

**Specifications**

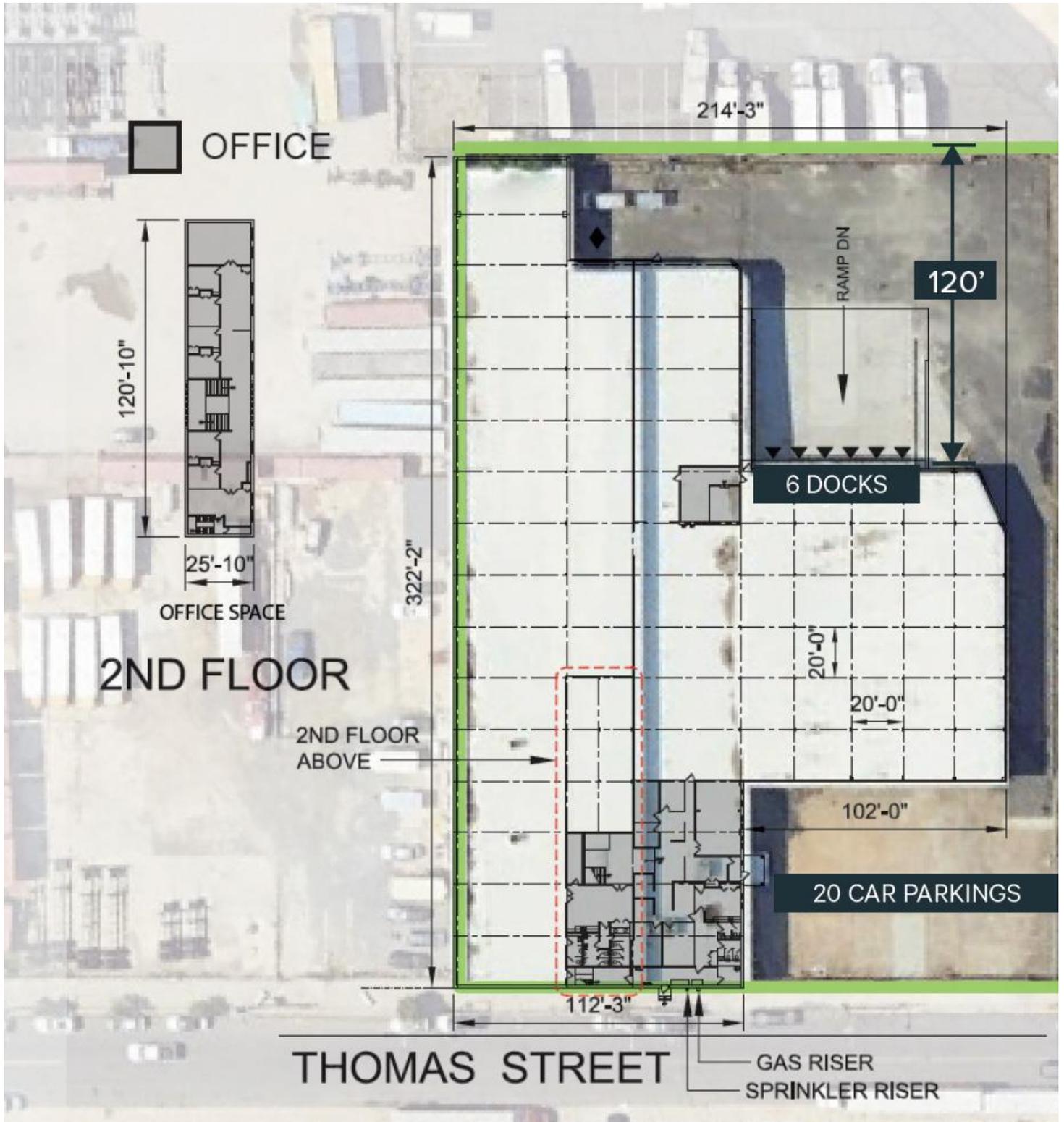
±48,797 SF AVAILABLE SIZE	1.75 AC LOT SIZE
±17' – 25' CEILING HEIGHTS	LED LIGHTING
20' x 20' COLUMN SPACING	6 LOADING DOCKS
120' TRUCK COURT	1 DRIVE-IN DOOR
±5,516 SF 1 <sup>st</sup> Floor ±3,122 SF 2 <sup>nd</sup> Floor ±8,638 SF Total OFFICE	Please Call PRICING
20-Car Parking Fully Fenced & Secured Lot New Roof, Repainted Exterior Interior Spaced White Boxed COMMENTS	

