

Specifications

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|---------------------------------------|-----------------------------|
| ±120,886 SF TOTAL BUILDING SIZE | Wet System SPRINKLER |
| ±76,640 SF AVAILABLE UNIT | ±20' CEILING HEIGHT |
| ±12.81 AC TOTAL ACREAGE | Office & Warehouse HVAC |
| Gas Suspended HEAT | 42' X 32' COLUMN SPACING |
| 600 Amps 480/277 – 3Ph/4W POWER | |
| 6 TB *More Can Be Added LOADING | |
| Industrial (M3) ZONING | |
| \$1.54 PSF TAXES | |

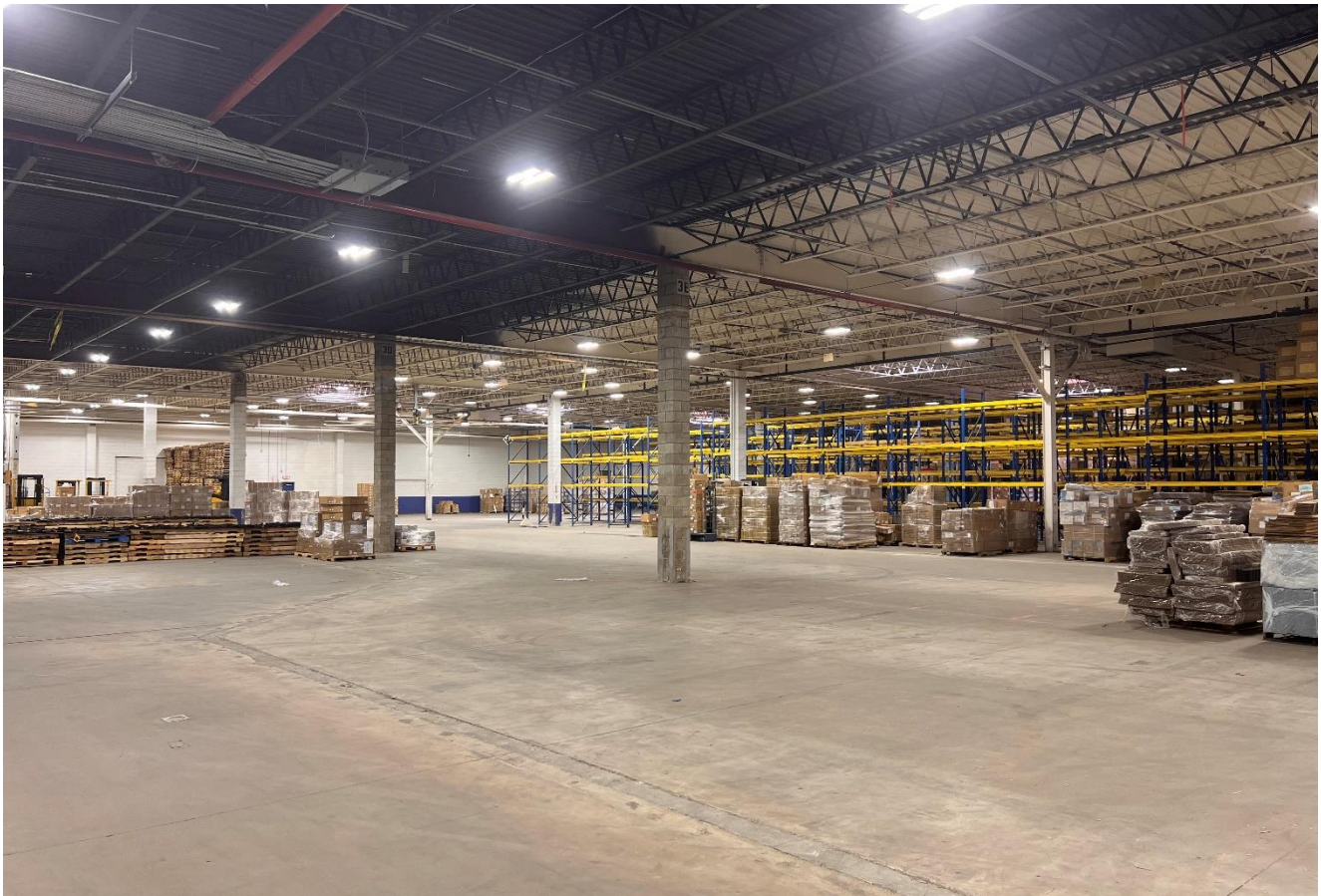
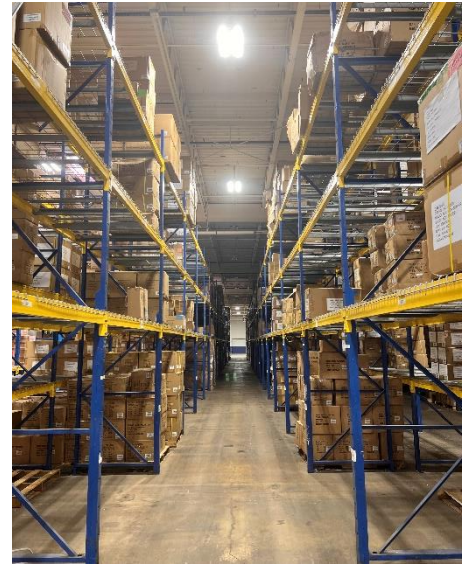
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice 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

