

Specifications

±86,816 SF
TOTAL BUILDING SIZE

±2.5 AC
TOTAL ACREAGE

Suite 1: ±1,016 SF
AVAILABLE OFFICE SUITE

Suite 4A: ±7,935 SF, 1 TB, 1 DI, 15'
AVAILABLE INDUSTRIAL SUITE

In Office
HVAC

Wet System
SPRINKLER

\$9.95 PSF NNN Suite 1
\$15.50 PSF Gross Suite 4A
LEASE RATE

Convenient to Routes 22, 28, I-78,
GSP and I-95
6-Minute Drive (1.7 MI) to Dunellen
Raritan Valley Line
ACCESSIBILITY

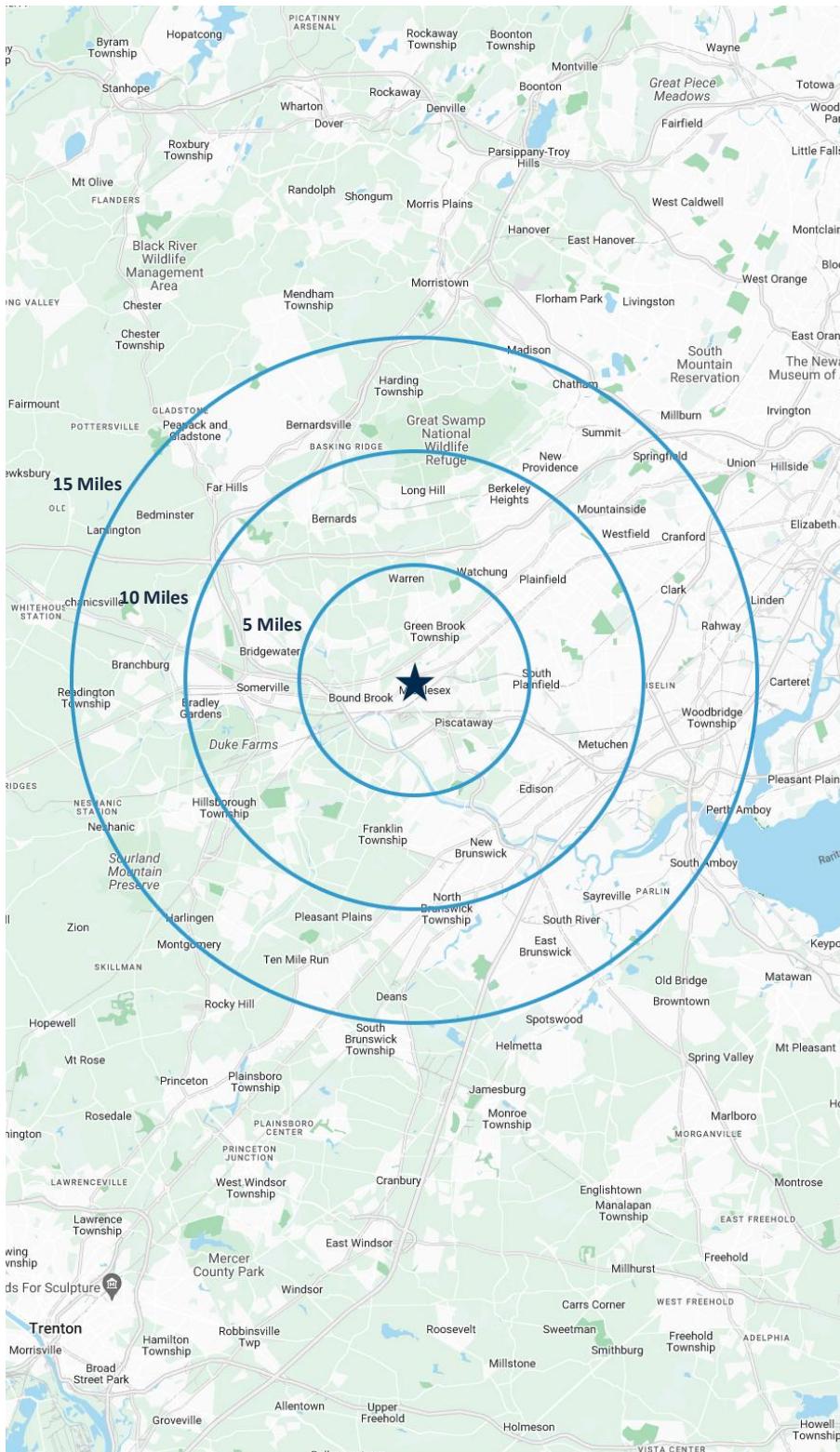
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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5 MILES

- Total Population: 240,138
- Households: 80,391
- Median Household Income: \$118,103
- Average Household Size: 2.9
- Transportation to Work: 125,984
- Labor Force: 195,496