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**  
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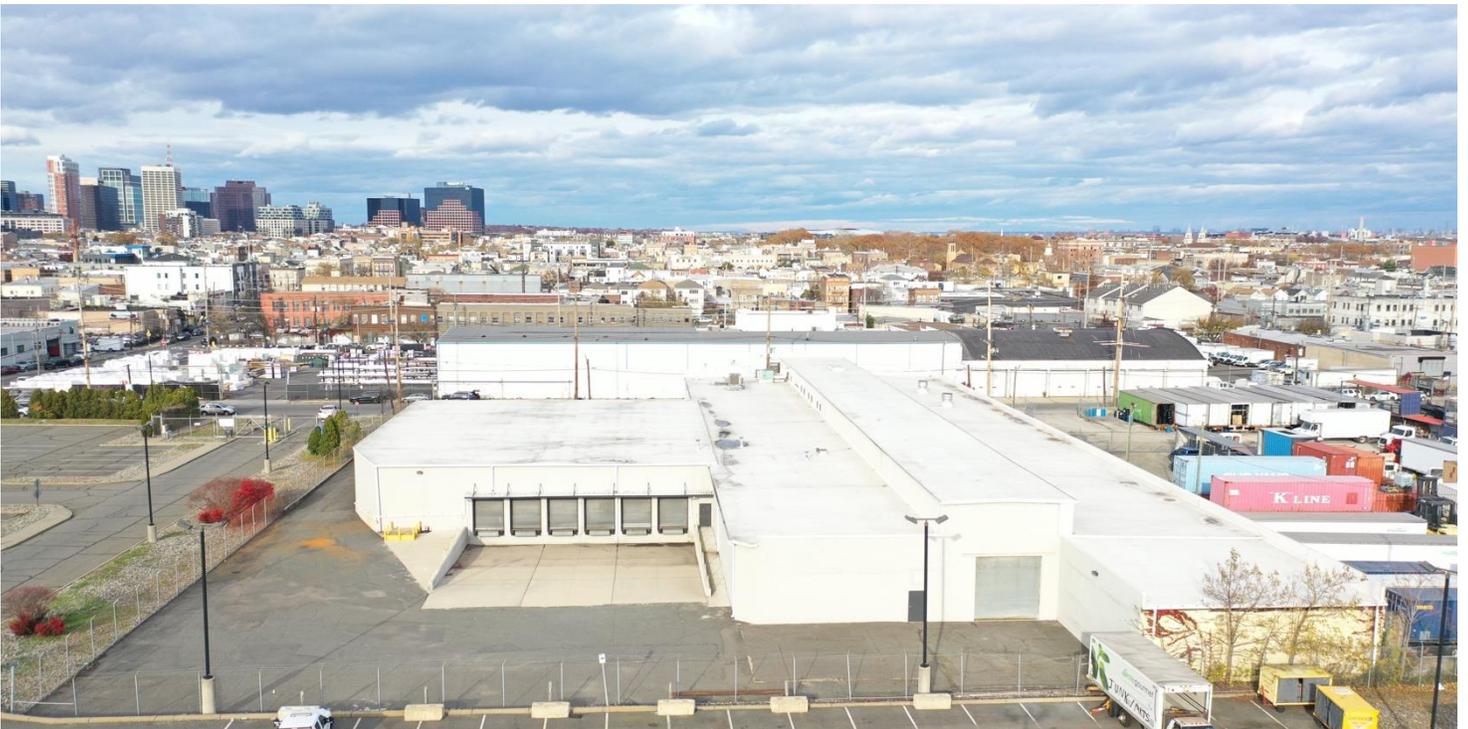
