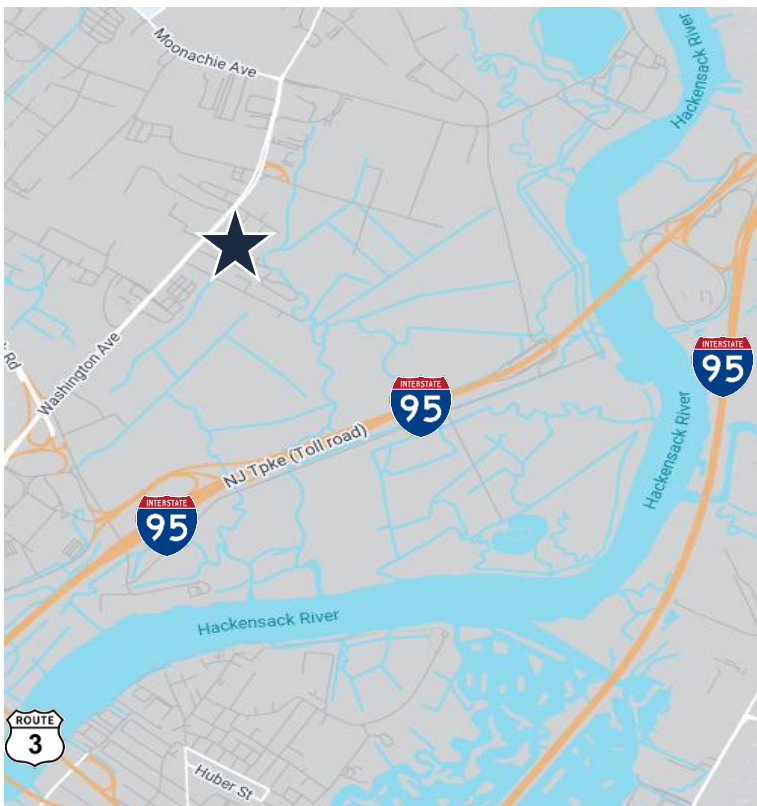




Specifications

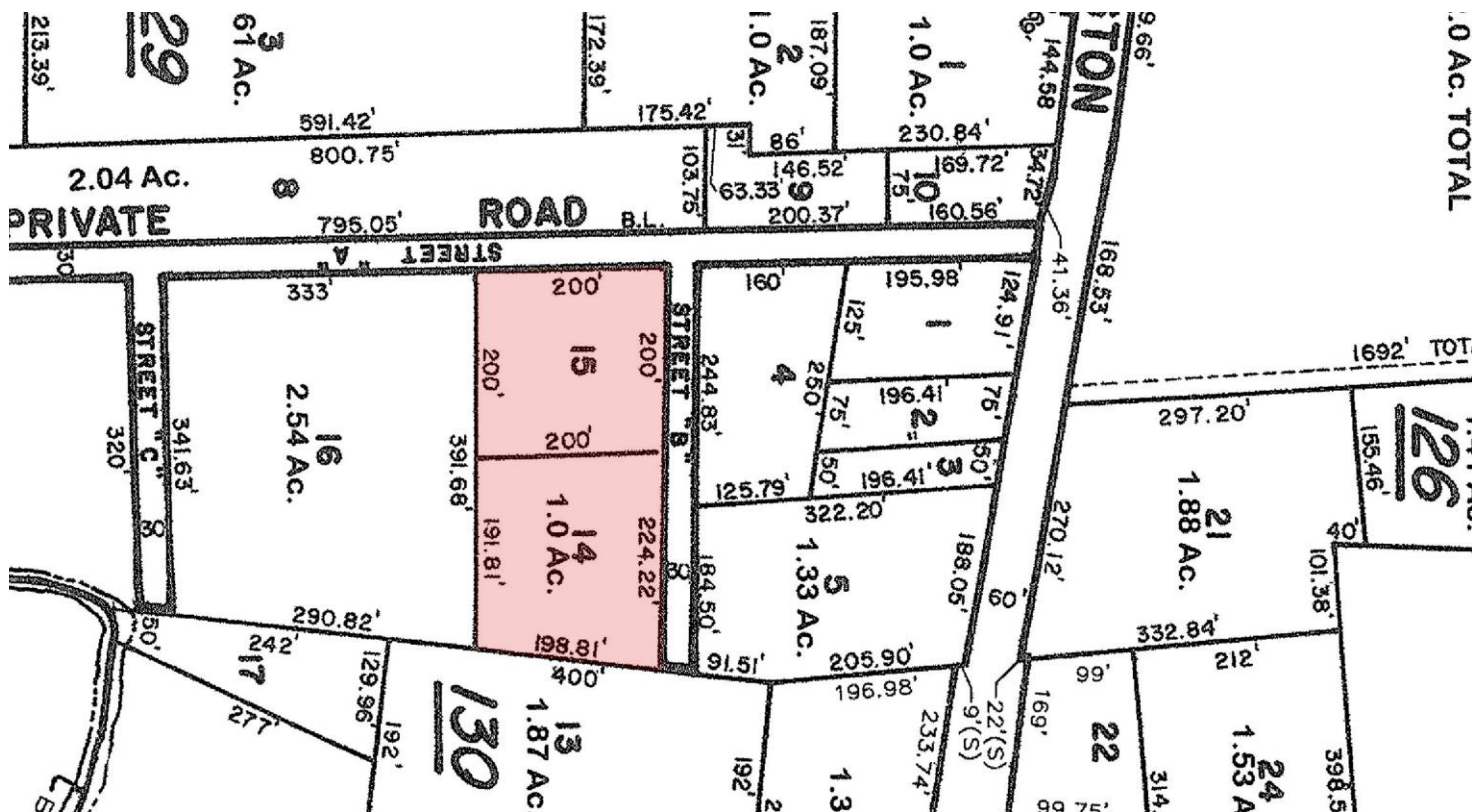
Transload + Maintenance BUILDING TYPE	±7,731 SF BUILDING SIZE
±1,000 SF OFFICE	Varies COLUMN SPACING
±1.86 AC Expandable to ±4.47 AC TOTAL ACREAGE	(6) 8' x 10' Docks (2) 12' x 14' DI DOOR SIZE
Concrete, Gated, Fenced YARD	6 Docks + 2 DI LOADING
±30' MAINTENANCE BAY WIDTH	New LED LIGHTING
24/7 – 365 Days OPERATION ACCESS	Immediate OCCUPANCY
±12' Transload Section / Warehouse ±16' Maintenance Section CEILING HEIGHT	

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 acont@blauberg.com
Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com

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.

