

FOR LEASE: 36,800 + 22,662 SF

449 BLAIR ROAD

AVENEL, NEW JERSEY

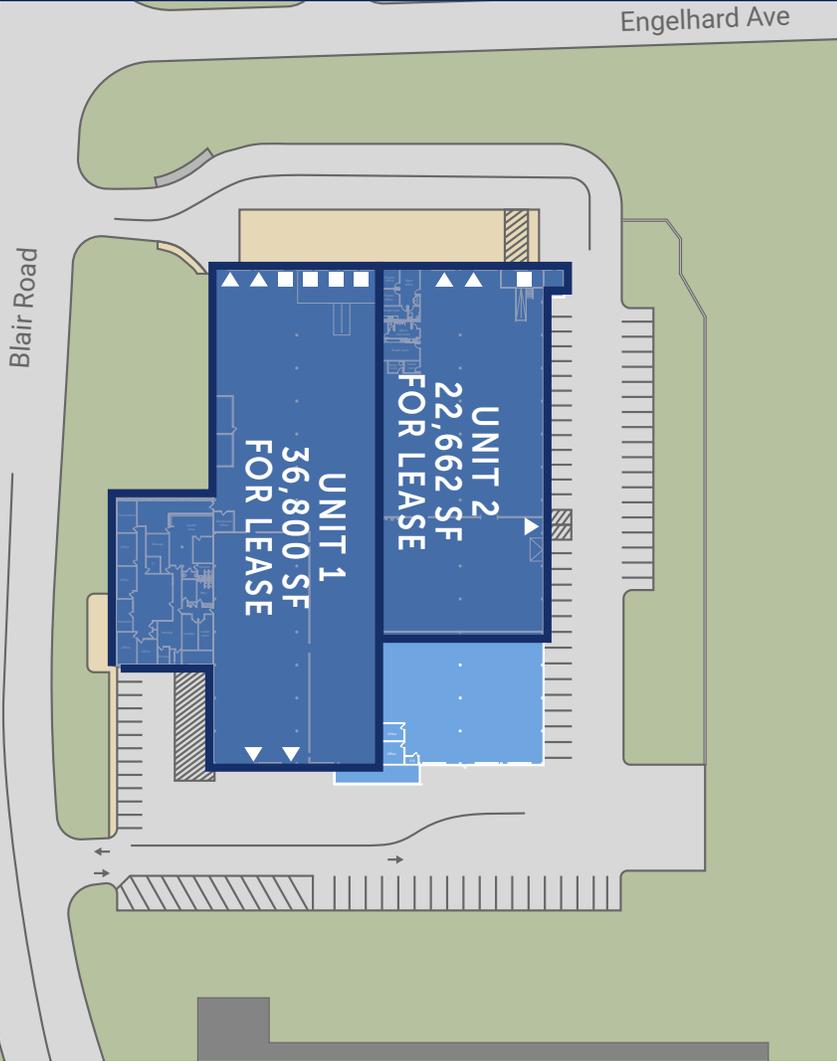


★ **BUILDING & SUITE UPGRADES!** ★

- Full Exterior and Interior Painting
- New LED lights throughout warehouse and office
- Complete Office Renovations
- Foreign Trade Zone 49 - User can pursue designation

