

**Specifications**

±26,600 SF TOTAL BUILDING SIZE	±21,150 SF 1 <sup>ST</sup> FLOOR
±5,450 SF MEZZANINE	20' Clear CEILING HEIGHT
800A / Heavy POWER	Wet System SPRINKLER
CH-2 ZONING	40' x 25' COLUMN SPACING
2 (8' x 10') LOADING DOCKS	
±1.482 AC (Block 1008, Lot 1) TOTAL ACREAGE	
\$76,699.87 TAXES (2025)	
0.8 Miles to GSP Exit 159	
1 Mile to Route 46	
2.5 Miles to I-80 Exit 62	
ACCESSIBILITY	

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

**Jason M. Crimmins, CCIM, SIOR**  
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**Alessandro (Alex) Conte, CCIM, SIOR**  
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Managing Executive Director  
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pjmurano@blauberg.com



**FOR SALE** | 150 NORTH MIDLAND AVENUE | SADDLE BROOK, NJ

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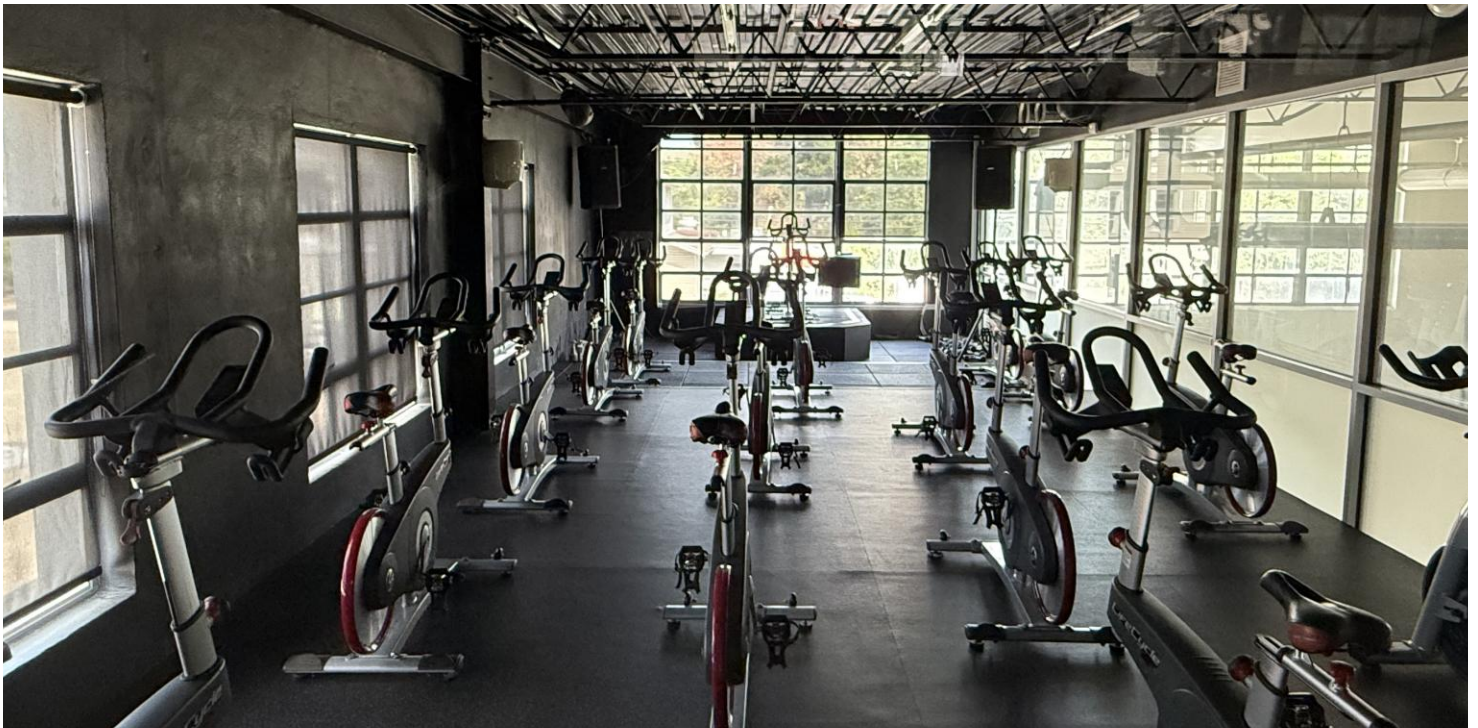
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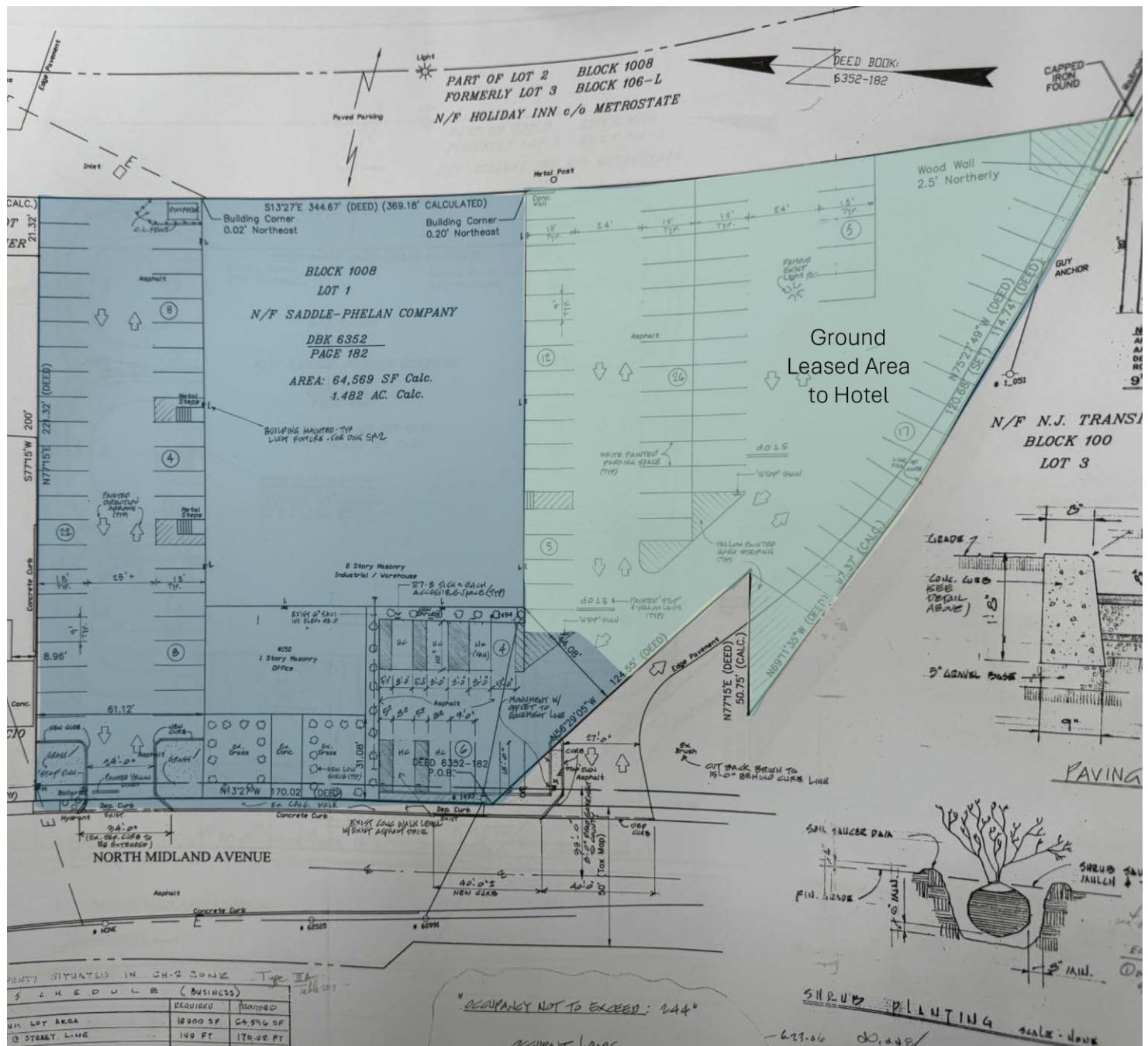
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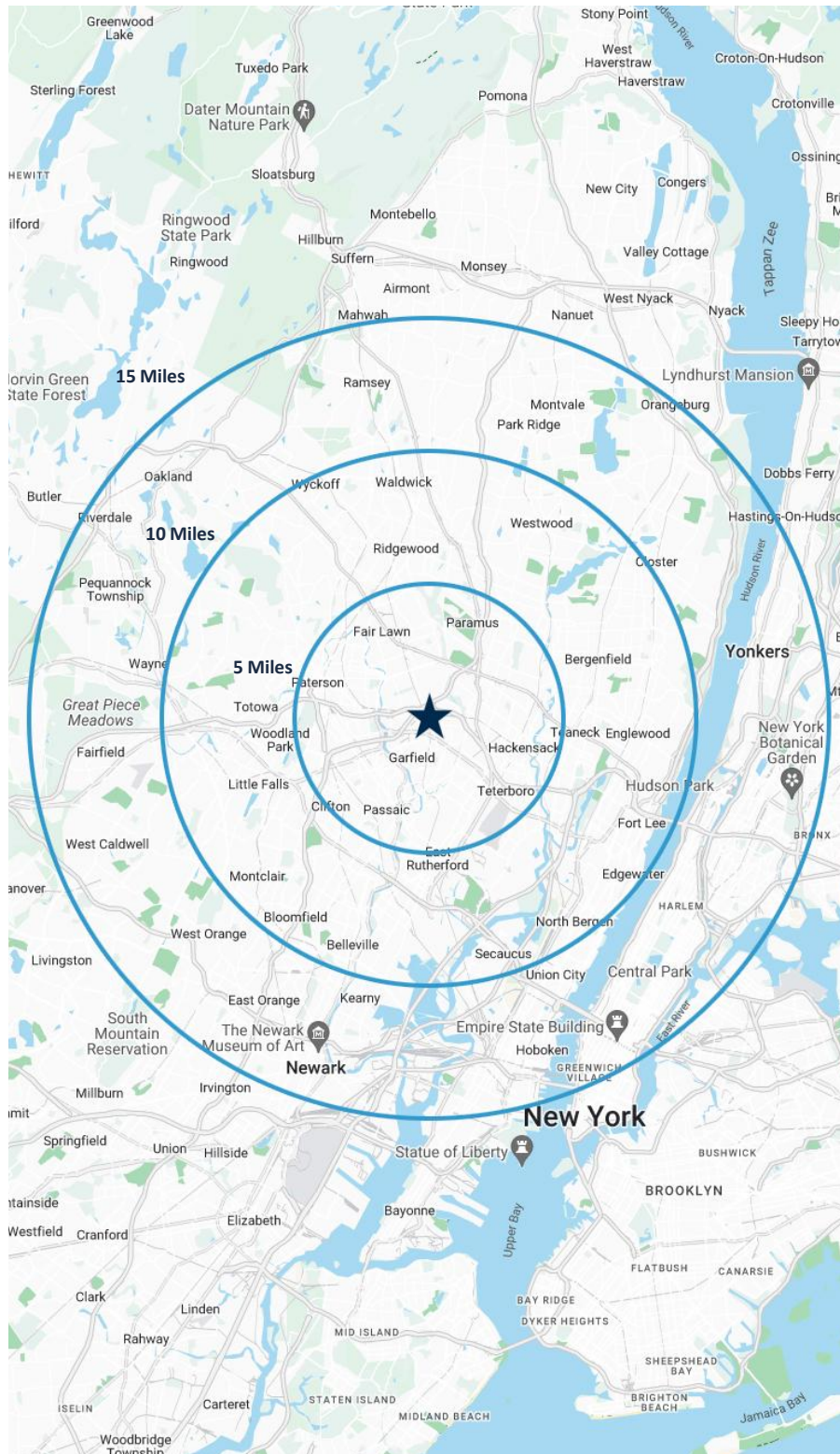