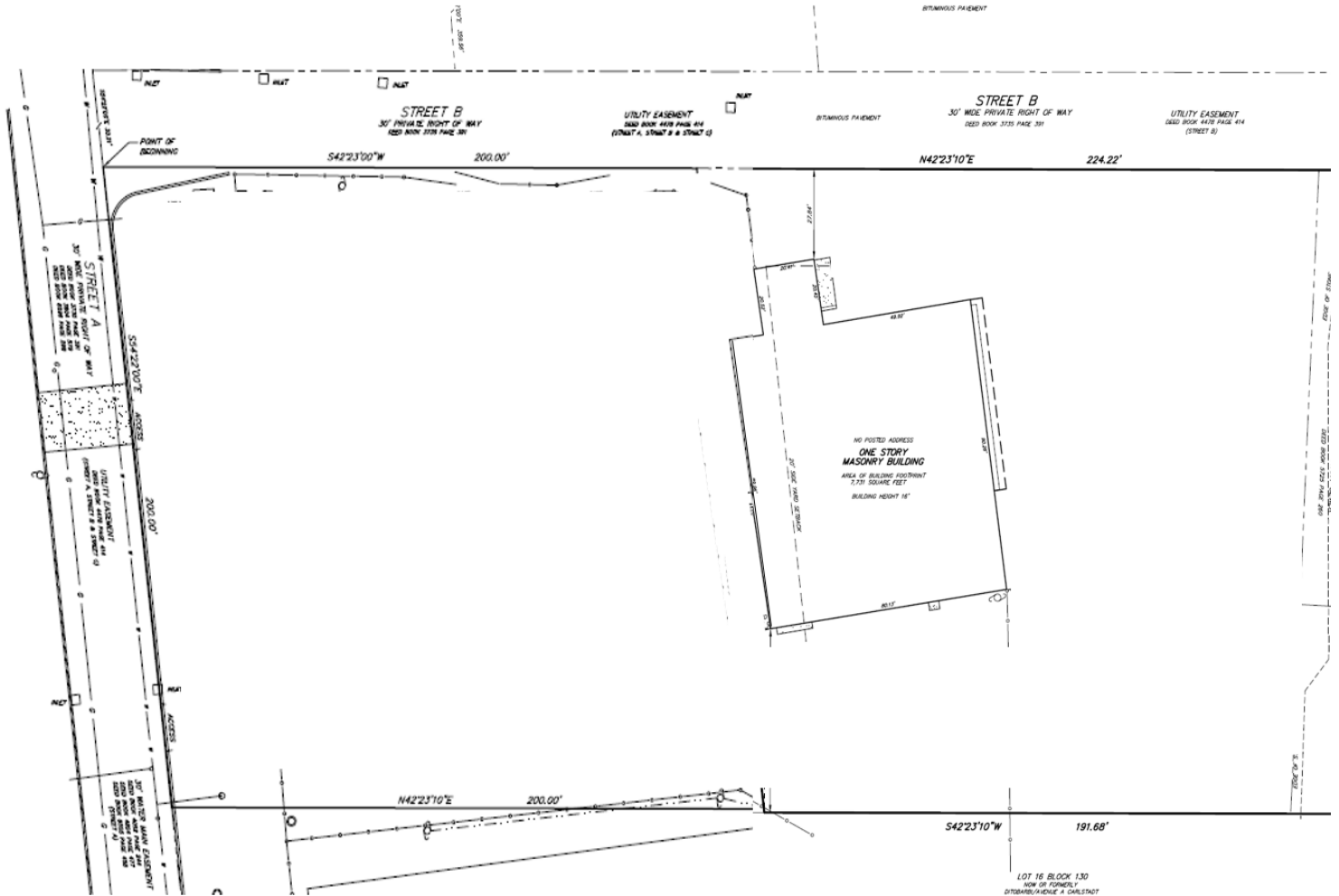




For additional property information or to arrange an inspection, please contact the exclusive brokers:

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 acont@blauberg.com
 Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
 Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com

