

## Specifications

### Property Highlights

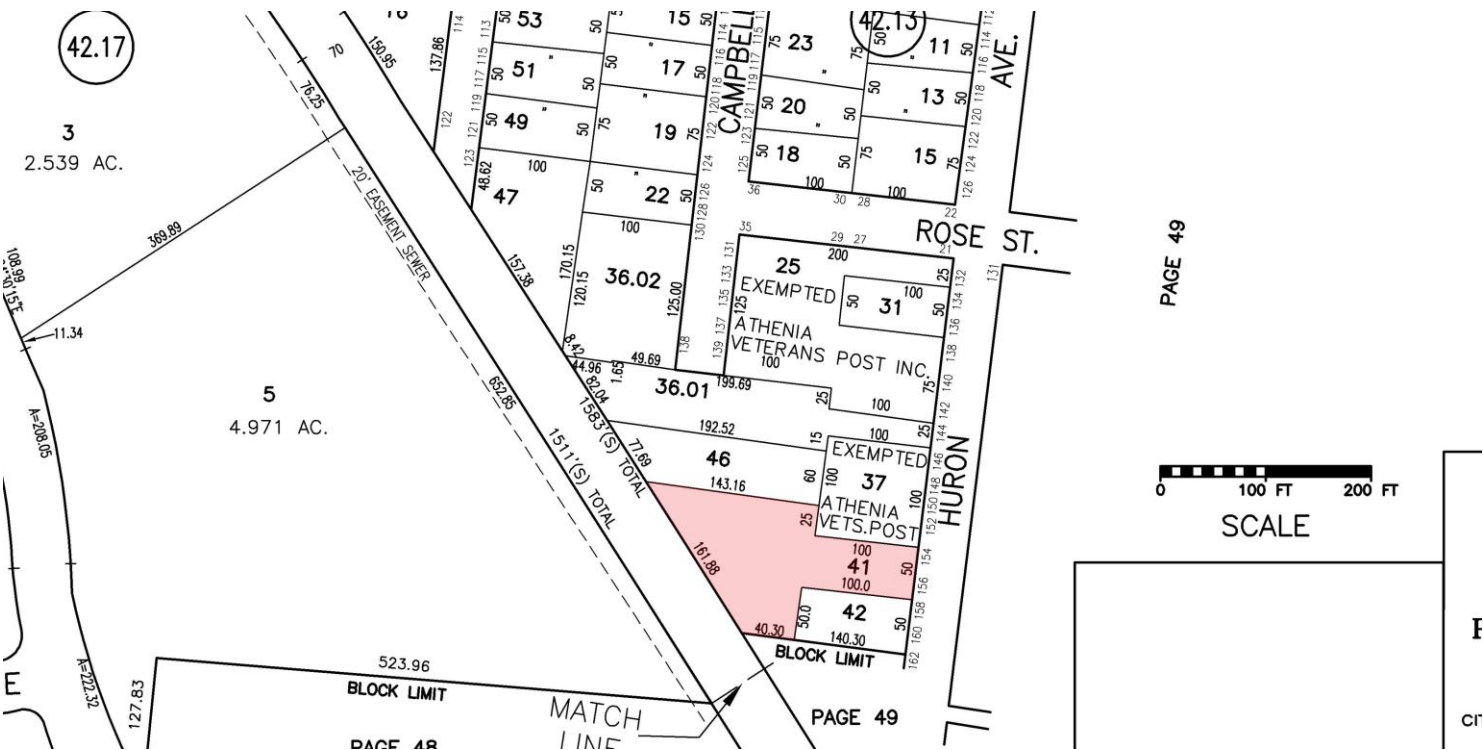
- Building Size: ±13,348 SF (±8,500 SF Available)
- Zoning: M-2 (Non-Conforming Use)
- Parking: 4 Off-Street Parking Spaces
- Year Built: 1956
- Lot Size: ±0.38 AC (Block 42.12, Lot 41)
- Exterior Walls: Block, Brick
- Interior Floors: Concrete, Tile
- Interior Walls: Drywall, Block
- Interior Ceilings: Drop Tile, Open in Warehouse
- Heating: HVAC Units on Roof and Space Heaters
- Roof & HVAC: Currently Undergoing Renovations
- Plumbing: 5 Bathrooms
- Loading: 1 Loading Dock and 1 DI Door (12' x 10')
- Clear Ceiling Height: ±14'
- Taxes: \$28,350.34 (2025)

### Accessibility

- Approx. 1.3 Miles to Route 3
- Approx. 2.8 Miles to GSP Exit 153

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

Nicholas Bio  
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973.379.6644 x 233  
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For additional property information or to arrange an inspection,  
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## 5 MILES

- Total Population: 676,889
- Households: 246,108
- Median Household Income: \$100,556
- Average Household Size: 2.7
- Transportation to Work: 345,300
- Labor Force: 542,662

