

Specifications

27-Door Cross-Dock TERMINAL	$\pm 6,686$ SF BUILDING SIZE
$\pm 2,000$ SF – 2 Stories OFFICE	Clear Span COLUMN SPACING
± 2.612 AC Expandable to ± 4.47 AC TOTAL ACREAGE	(18) 8'5" x 9' (9) 8' x 8'5" DOCK DOOR SIZE
Concrete, Gated, Fenced YARD	New LED LIGHTING
$\pm 40'18''$ DOCK WIDTH	27 Tailboards LOADING
$\pm 12'$ CEILING HEIGHT	Immediate OCCUPANCY
1 Access Ramp DRIVE-IN RAMP	24/7 – 365 Days OPERATION ACCESS

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 *President* 973.379.6644 x 131 aconte@blauberg.com

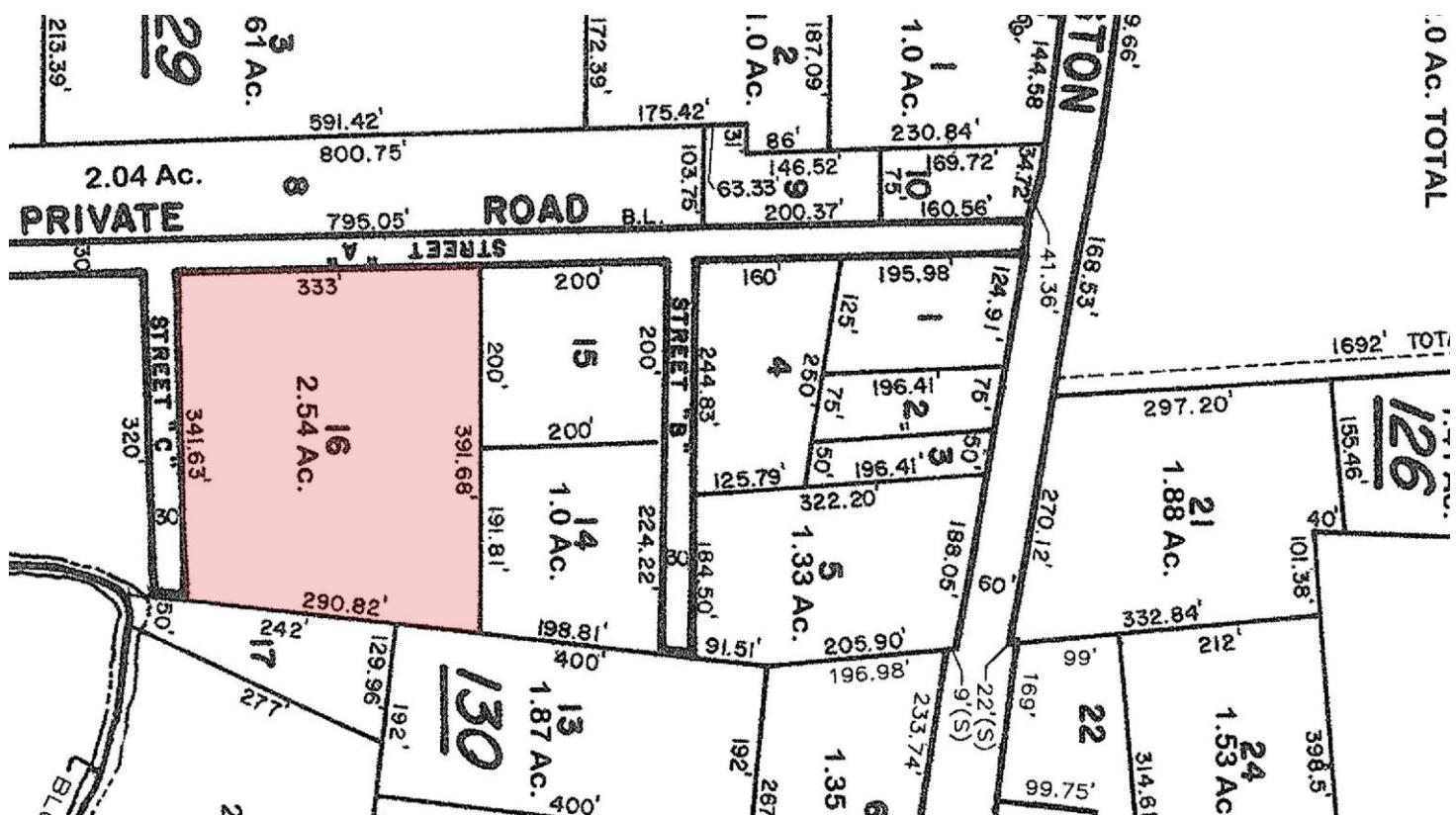
Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com

