

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

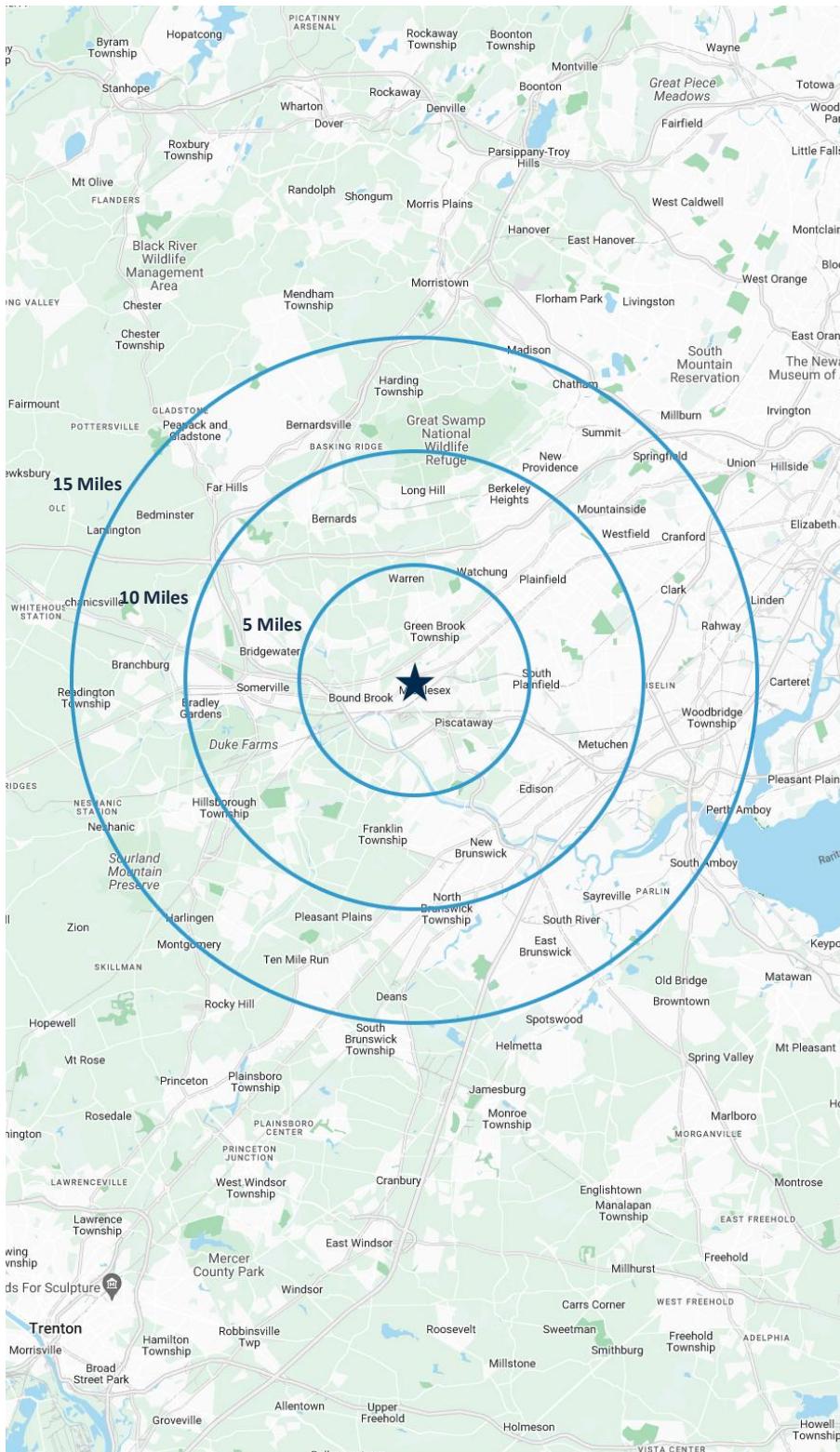
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