Nicholas Bio
Associate
973.379.6644 x 233
nbio@blauberg.com



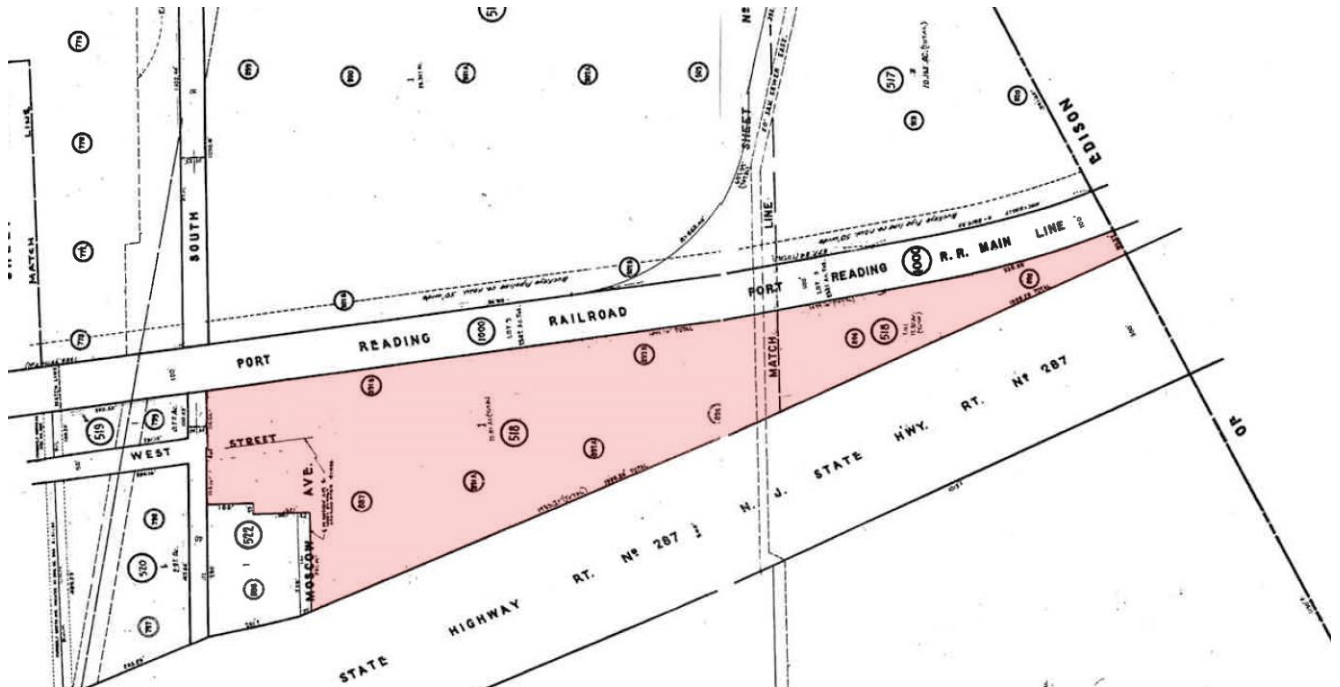
