

Specifications

Transload + Maintenance	$\pm 7,731$ SF
BUILDING TYPE	
$\pm 1,000$ SF	Varies
OFFICE	COLUMN SPACING
± 1.86 AC	(6) 8' x 10' Docks
Expandable to ± 4.47 AC	(2) 12' x 14' DI
TOTAL ACREAGE	DOOR SIZE
Concrete, Gated, Fenced	6 Docks + 2 DI
YARD	LOADING
$\pm 30'$	New LED
MAINTENANCE BAY WIDTH	LIGHTING
24/7 – 365 Days	Immediate
OPERATION ACCESS	OCCUPANCY
$\pm 12'$ Transload Section / Warehouse	
$\pm 16'$ Maintenance Section	
CEILING HEIGHT	

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 aconte@blauberg.com

Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com



TERRENO

FOR LEASE | 1 B STREET | CARLSTADT, NJ



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 aconde@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR President 973.379.6644 x131 aconte@blauberg.com
Peter J. Murano, Jr., SIOR Managing Executive Director 973.379.6644 x114 pimurano@blauberg.com

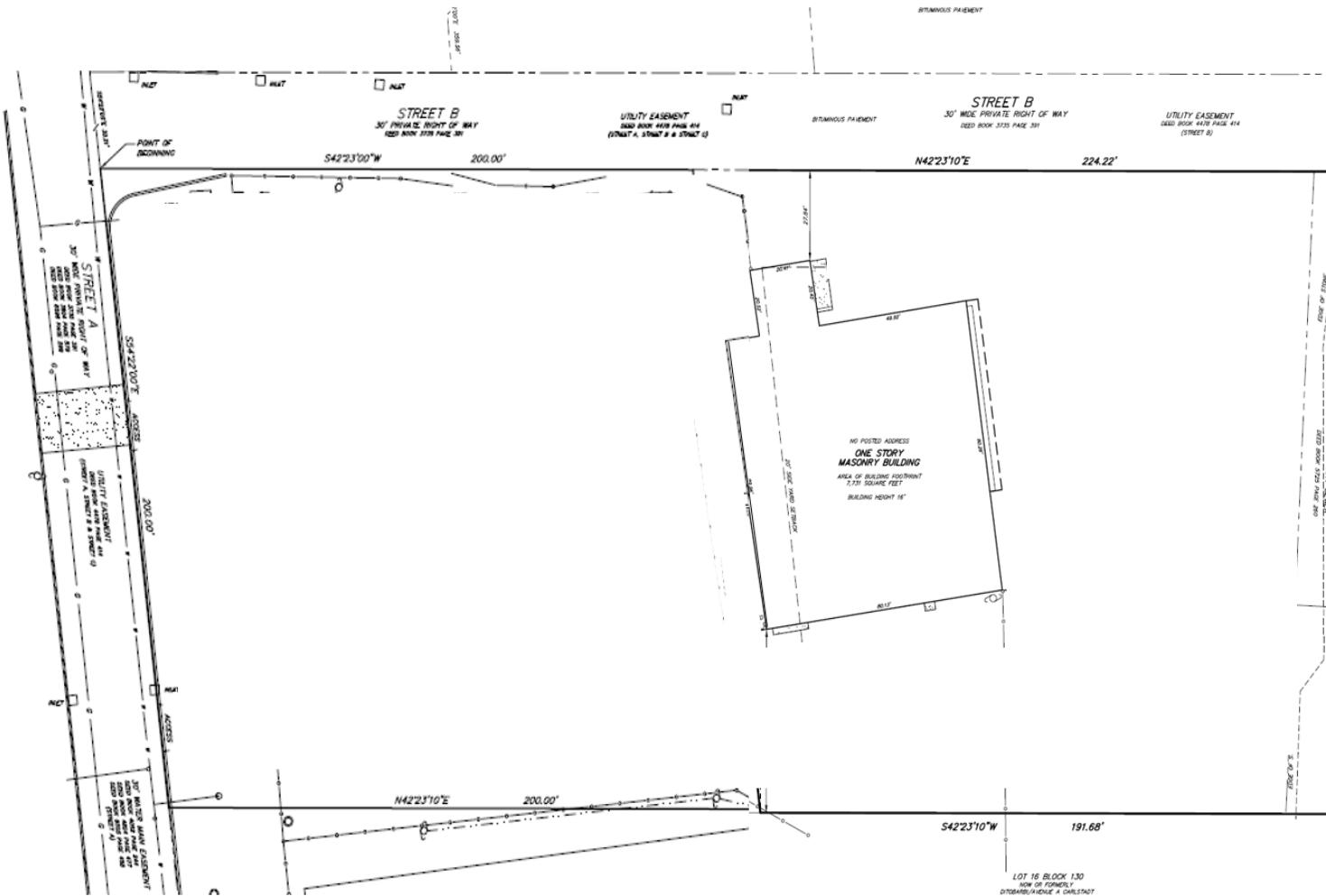
Bick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