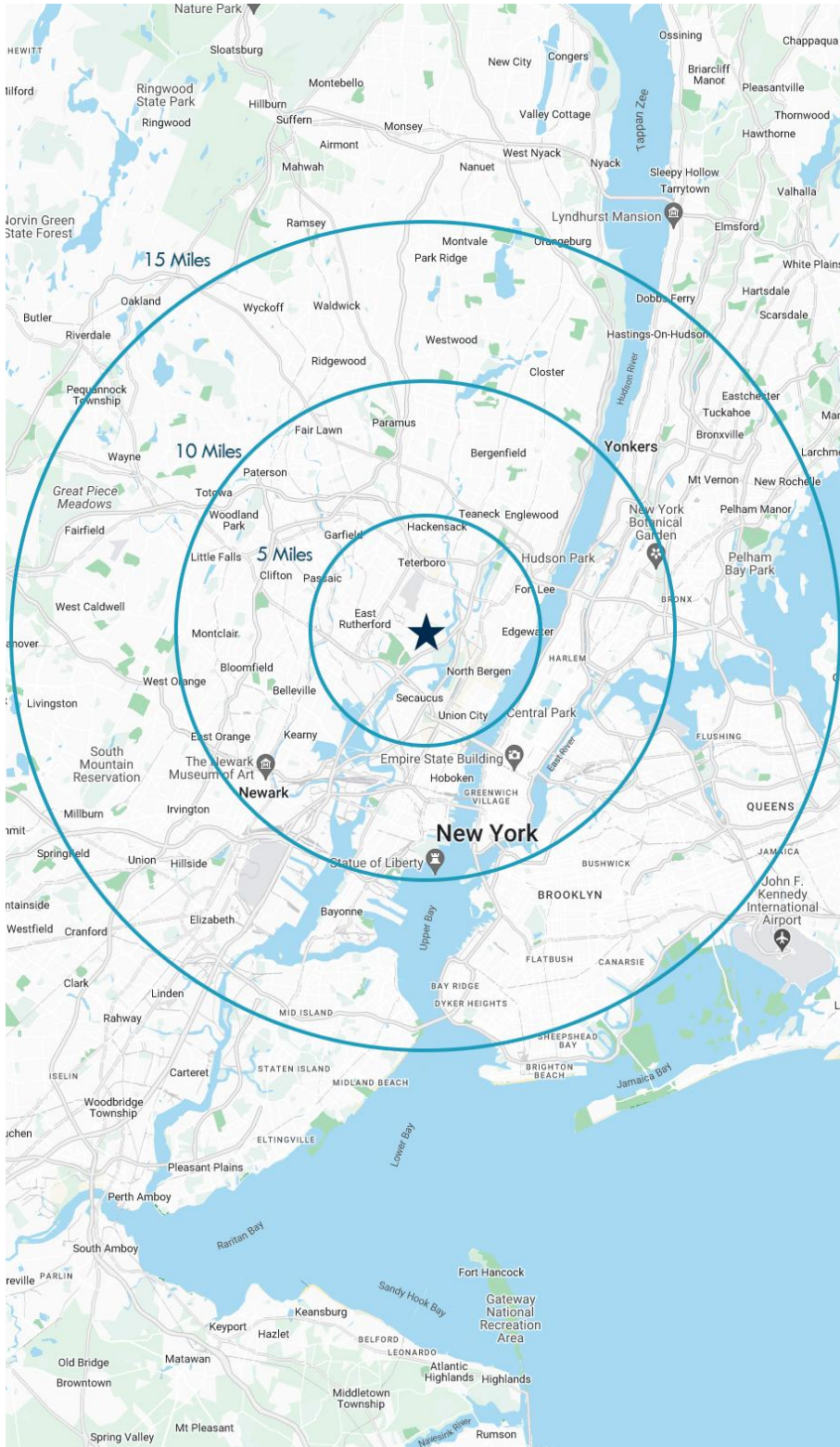




For additional property information or to arrange an inspection, please contact the exclusive brokers:

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 acont@blauberg.com
 Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
 Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com





5 MILES

- Total Population: 824,470
- Households: 331,126
- Median Household Income: \$109,185
- Average Household Size: 2.4
- Transportation to Work: 452,953
- Labor Force: 679,915

10 MILES

- Total Population: 5.24M
- Households: 2.14M
- Median Household Income: \$101,303
- Average Household Size: 2.4
- Transportation to Work: 2.71M
- Labor Force: 4.29M