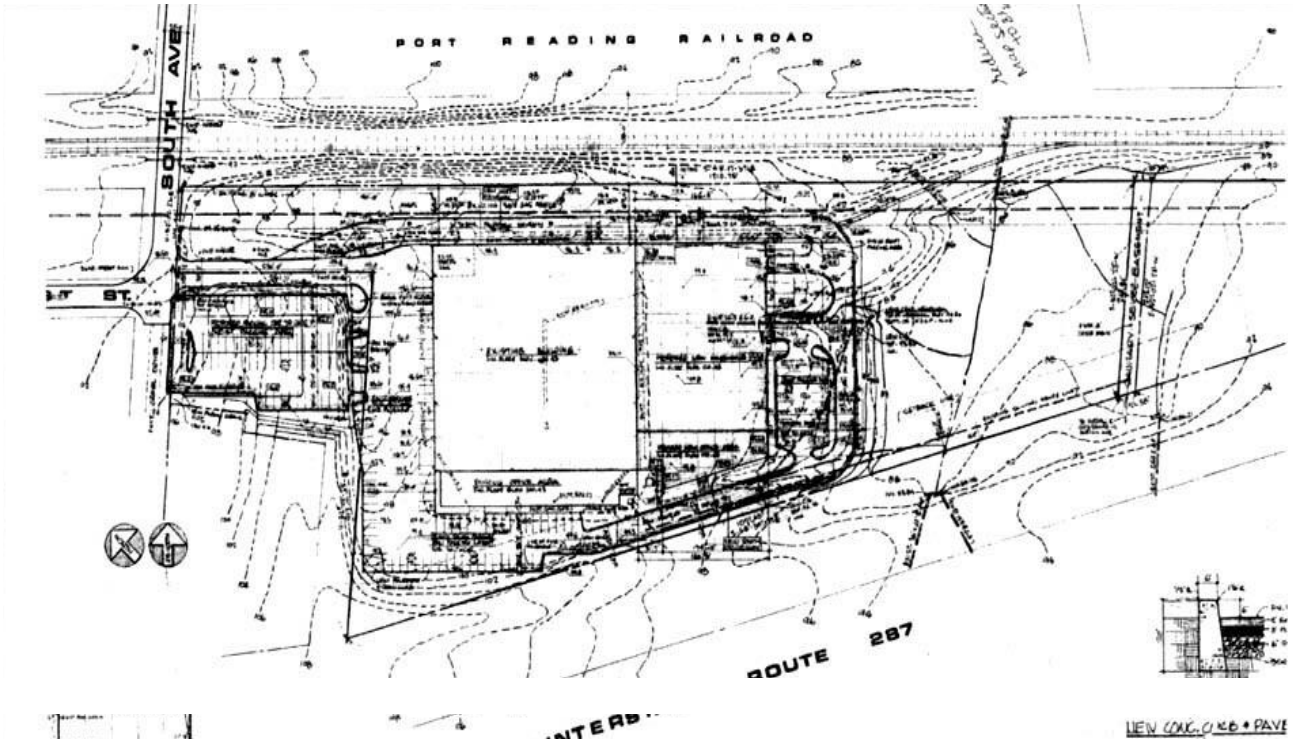
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