

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

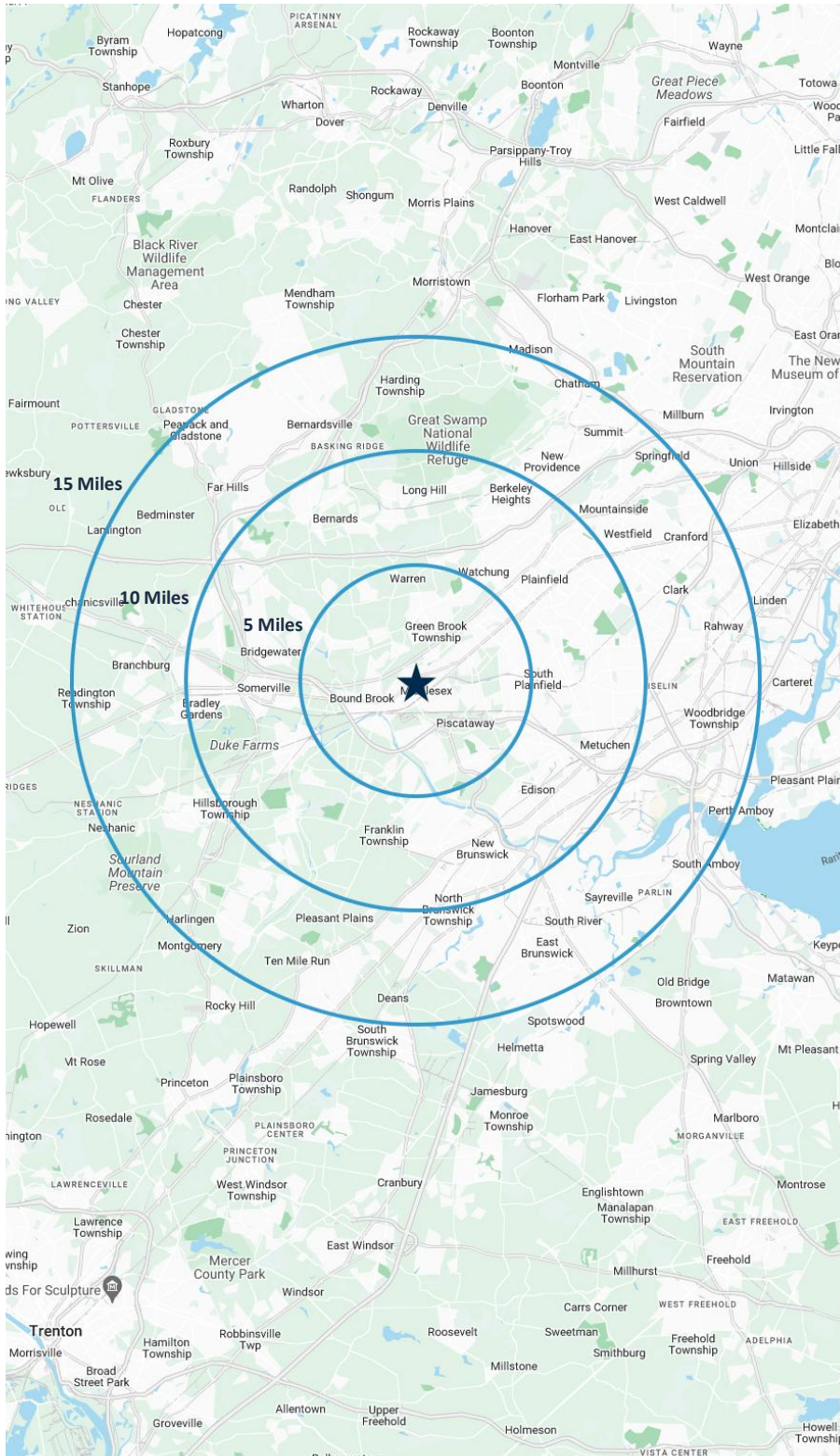
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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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

