

Specifications

- ±10,500 SF**
TOTAL BUILDING SIZE
- ±8,500 SF Warehouse**
±2,000 SF Mezzanine (2nd Floor)
SPACE BREAKDOWN
- ±0.16 AC (Block 2770, Lots 7-9)**
LOT SIZE
- ±18 Feet**
CEILING HEIGHT
- 2 Interior Tailboards, 1 Drive-In**
LOADING
- Yes**
OFF-STREET PARKING
- 1960**
YEAR BUILT
- Industrial** **\$47,681.12 (2023)**
ZONING TAXES
- \$2.625M** **\$15.95 PSF NNN**
SALE PRICE LEASE RATE

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

Jason M. Crimmins, CCIM, SIOR
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973.379.6644 x 122
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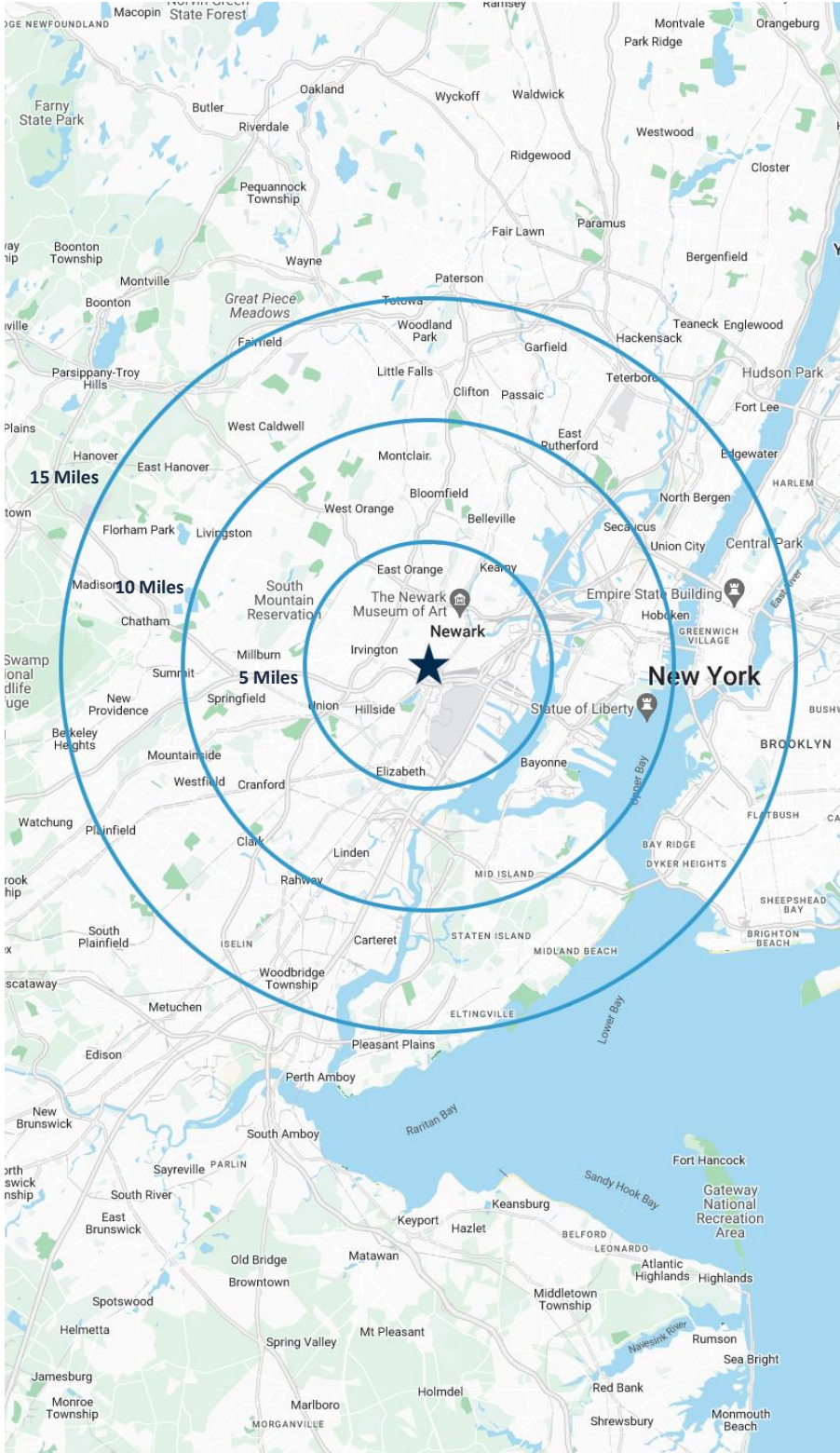


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5 MILES

- Total Population: 853,122
- Households: 312,720
- Median Household Income: \$72,046
- Average Household Size: 2.7
- Transportation to Work: 412,060
- Labor Force: 677,988