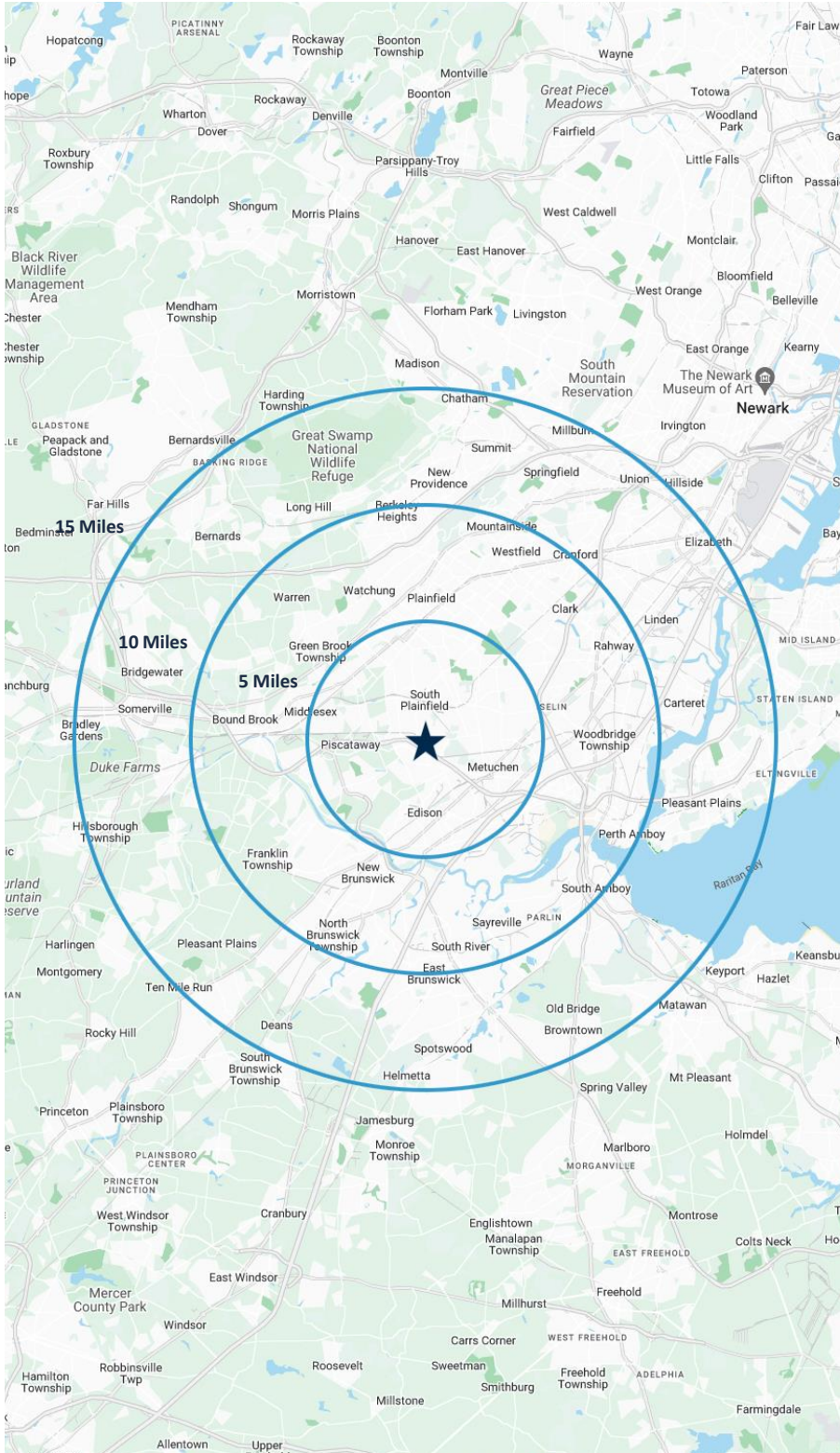
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5 MILES

