

**Specifications**

**$\pm 13,000$  SF Truck Terminal**  
SIZE

**24 Doors**  
NUMBER OF DOORS

**$\pm 2.44$  Acres (Block 7405, Lot 2)**  
LOT SIZE

**262' x 406' Lot, Paved and Fenced**  
LOT DIMENSIONS

**1 Drive-In Ramp**  
DRIVE-IN

**2-Bay Shop**  
BAYS

**Heavy Industrial**  
ZONING

**\$62,912.54**  
TAXES (2024)

**Please Call for Sale Price or Lease Rate**  
OFFERING

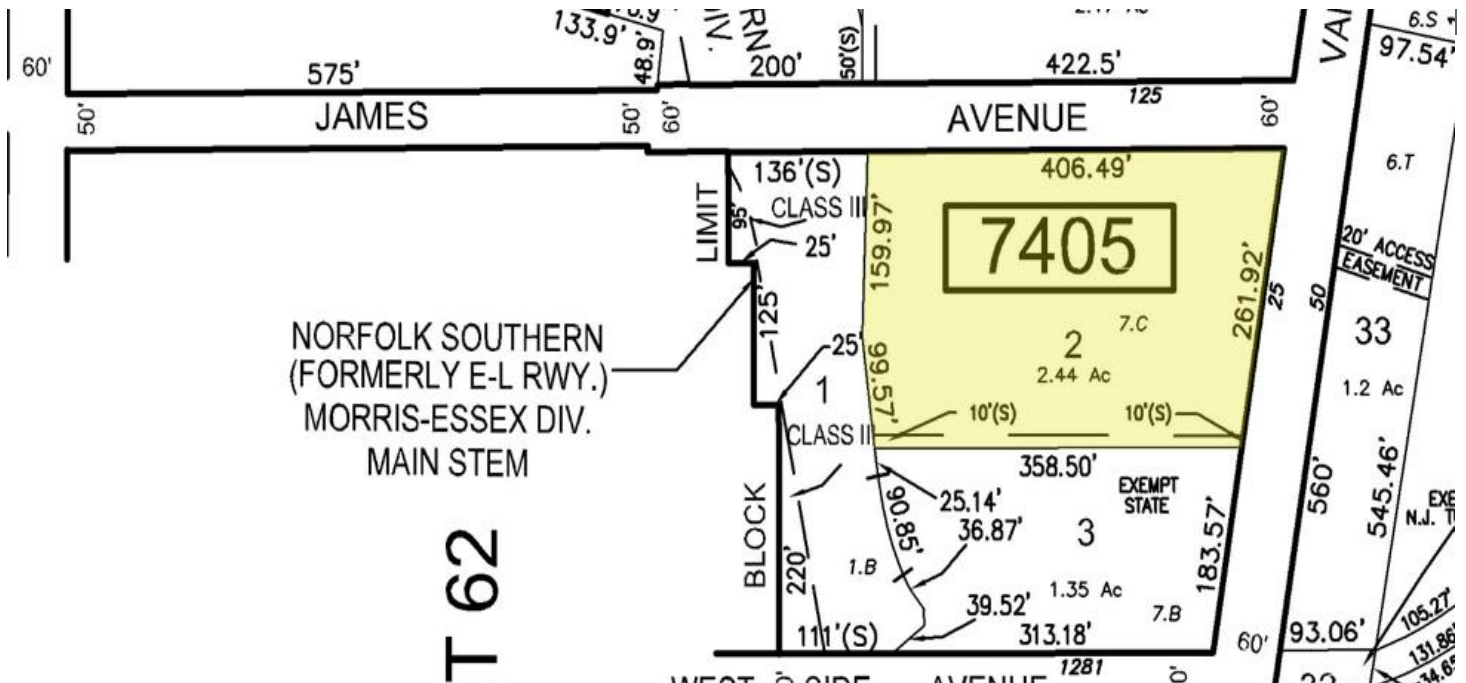
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR  
President  
973.379.6644 x 122  
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR  
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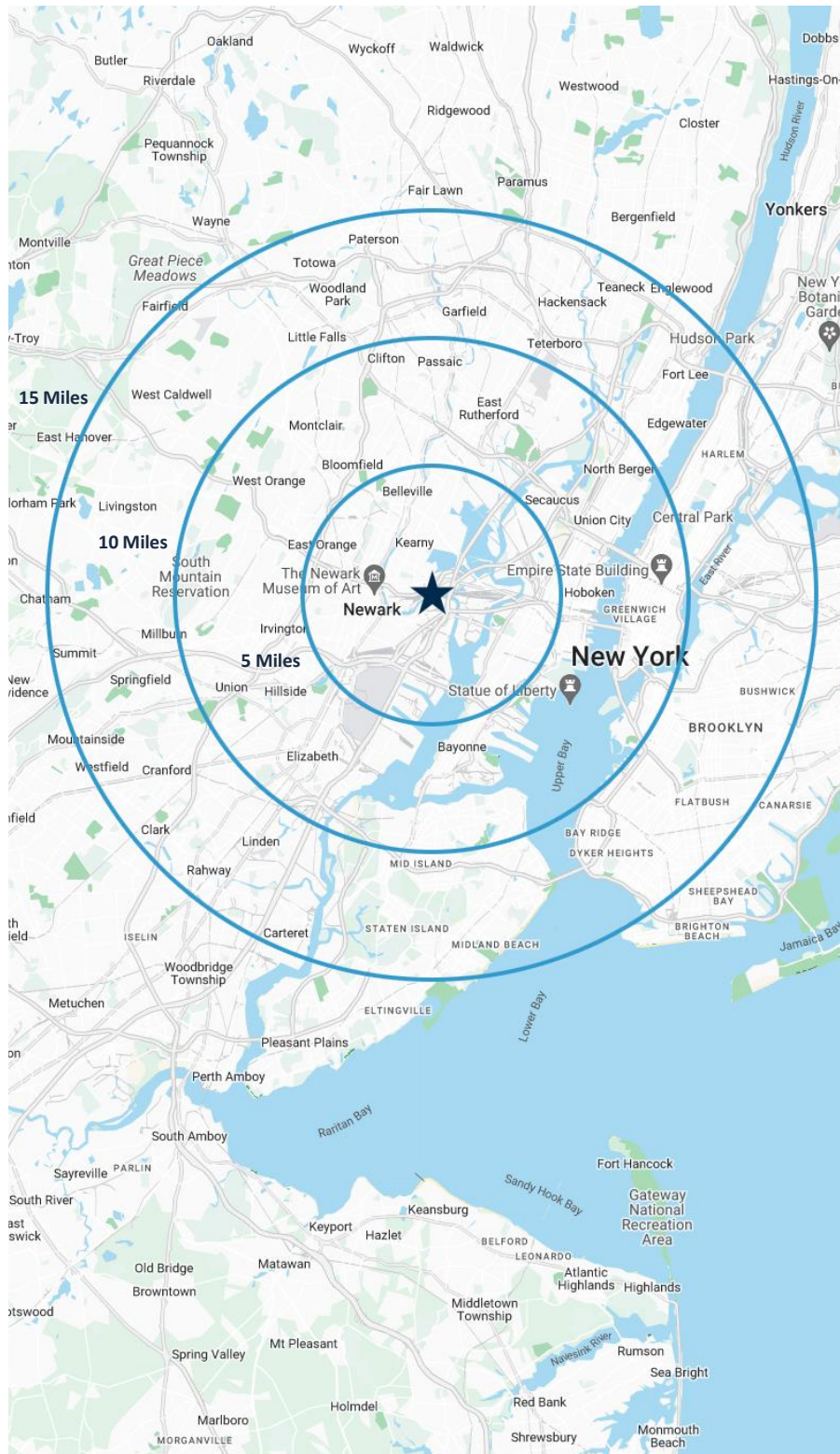
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## 5 MILES