10 MILES

- Total Population: 2.47M
- Households: 964,355
- Median Household Income: \$107,020
- Average Household Size: 2.5
- Transportation to Work: 1.27M
- Labor Force: 2.0M

15 MILES

- Total Population: 7.6M
- Households: 3.08M
- Median Household Income: \$105,728
- Average Household Size: 2.4
- Transportation to Work: 3.93M
- Labor Force: 6.24M

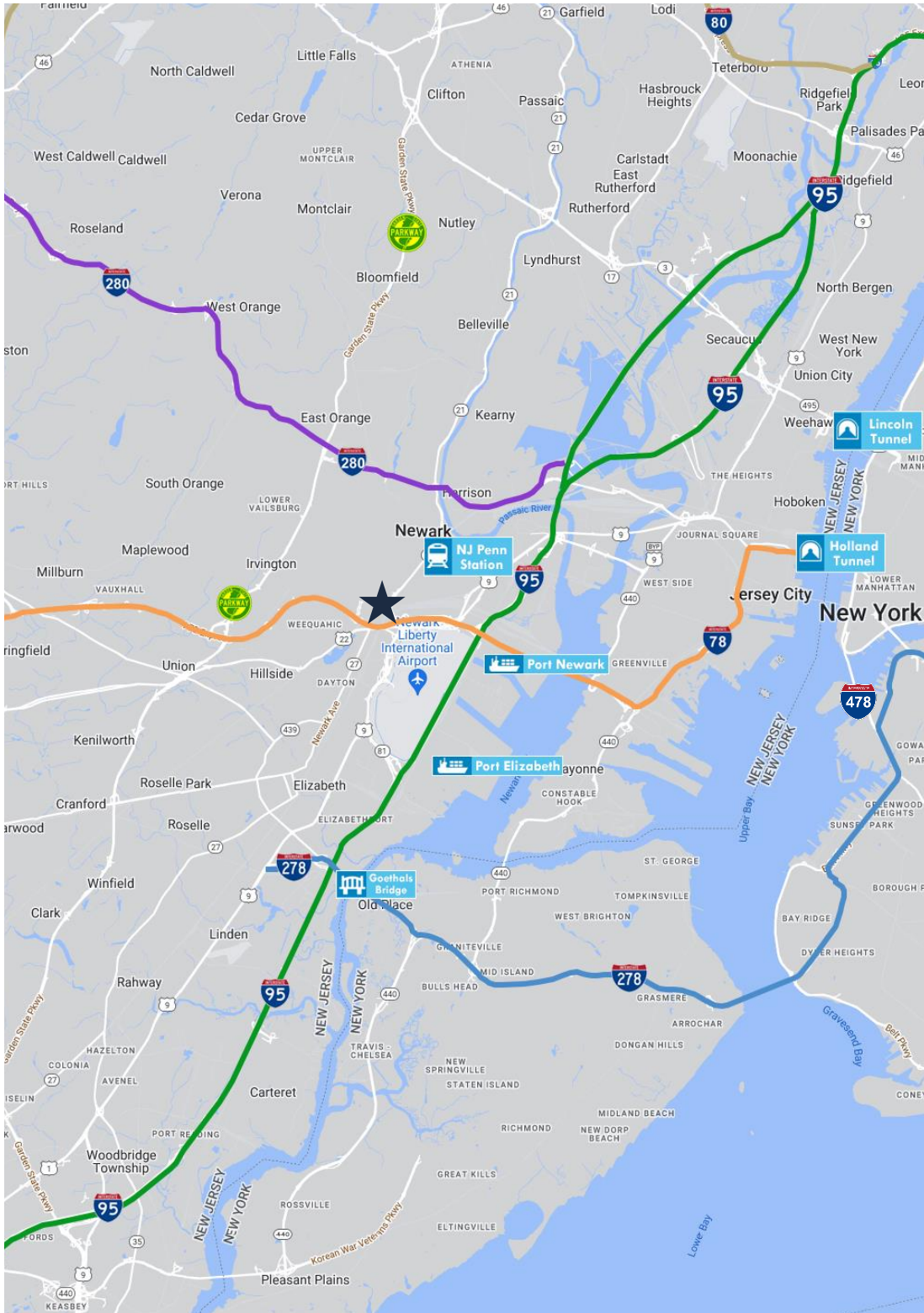
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ACCESSIBILITY

-  1.0 MI
US Hwy 1 & 9
-  1.3 MI
I-78
-  2.1 MI
Penn Station
-  2.6 MI
I-95
-  3.2 MI
EWR
-  4.6 MI
Ports Newark and Elizabeth
-  10.7 MI
Holland Tunnel
-  13.49 MI
Lincoln Tunnel
-  19.4 MI
George Wash. Bridge

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