## 10 MILES

- Total Population: 2.3M
- Households: 859,538
- Median Household Income: \$100,367
- Average Household Size: 2.6
- Transportation to Work: 1.7M
- Labor Force: 1.86M

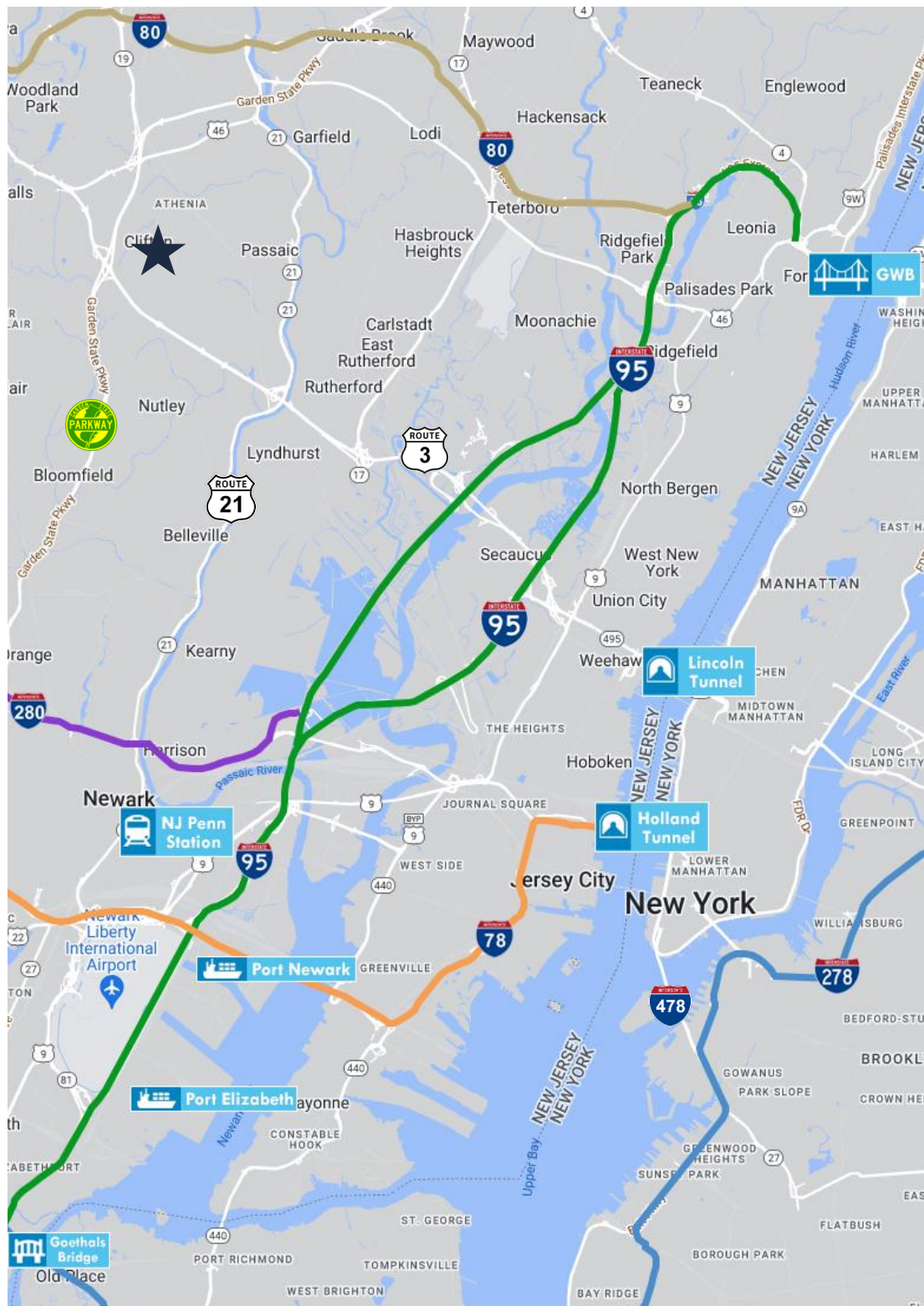
## 15 MILES

- Total Population: 6.56M
- Households: 2.7M
- Median Household Income: \$105,723
- Average Household Size: 2.4
- Transportation to Work: 3.39M
- Labor Force: 5.38M

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## ACCESSIBILITY

	1.3 MI Route 3
	2.8 MI GSP Exit 153
	6.5 MI I-80 Exit 57A
	6.8 MI I-95 Exit 16W
	10 MI Penn Station
	11 MI Lincoln Tunnel
	14.2 MI Holland Tunnel
	15.6 MI Newark Airport
	17 MI George Wash. Bridge
	18 MI Ports Newark & Elizabeth

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