

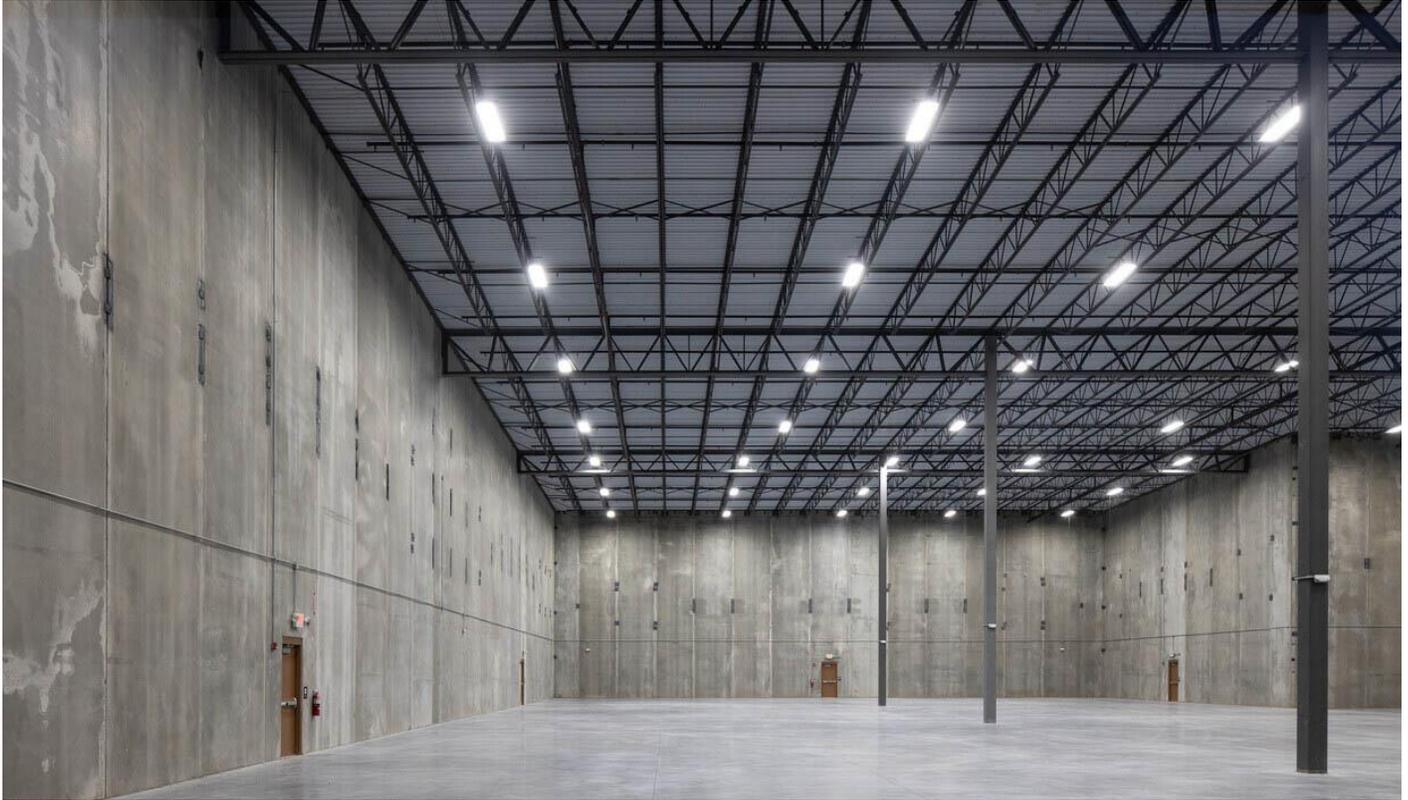


**Specifications**

±55,900 SF on 4 AC PROPOSED BUILDING	350' BUILDING WIDTH
±140' to 200' BUILDING DEPTH	ESFR SPRINKLER
±57'5" x 50' COLUMN SPACING	LED LIGHTING
±2,000 Amps POWER	39 Car Spaces PARKING
±36' Clear CEILING HEIGHT	
4 Docks, 2 Drive-Ins *4 Additional Dock Punch Outs LOADING	
Industrial (M2) ZONING	
8 Miles to NJ Turnpike 31 Miles to Newark Airport 32 Miles to New York City ACCESSIBILITY	