- Total Population: 1.3M
- Households: 613,508
- Median Household Income: \$124,601
- Average Household Size: 2.0
- Transportation to Work: 772,295
- Labor Force: 1.12M

## 10 MILES

- Total Population: 6.16M
- Households: 2.59M
- Median Household Income: \$101,737
- Average Household Size: 2.3
- Transportation to Work: 3.32M
- Labor Force: 5.1M

## 15 MILES

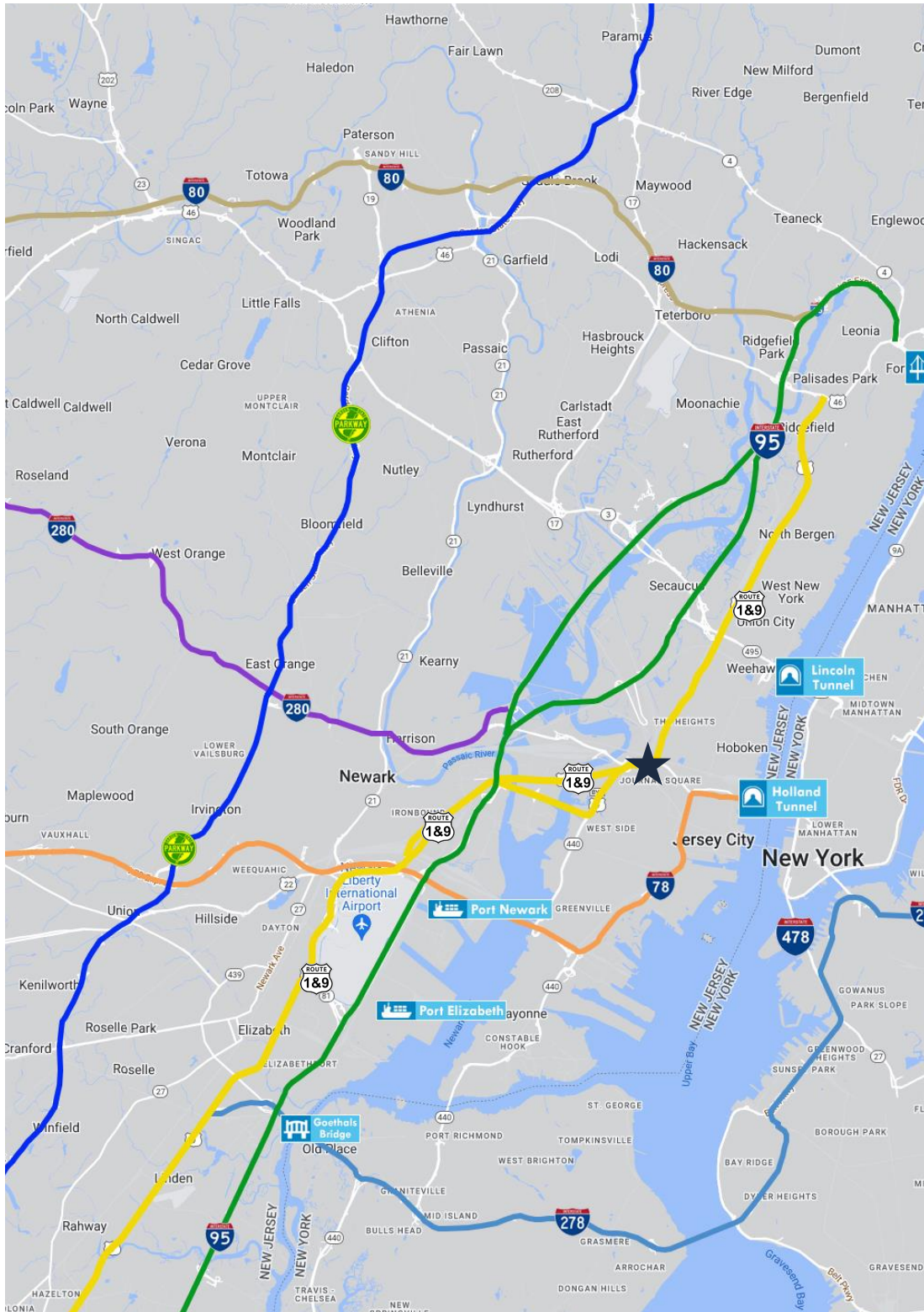
- Total Population: 10.58M
- Households: 4.18M
- Median Household Income: \$94,500
- Average Household Size: 2.5
- Transportation to Work: 5.47M
- Labor Force: 8.67M

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## ACCESSIBILITY



0.4 MI  
US Hwy 1 & 9



1.2 MI  
Journal Square



2.3 MI  
Holland Tunnel



3.3 MI  
I-280 Exit 17



3.9 MI  
I-95 Exit 15W



5.0 MI  
Lincoln Tunnel



6.0 MI  
Penn Station



6.2 MI  
Ports Newark  
& Elizabeth



6.6 MI  
I-78 Exit 58B



8.3 MI  
Newark Airport

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