 TERRENO

THE BLAU & BERG COMPANY

FOR LEASE | 1 B STREET | CARLSTADT, NJ



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

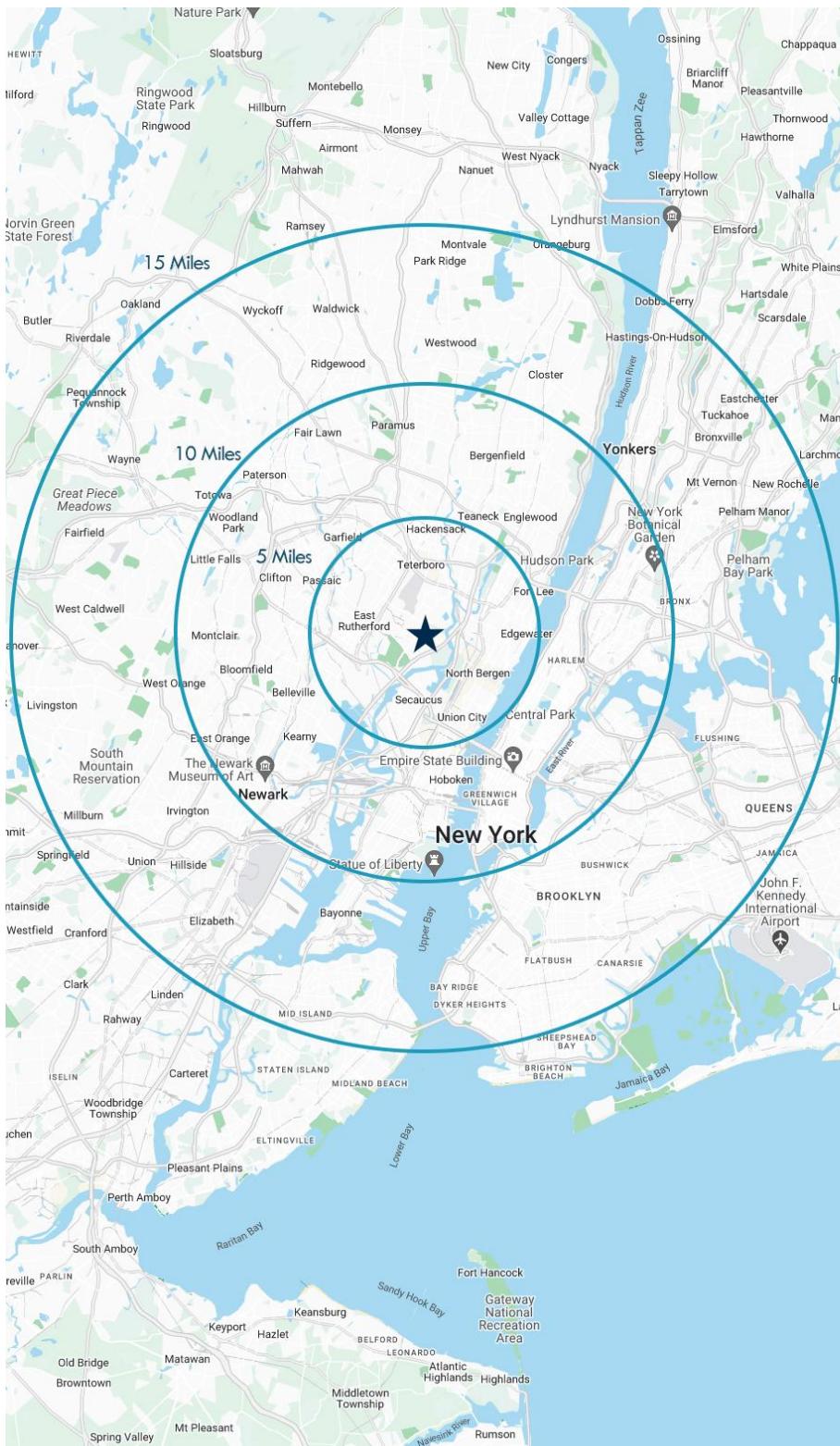
Jason M. Crimmins, CCIM, SIOR *Chief Executive Officer* 973.379.6644 x 122 jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR *President* 973.379.6644 x 131 aconte@blauberg.com

Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com





5 MILES

- Total Population: 824,470
- Households: 331,126
- Median Household Income: \$109,185
- Average Household Size: 2.4
- Transportation to Work: 452,953
- Labor Force: 679,915

10 MILES

- Total Population: 5.24M
- Households: 2.14M
- Median Household Income: \$101,303
- Average Household Size: 2.4
- Transportation to Work: 2.71M
- Labor Force: 4.29M