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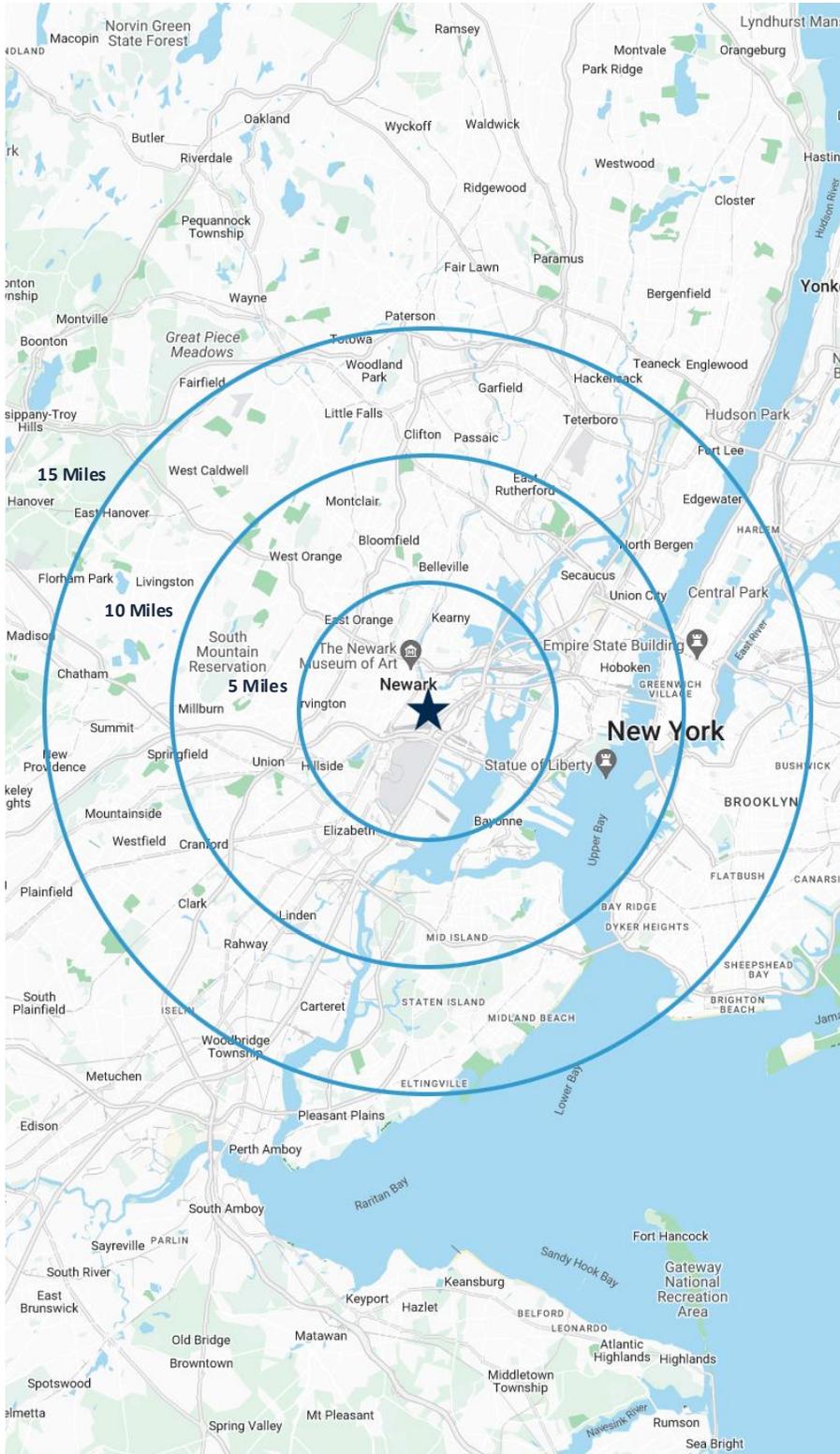
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**5 MILES**