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TERRENO



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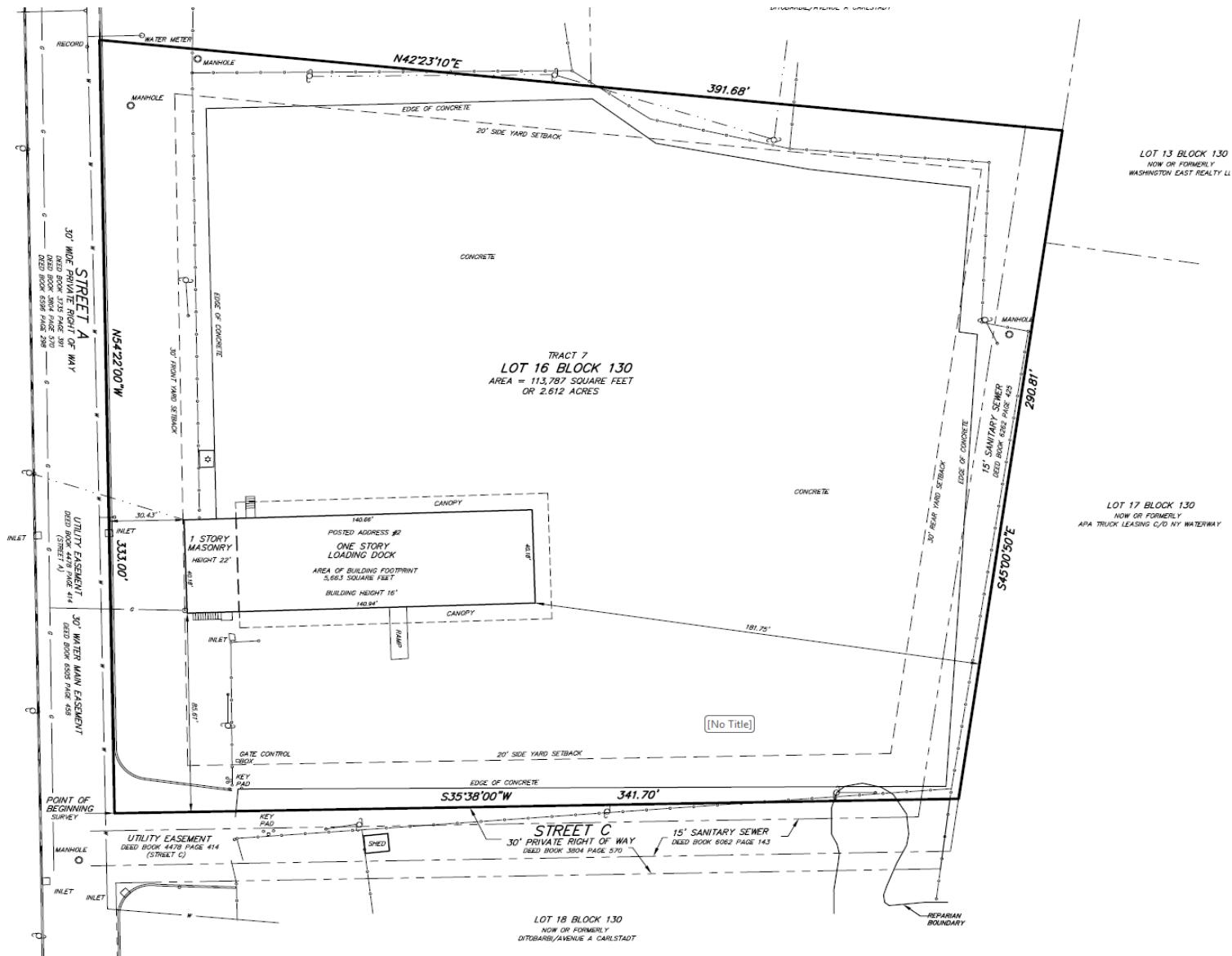
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FOR LEASE | 2 AVENUE A | CARLSTADT, NJ