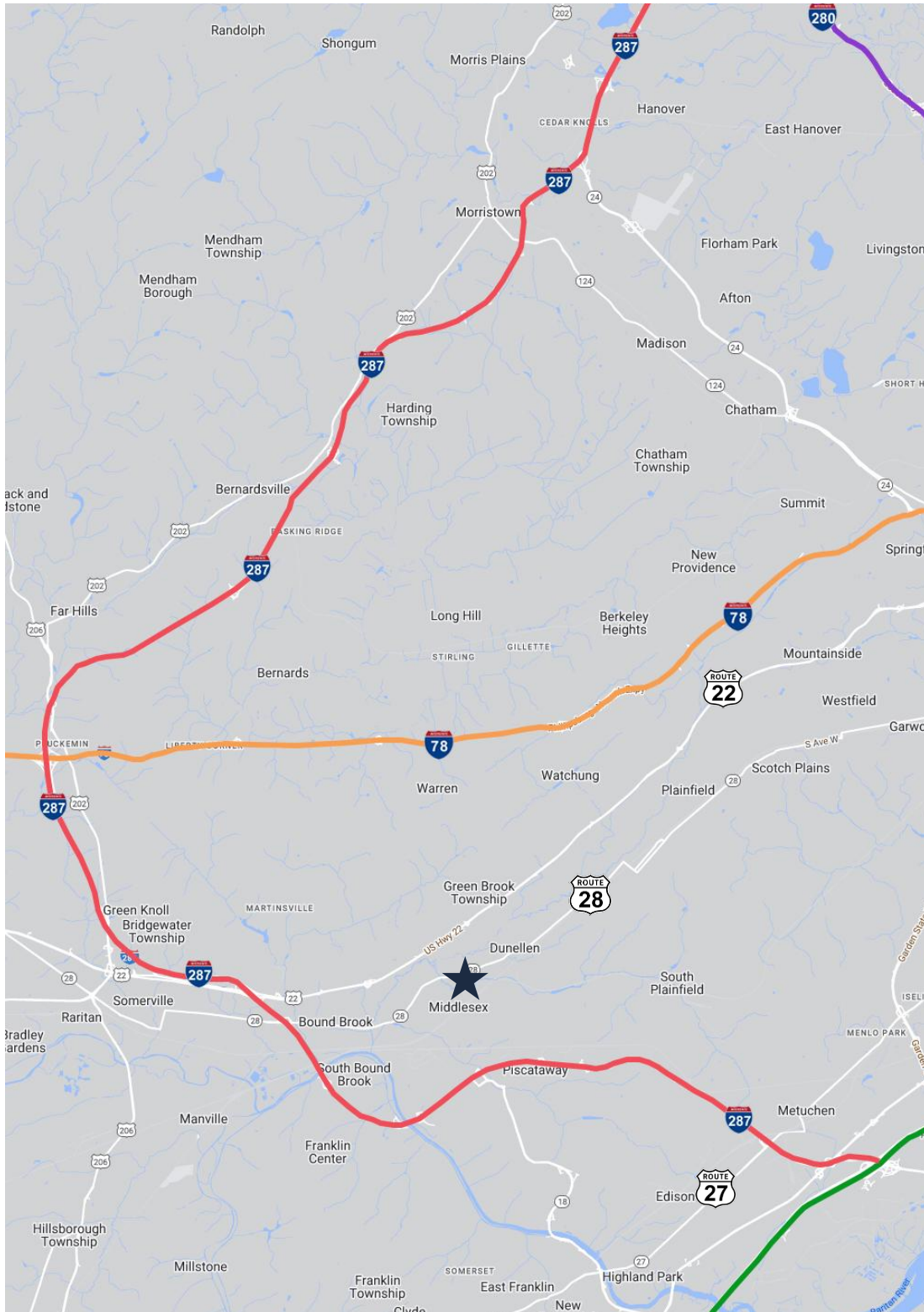
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ACCESSIBILITY



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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