- Total Population: 896,462
- Households: 328,030
- Median Household Income: \$72,995
- Average Household Size: 2.7
- Transportation to Work: 431,352
- Labor Force: 713,859

**10 MILES**

- Total Population: 3.3M
- Households: 1.34M
- Median Household Income: \$115,457
- Average Household Size: 2.4
- Transportation to Work: 1.78M
- Labor Force: 2.72M

**15 MILES**

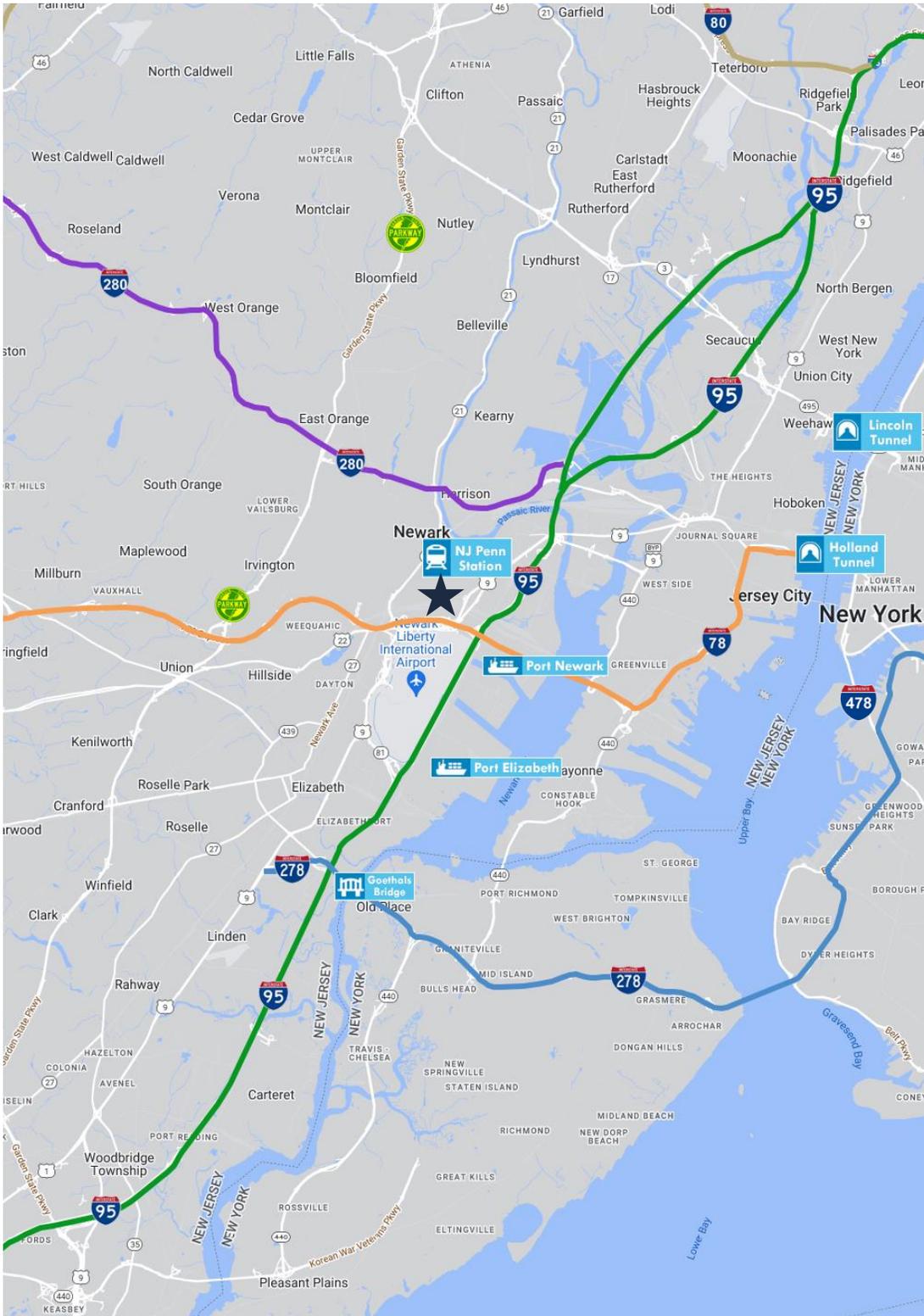
- Total Population: 8.53M
- Households: 3.42M
- Median Household Income: \$109,335
- Average Household Size: 2.4
- Transportation to Work: 4.5M
- Labor Force: 7.03M

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**ACCESSIBILITY**

 0.6 MI  
US Hwy 1 & 9

 1.0 MI  
I-78

 1.6 MI  
Penn Station

 1.9 MI  
I-95 Exit 14

 2.8 MI  
I-280 Exit 15

 4.1 MI  
Newark Airport

 5.4 MI  
Ports Newark and Elizabeth

 8.1 MI  
Holland Tunnel

 13.1 MI  
Lincoln Tunnel

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