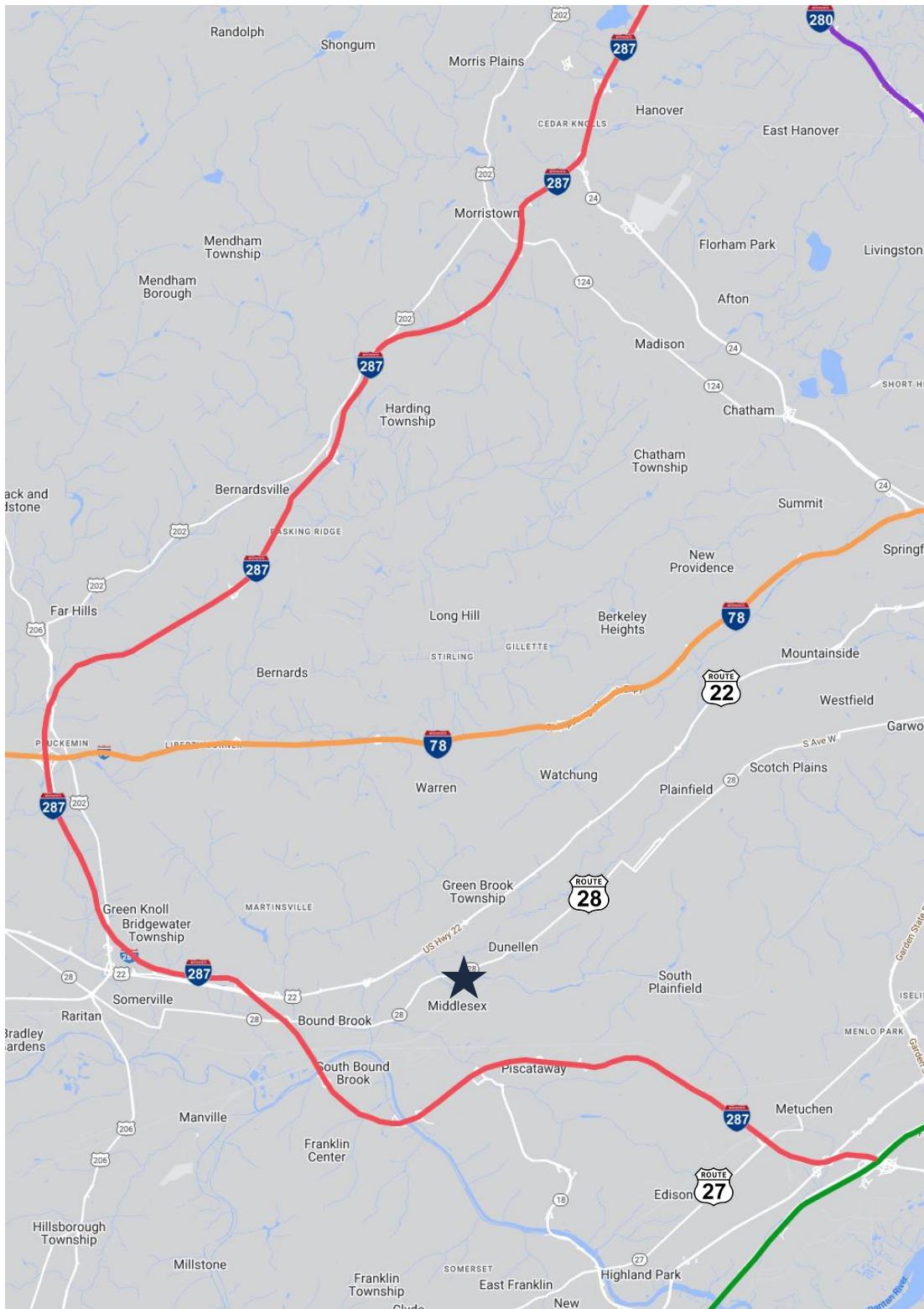
10 MILES

- Total Population: 849,915
- Households: 299,218
- Median Household Income: \$133,263
- Average Household Size: 2.8
- Transportation to Work: 438,871
- Labor Force: 689,064

15 MILES

- Total Population: 1.68M
- Households: 599,743
- Median Household Income: \$131,477
- Average Household Size: 2.7
- Transportation to Work: 864,614
- Labor Force: 1.36M

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.



ACCESSIBILITY

	2.2 MI	Route 22
	2.7 MI	I-287
	7.8 MI	Route 27
	8.7 MI	US Hwy 1 & 9
	10.1 MI	I-95 Exit 10
	23.4 MI	Goethals Bridge
	27.1 MI	Ports Newark and Elizabeth
	27.8 MI	EWR
	33.6 MI	Holland Tunnel
	34.5 MI	Lincoln Tunnel

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