

**Specifications**

±95,472 SF Building 1  
±105,000 SF Building 2 (Proposed)  
±104,000 SF Building 3 (Proposed)  
TOTAL BUILDING SIZES

±89,347 SF Warehouse  
±2,215 SF Ground Office  
±3,910 SF Mezzanine Office  
BUILDING 1

±22.44 AC (Block 2501, Lot 3)  
LOT SIZE

LM  
ZONING

1.8 Miles to I-195  
8.0 Miles to Route 9  
13.3 Miles to I-95  
ACCESSIBILITY

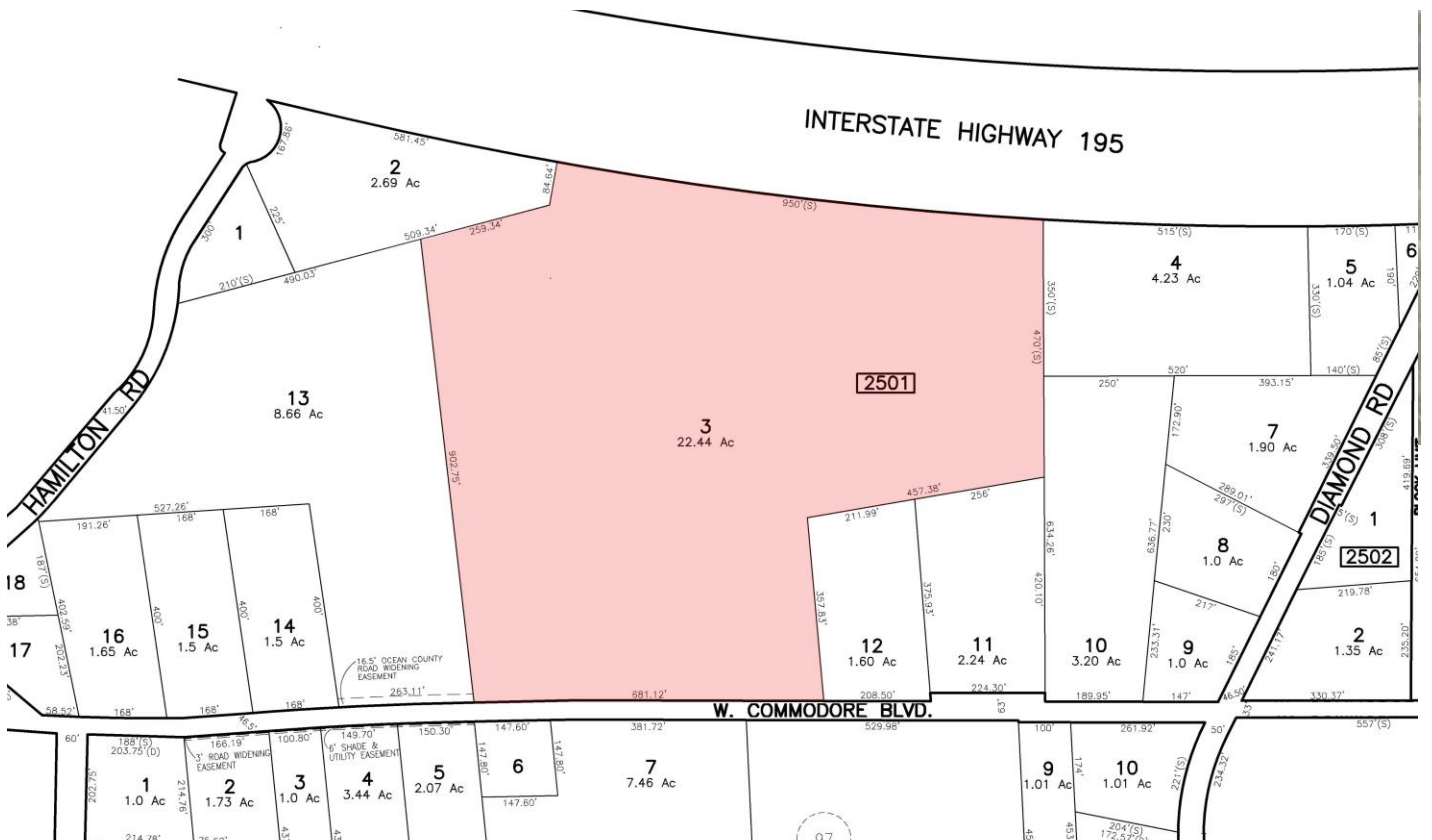
\*\*\*Owner May Consider Selling\*\*\*

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

Charles T. Kavanagh, SIOR  
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973.379.6644 x 113  
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### 5 MILES