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](mailto:jmcrimmins@blauberg.com)
- Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)
- Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)
- Rick Vanderbeck, *Executive Director*, 973.379.6644 x 237, [rvanderbeck@blauberg.com](mailto:rvanderbeck@blauberg.com)

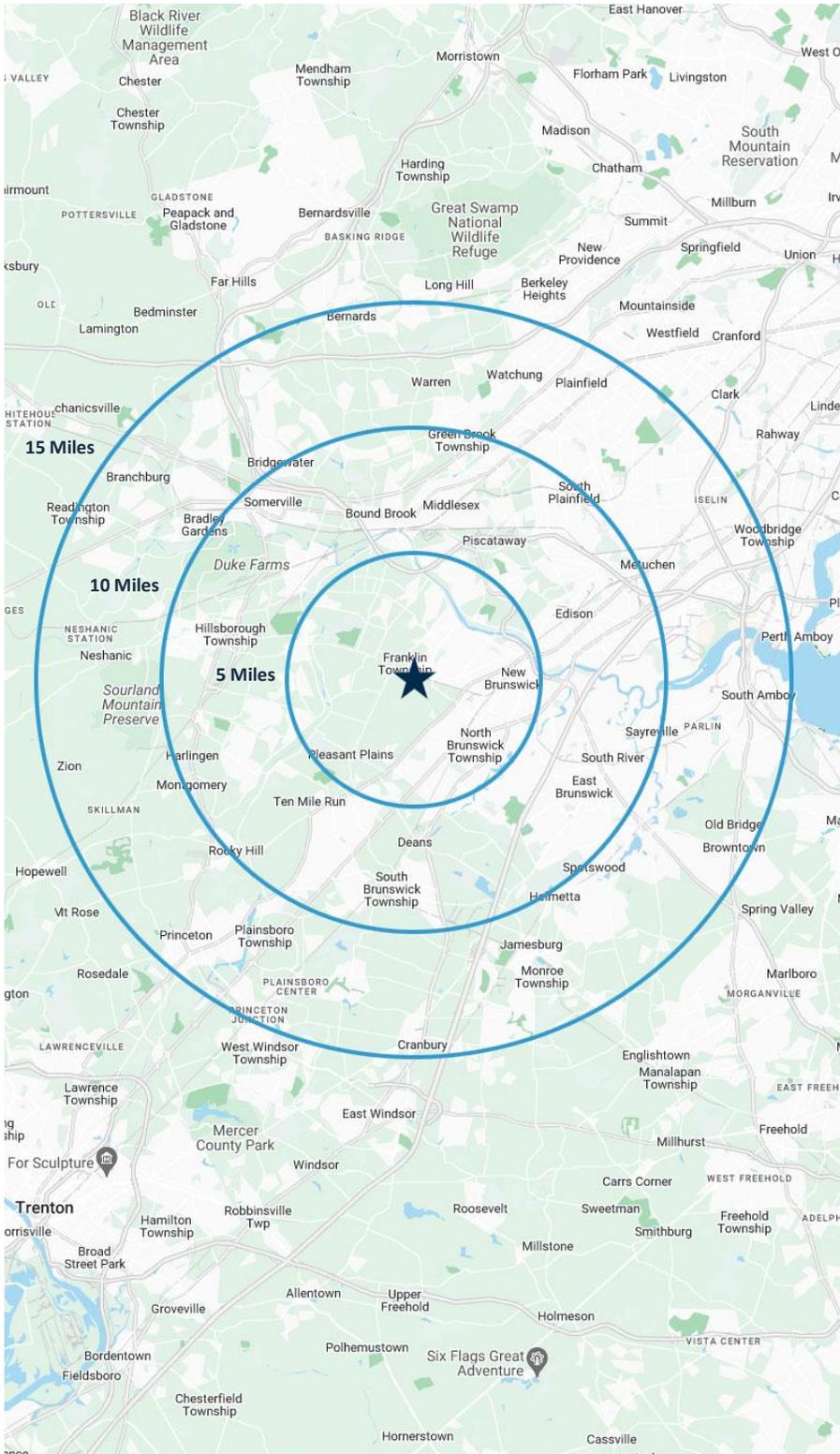


For additional property information or to arrange an inspection, please contact the exclusive brokers:

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### 5 MILES

- Total Population: 224,596
- Households: 76,084
- Median Household Income: \$114,534
- Average Household Size: 2.7
- Transportation to Work: 120,999
- Labor Force: 185,512