- Total Population: 352,241
- Households: 117,070
- Median Household Income: \$116,127
- Average Household Size: 2.9
- Transportation to Work: 179,153
- Labor Force: 285,529

10 MILES

- Total Population: 1.08M
- Households: 381,605
- Median Household Income: \$120,367
- Average Household Size: 2.8
- Transportation to Work: 549,084
- Labor Force: 873,662

15 MILES

- Total Population: 2.14M
- Households: 763,913
- Median Household Income: \$123,259
- Average Household Size: 2.7
- Transportation to Work: 1.09M
- Labor Force: 1.73M

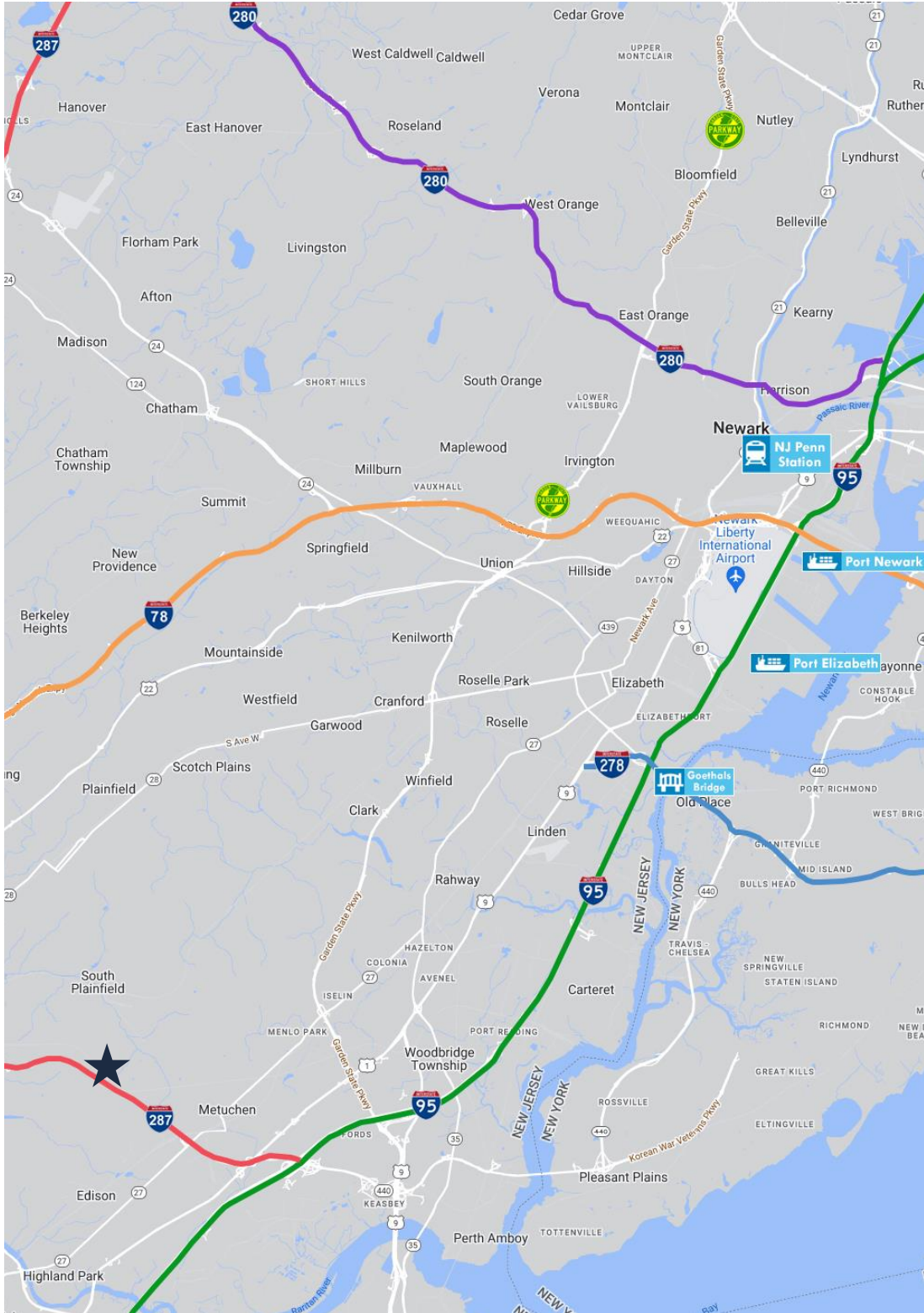
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ACCESSIBILITY

-  1.2 MI
I-287
-  2.9 MI
Route 27
-  4.8 MI
US Hwy 1 & 9
-  5.7 MI
I-95 Exit 10
-  7.7 MI
GSP Exit 130
-  18.9 MI
Goethals Bridge
-  25.8 MI
Ports Newark and Elizabeth
-  30.9 MI
Holland Tunnel
-  32.6 MI
Lincoln Tunnel

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