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## 5 MILES

- Total Population: 719,855
- Households: 251,450
- Median Household Income: \$103,214
- Average Household Size: 2.8
- Transportation to Work: 380,497
- Labor Force: 574,691

## 10 MILES

- Total Population: 2.1M
- Households: 780,152
- Median Household Income: \$115,025
- Average Household Size: 2.6
- Transportation to Work: 1.14M
- Labor Force: 1.72M

## 15 MILES

- Total Population: 6.88M
- Households: 2.8M
- Median Household Income: \$108,167
- Average Household Size: 2.4
- Transportation to Work: 3.6M
- Labor Force: 5.67M

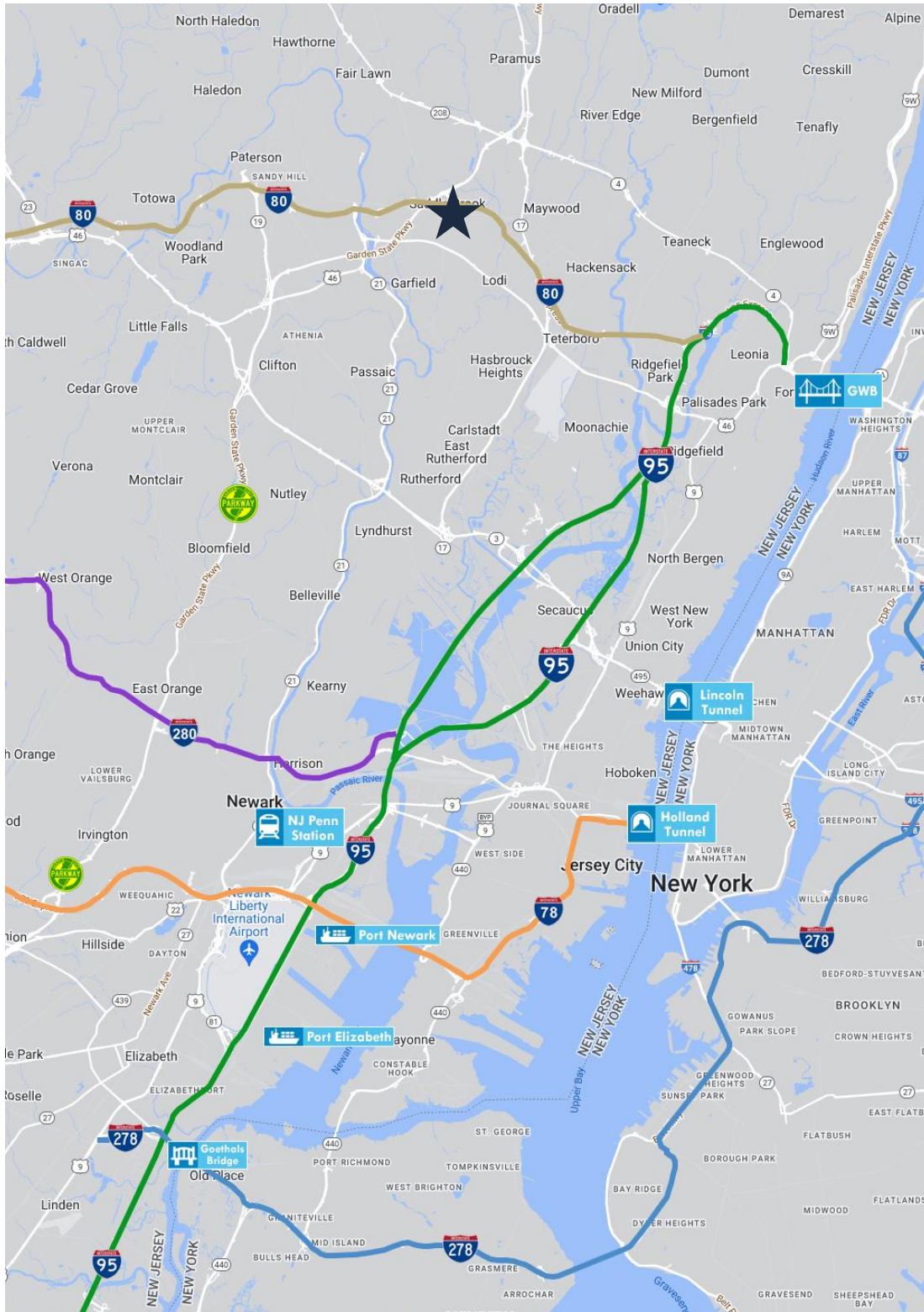
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## ACCESSIBILITY



0.8 MI  
GSP Exit 159



1.0 MI  
Route 46



2.5 MI  
I-80 Exit 62



6.5 MI  
I-95 Exit 68



8.9 MI  
GWB



13.7 MI  
US Hwy 1



15.7 MI  
Lincoln Tunnel



17.4 MI  
Holland Tunnel



22.6 MI  
Ports Newark  
& Elizabeth



23.9 MI  
Newark Airport

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