### 10 MILES

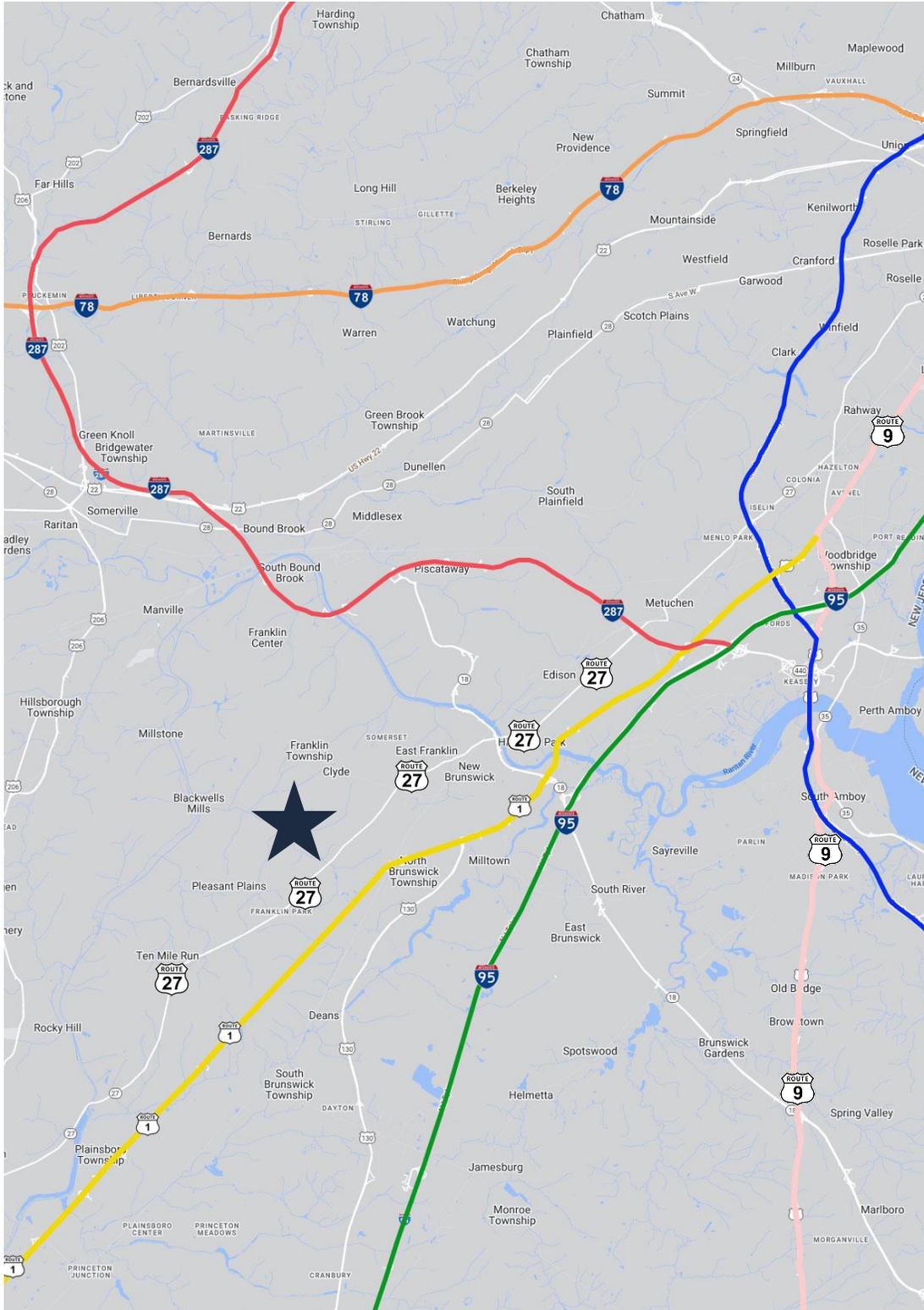
- Total Population: 724,333
- Households: 254,418
- Median Household Income: \$129,819
- Average Household Size: 2.8
- Transportation to Work: 397,164
- Labor Force: 589,013

### 15 MILES

- Total Population: 1.44M
- Households: 519,540
- Median Household Income: \$133,076
- Average Household Size: 2.7
- Transportation to Work: 777,419
- Labor Force: 1.17M

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**ACCESSIBILITY**



1.8 MI  
Route 27



4.4 MI  
I-287



4.6 MI  
US Hwy 1



8.2 MI  
I-95 Exit 9



31.1 MI  
Newark Airport

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