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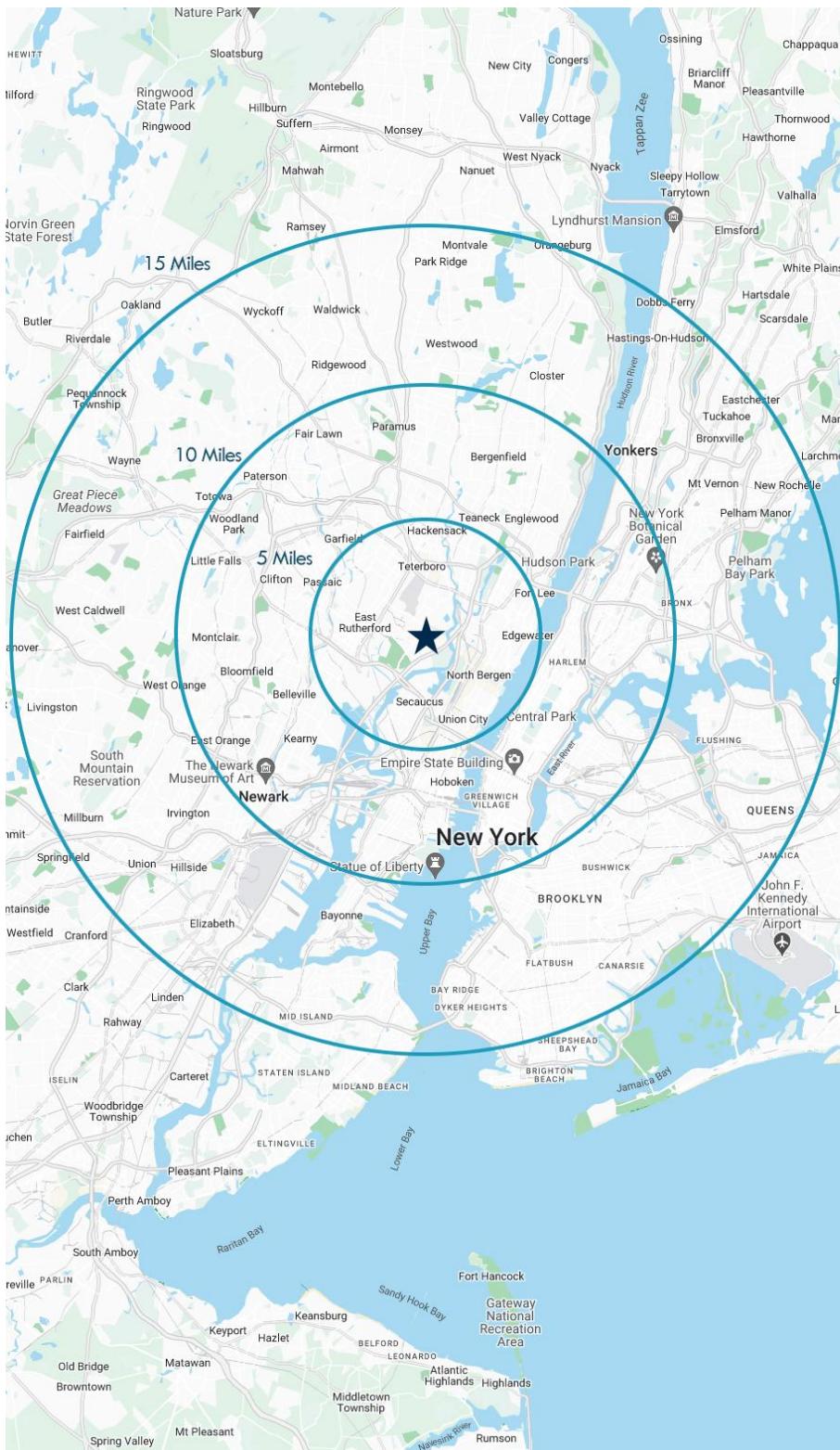
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 TERRENO

The logo for The Blau & Berg Company. It consists of a horizontal bar chart with seven bars of increasing height, rendered in a dark blue-grey color. To the right of the bars, the company name 'THE BLAU & BERG COMPANY' is written in a bold, black, sans-serif font. The letter 'B' in 'BERG' is notably larger and red, while the rest of the letters are black.