SITE PLAN

- Dock Doors
- ▲ Drive-In Door



PROPERTY SPECS

67,170 SF BUILDING

UNIT 1

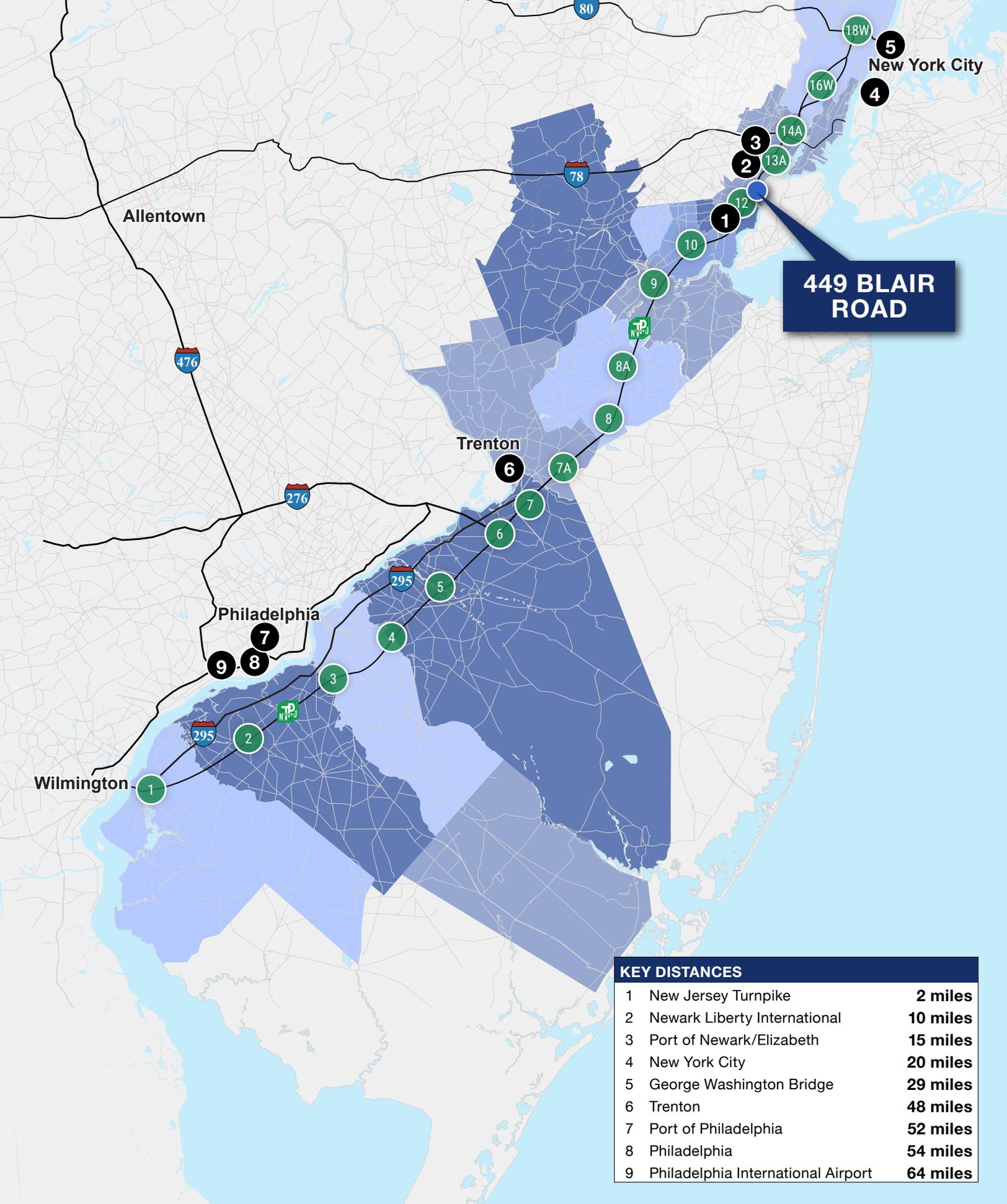
- 36,800 Warehouse
- 6,130 SF Office
- 4 Loading Docks
- 4 Drive-Ins

UNIT 2

- 22,662 SF Warehouse
- ± 1,557 SF Office
- 1 Loading Dock
- 3 Drive-Ins

- 20' Ceiling Height
- 20' x 50' Column Spacing
- Situated on ± 6 Acres
- 45 Car Parking Spaces
- Wet Sprinkler System
- Foreign Trade Zone 49 - User can pursue designation