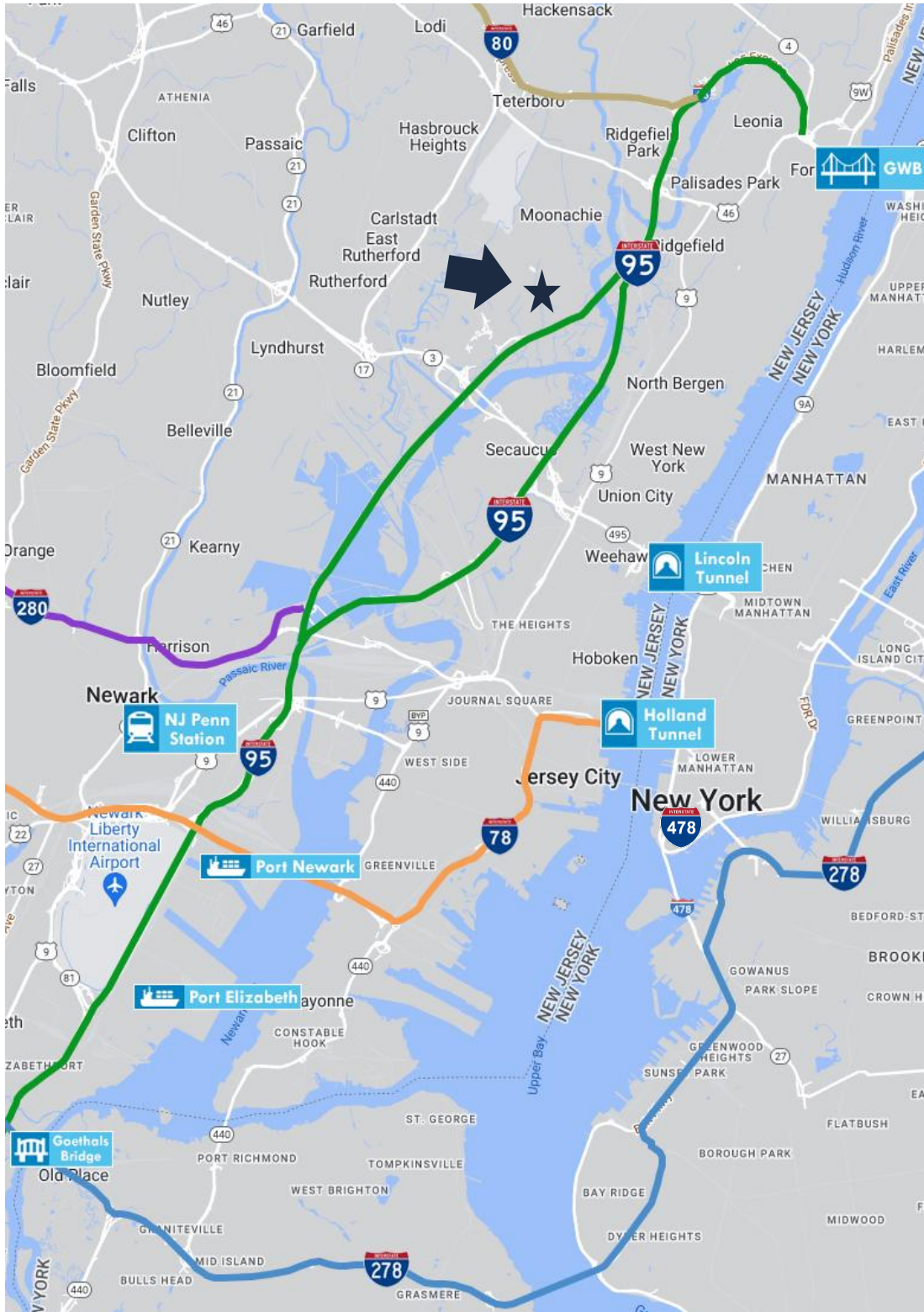
15 MILES

- Total Population: 10.1M
- Households: 3.9M
- Median Household Income: \$94,955
- Average Household Size: 2.5
- Transportation to Work: 5.06M
- Labor Force: 8.18M

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 acont@blauberg.com
 Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
 Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com





ACCESSIBILITY



1.0 MI
Route 17



1.8 MI
Route 46



3.5 MI
I-95 Exit 17



3.6 MI
I-80



6.7 MI
George Wash.
Bridge



7.1 MI .
Lincoln Tunnel



10.5 MI
Holland Tunnel



11.6 MI
Newark Penn
Station



15.2 MI
Ports Newark /
Elizabeth



15.5 MI
Newark Airport

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 acont@blauberg.com
Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com