- Total Population: 32,606
- Households: 11,572
- Median Household Income: \$153,729
- Average Household Size: 2.8
- Transportation to Work: 16,508
- Labor Force: 25,948

### 10 MILES

- Total Population: 265,840
- Households: 84,033
- Median Household Income: \$122,748
- Average Household Size: 3.1
- Transportation to Work: 129,190
- Labor Force: 201,735

### 15 MILES

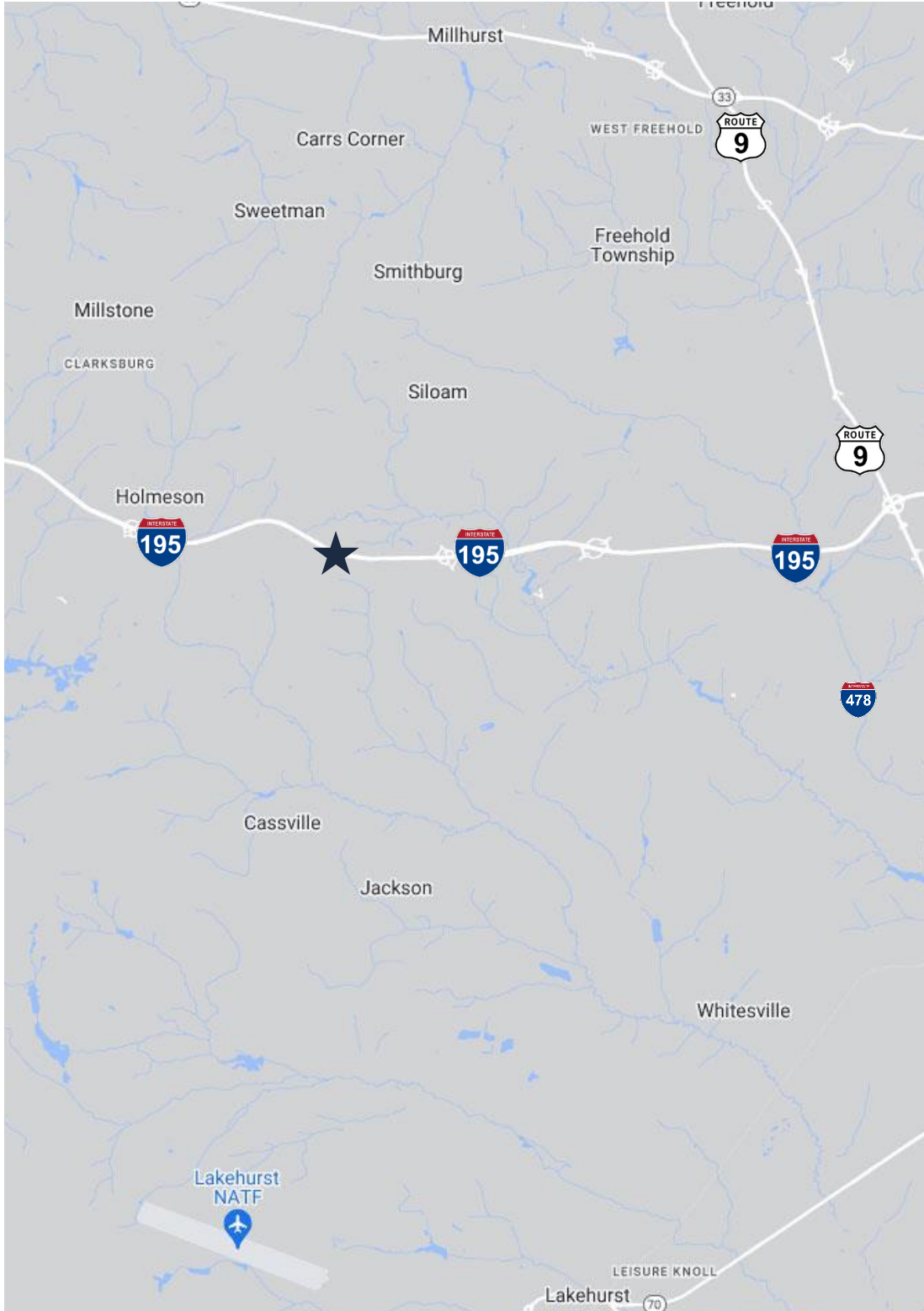
- Total Population: 658,227
- Households: 237,279
- Median Household Income: \$120,198
- Average Household Size: 2.7
- Transportation to Work: 304,586
- Labor Force: 518,795

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**ACCESSIBILITY**

 1.8 MI  
I-195

 6 MI  
Six Flags

 8.0 MI  
Route 9

 13.3 MI  
I-95 Exit 8

 15.3 MI  
GSP Exit 98

 52 MI  
Newark Airport

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