Alex Dombrowski
Associate
973.379.6644 x 229
adombrowski@blauberg.com



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5 MILES

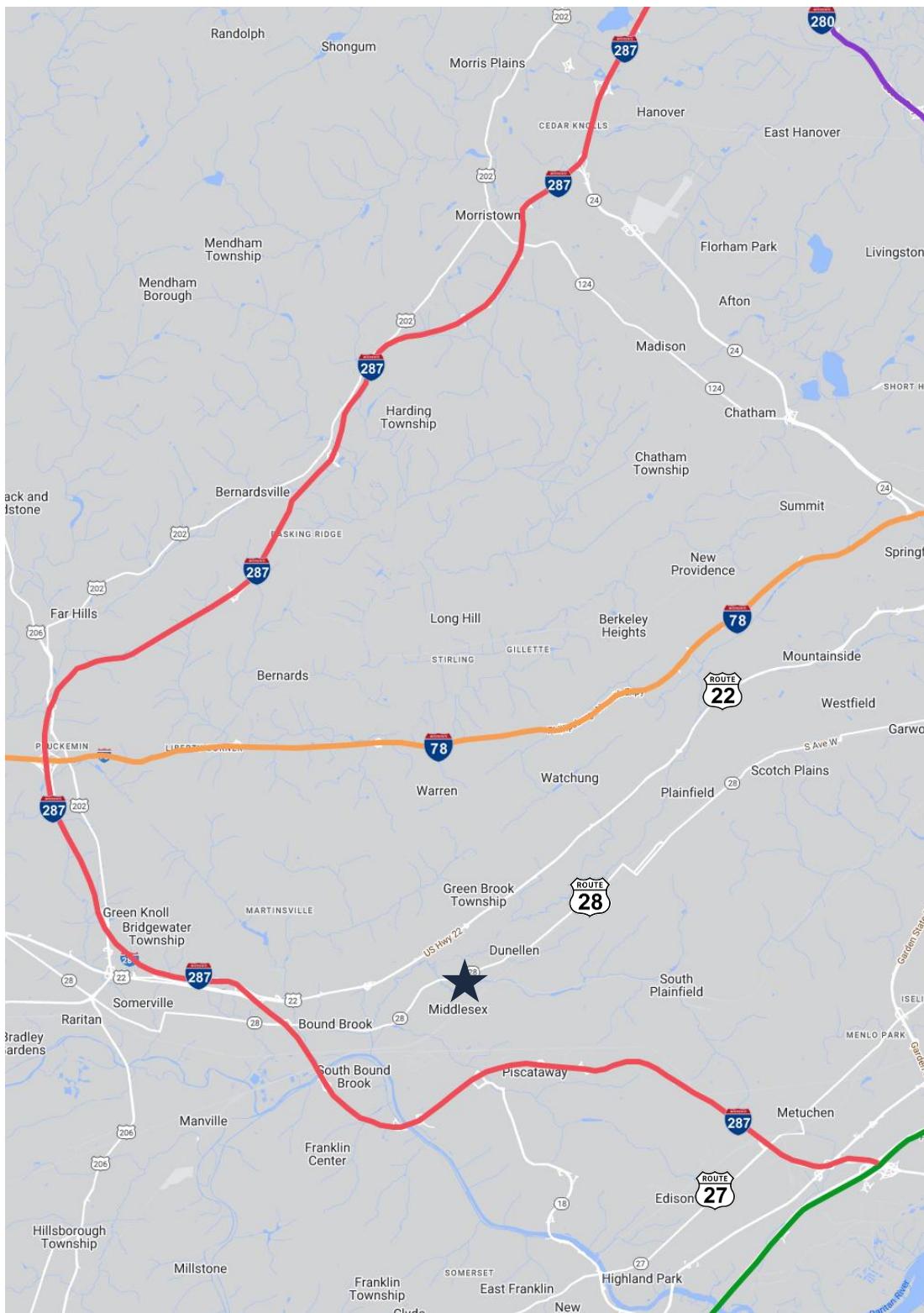
- Total Population: 240,138
- Households: 80,391
- Median Household Income: \$118,103
- Average Household Size: 2.9
- Transportation to Work: 125,984
- Labor Force: 195,496

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



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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