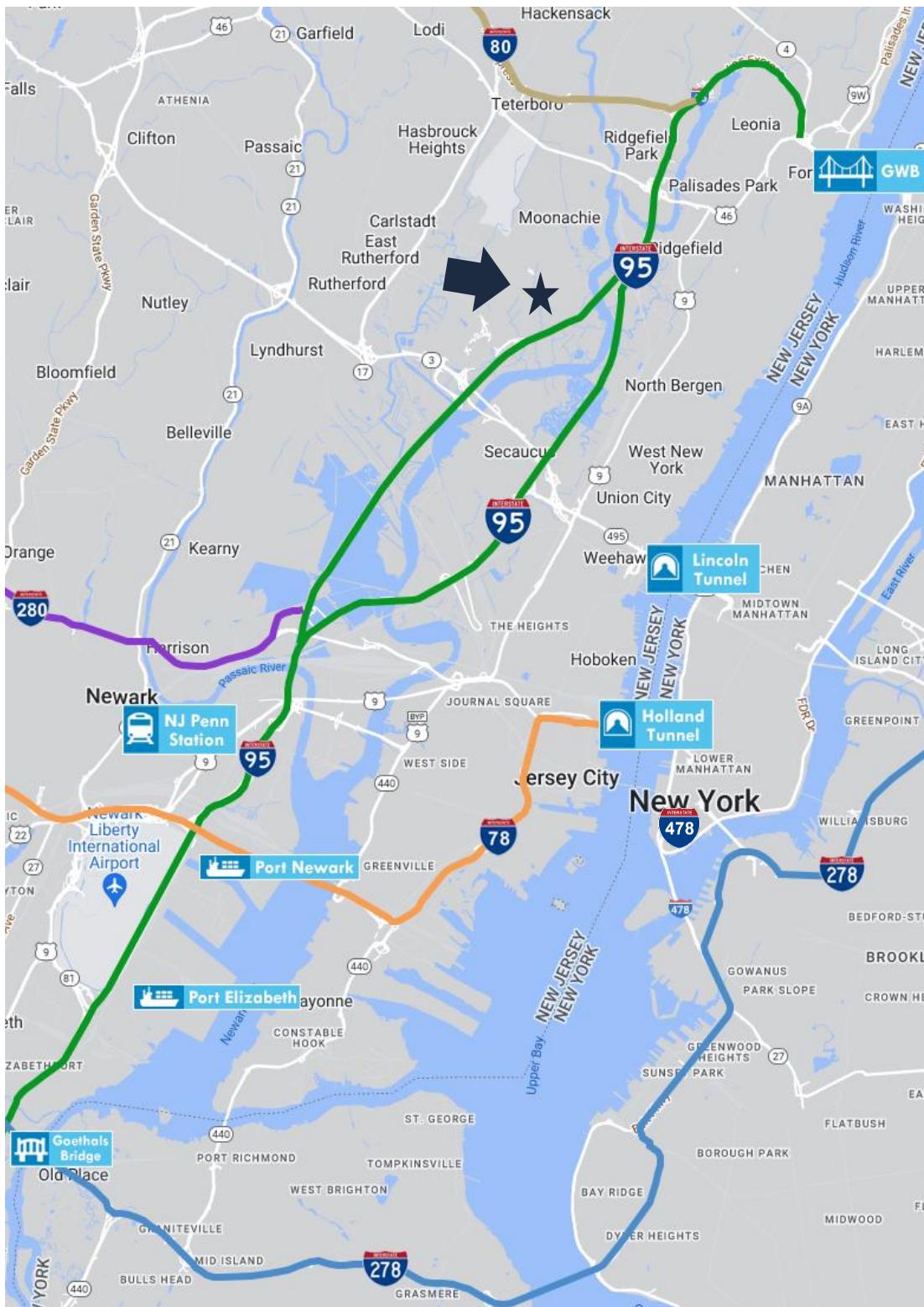
15 MILES

- Total Population: 10.1M
- Households: 3.9M
- Median Household Income: \$94,955
- Average Household Size: 2.5
- Transportation to Work: 5.06M
- Labor Force: 8.18M

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 aconte@blauberg.com
 Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
 Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com





ACCESSIBILITY

ROUTE 17	1.0 MI Route 17
ROUTE 46	1.8 MI Route 46
TP TURNPIKE	3.5 MI I-95 Exit 17
INTERSTATE 80	3.6 MI I-80
George Wash. Bridge	6.7 MI
Lincoln Tunnel	7.1 MI.
Holland Tunnel	10.5 MI
Newark Penn Station	11.6 MI
Ports Newark / Elizabeth	15.2 MI
Newark Airport	15.5 MI

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 aconte@blauberg.com
Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com