5 MILES

- Total Population: 824,470
- Households: 331,126
- Median Household Income: \$109,185
- Average Household Size: 2.4
- Transportation to Work: 452,953
- Labor Force: 679,915

10 MILES

- Total Population: 5.24M
- Households: 2.14M
- Median Household Income: \$101,303
- Average Household Size: 2.4
- Transportation to Work: 2.71M
- Labor Force: 4.29M

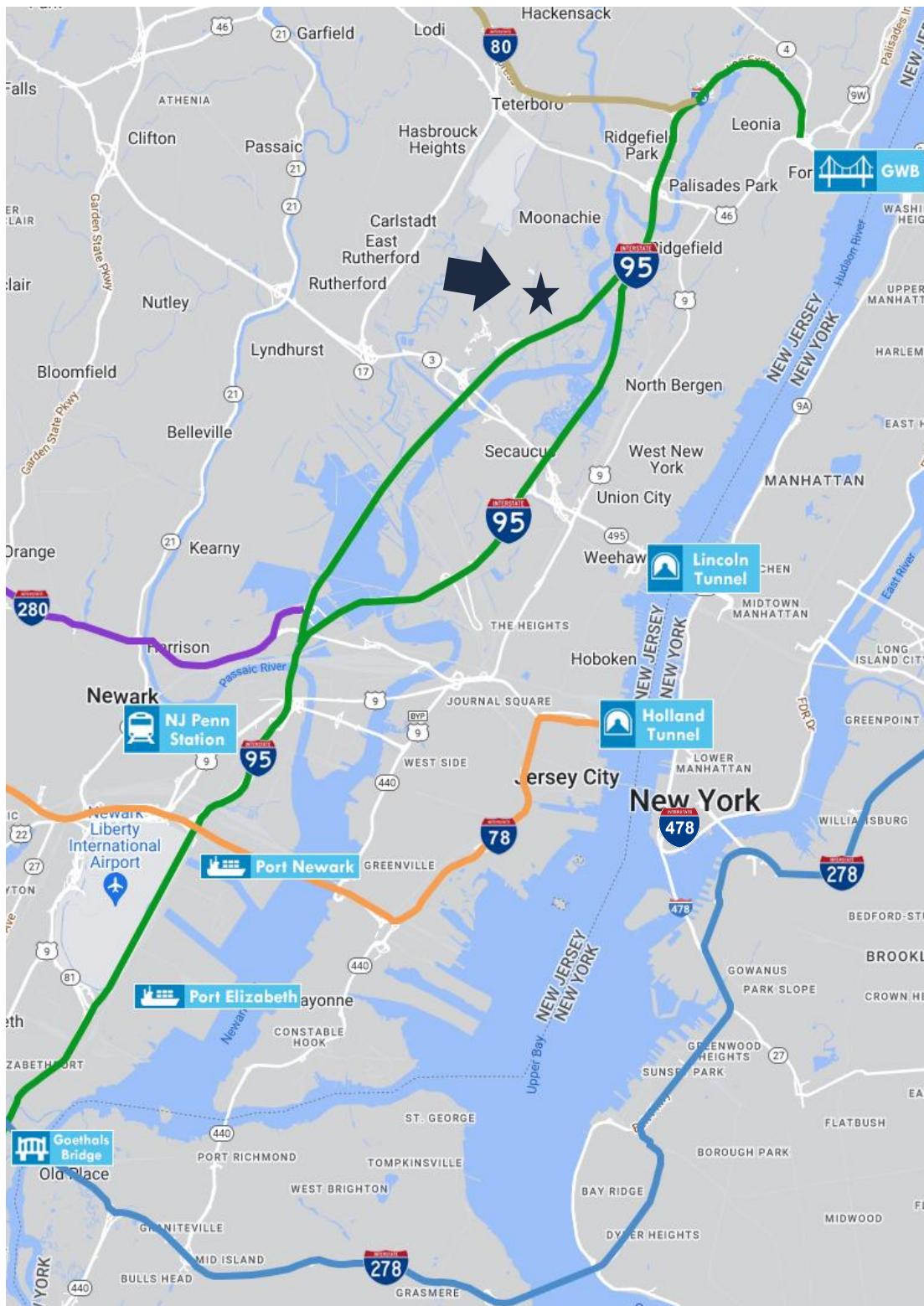
15 MILES

- Total Population: 10.1M
- Households: 3.9M
- Median Household Income: \$94,955
- Average Household Size: 2.5
- Transportation to Work: 5.06M
- Labor Force: 8.18M

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ACCESSIBILITY

ROUTE 17	1.0 MI Route 17
ROUTE 46	1.8 MI Route 46
TP TURNPIKE	3.5 MI I-95 Exit 17
INTERSTATE 80	3.6 MI I-80
George Wash. Bridge	6.7 MI
Lincoln Tunnel	7.1 MI.
Holland Tunnel	10.5 MI
Newark Penn Station	11.6 MI
Ports Newark / Elizabeth	15.2 MI
Newark Airport	15.5 MI

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