Average Household Size: 2.5
- Transportation to Work: 4.88M
- Labor Force: 7.68M

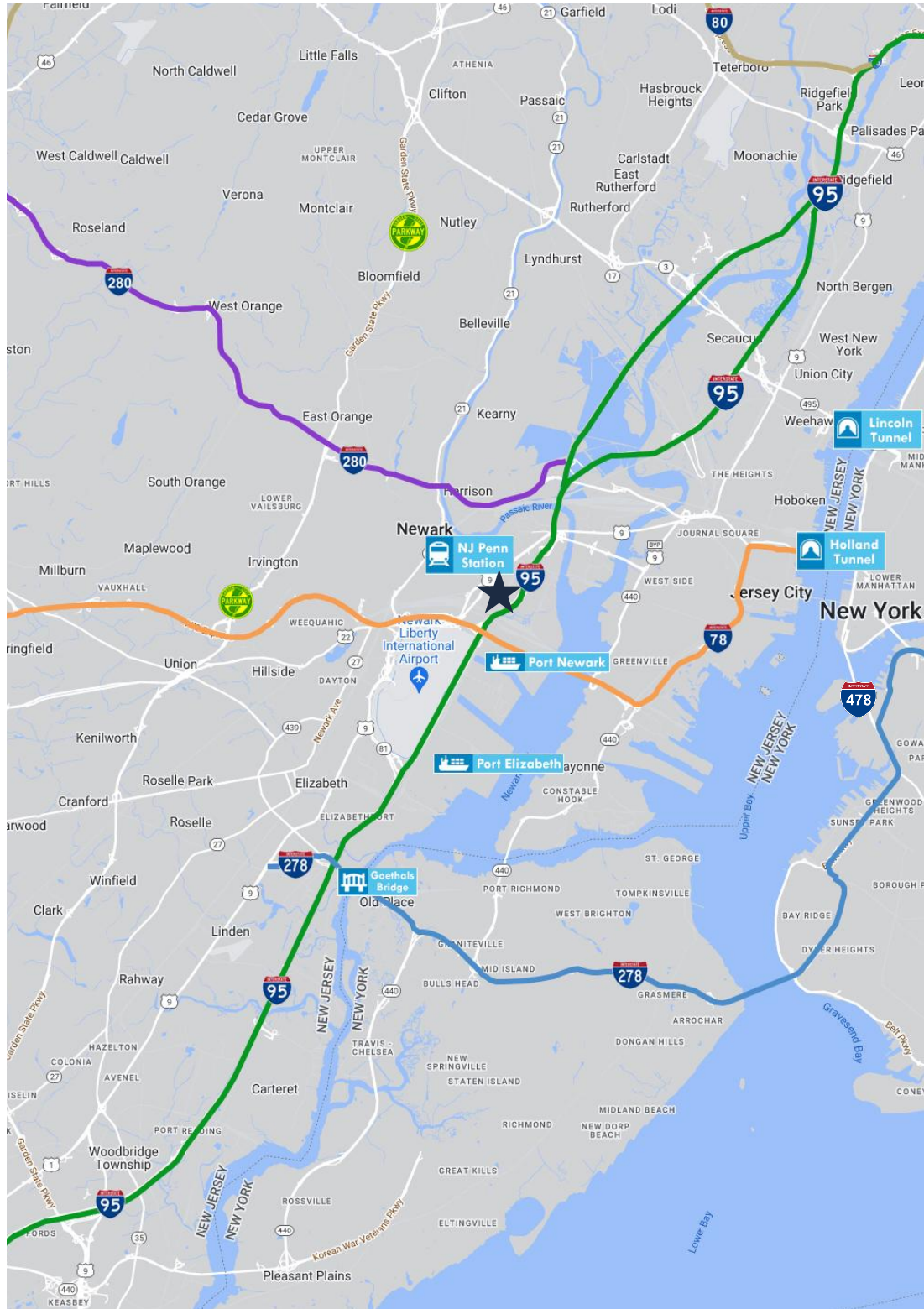
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**ACCESSIBILITY**

-  1.4 MI  
US Hwy 1 & 9
-  2.3 MI  
I-78 Exit 58
-  2.7 MI  
Newark Penn Station
-  3.3 MI  
I-280 Exit 15
-  4.2 MI  
I-95 Exit 14
-  4.9 MI  
Newark Airport
-  4.9 MI  
Ports Newark and Elizabeth
-  8.4 MI  
Holland Tunnel
-  9.0 MI  
I-278
-  10.3 MI  
Lincoln Tunnel

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