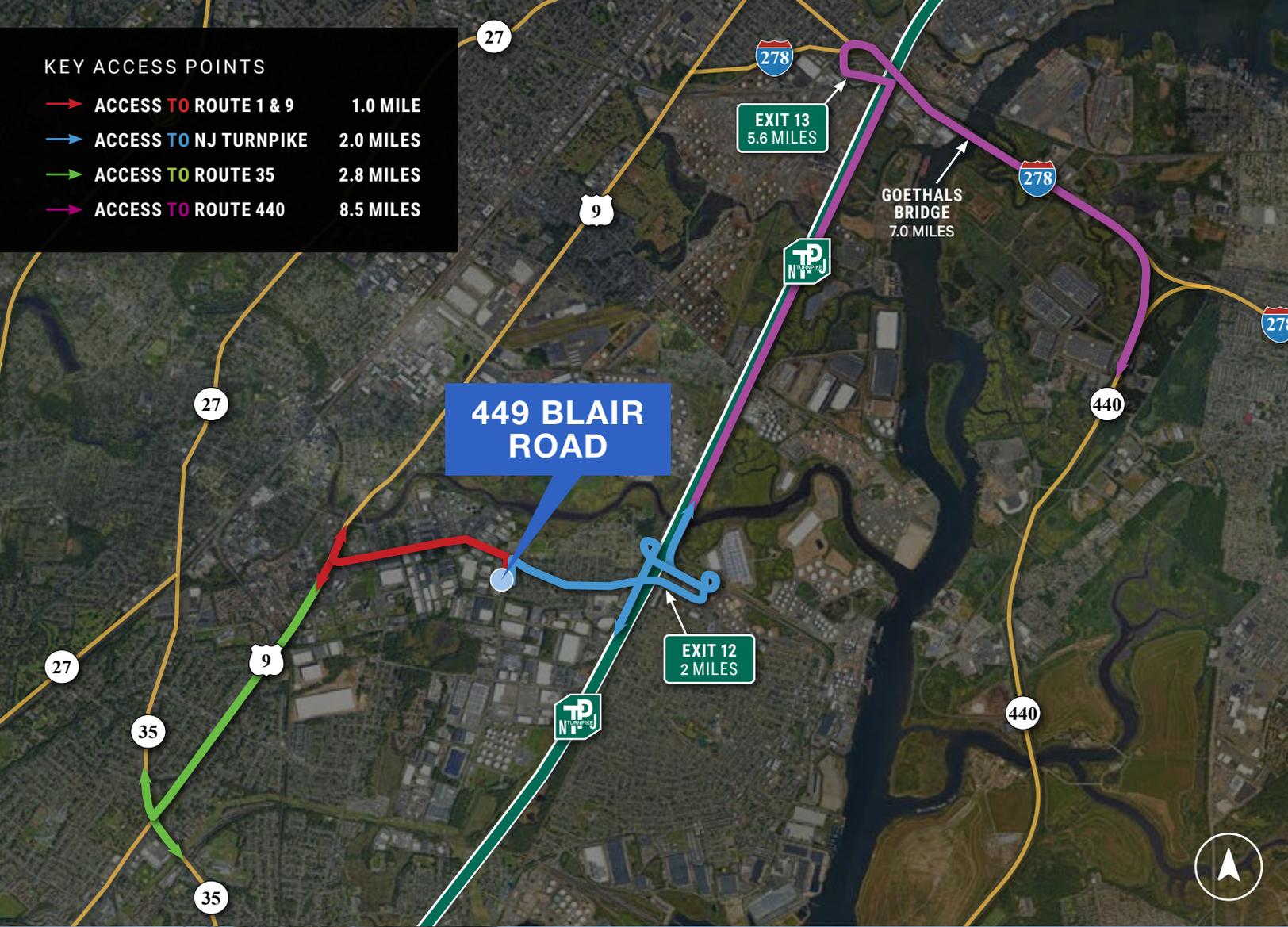
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KEY DISTANCES

1	New Jersey Turnpike	2 miles
2	Newark Liberty International	10 miles
3	Port of Newark/Elizabeth	15 miles
4	New York City	20 miles
5	George Washington Bridge	29 miles
6	Trenton	48 miles
7	Port of Philadelphia	52 miles
8	Philadelphia	54 miles
9	Philadelphia International Airport	64 miles

KEY ACCESS POINTS

- ACCESS TO ROUTE 1 & 9 1.0 MILE
- ACCESS TO NJ TURNPIKE 2.0 MILES
- ACCESS TO ROUTE 35 2.8 MILES
- ACCESS TO ROUTE 440 8.5 MILES



EXCLUSIVE MARKETING AGENT

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