

Specifications

±32,284 SF
TOTAL BUILDING SIZE

4 Tailboards, 1 Drive-In
LOADING

22'
CEILING HEIGHT

800 Amps, 208V, 3 Phase, 4 Wire
POWER

±2.17 AC (Block 5505, Lot 5)
LOT ACREAGE

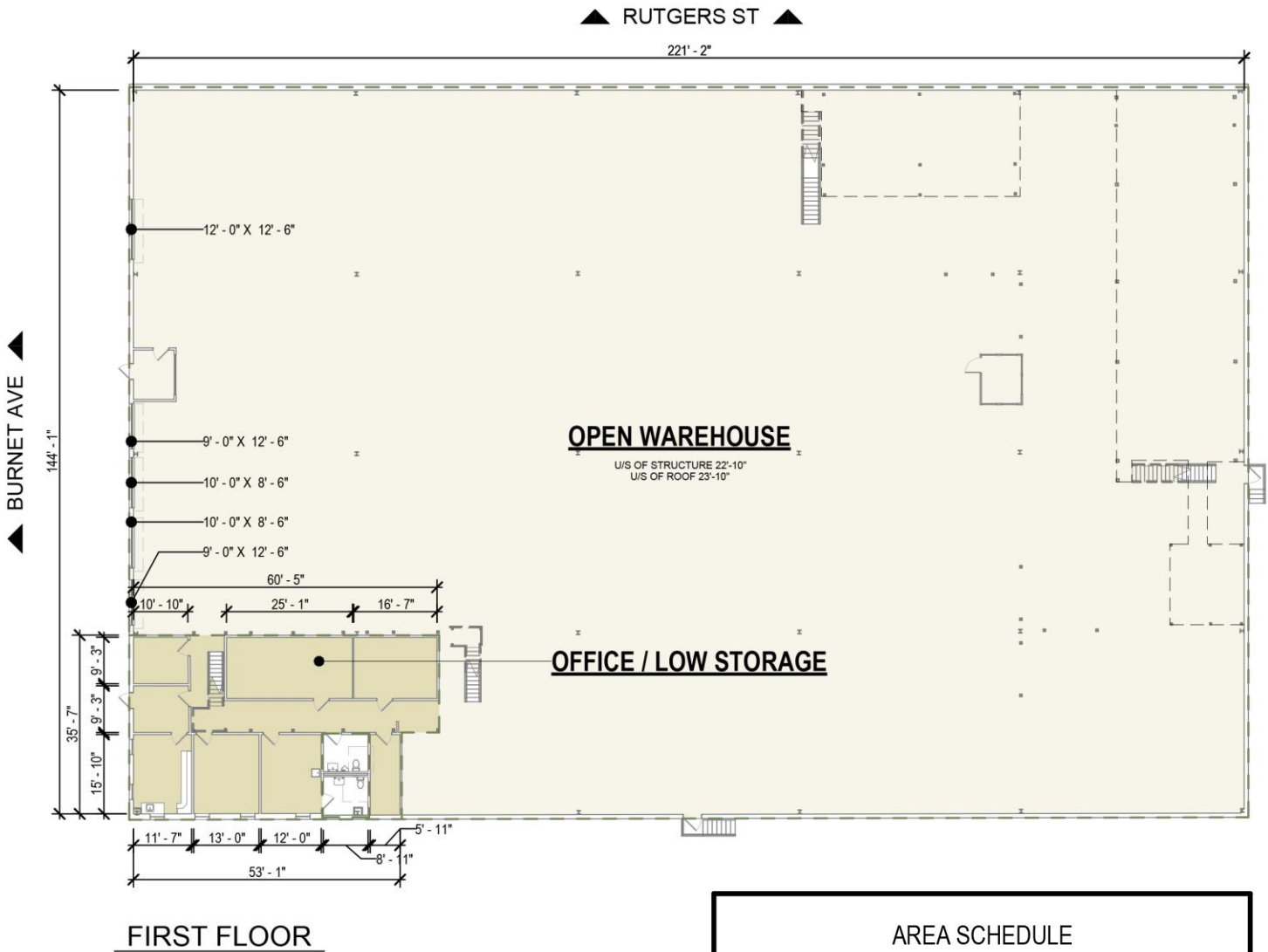
0.8 Miles to I-78

2.2 Miles to Garden State Parkway

5.5 Miles to I-280
ACCESSIBILITY

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, acont@blauberg.com**
- Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**
- Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com**

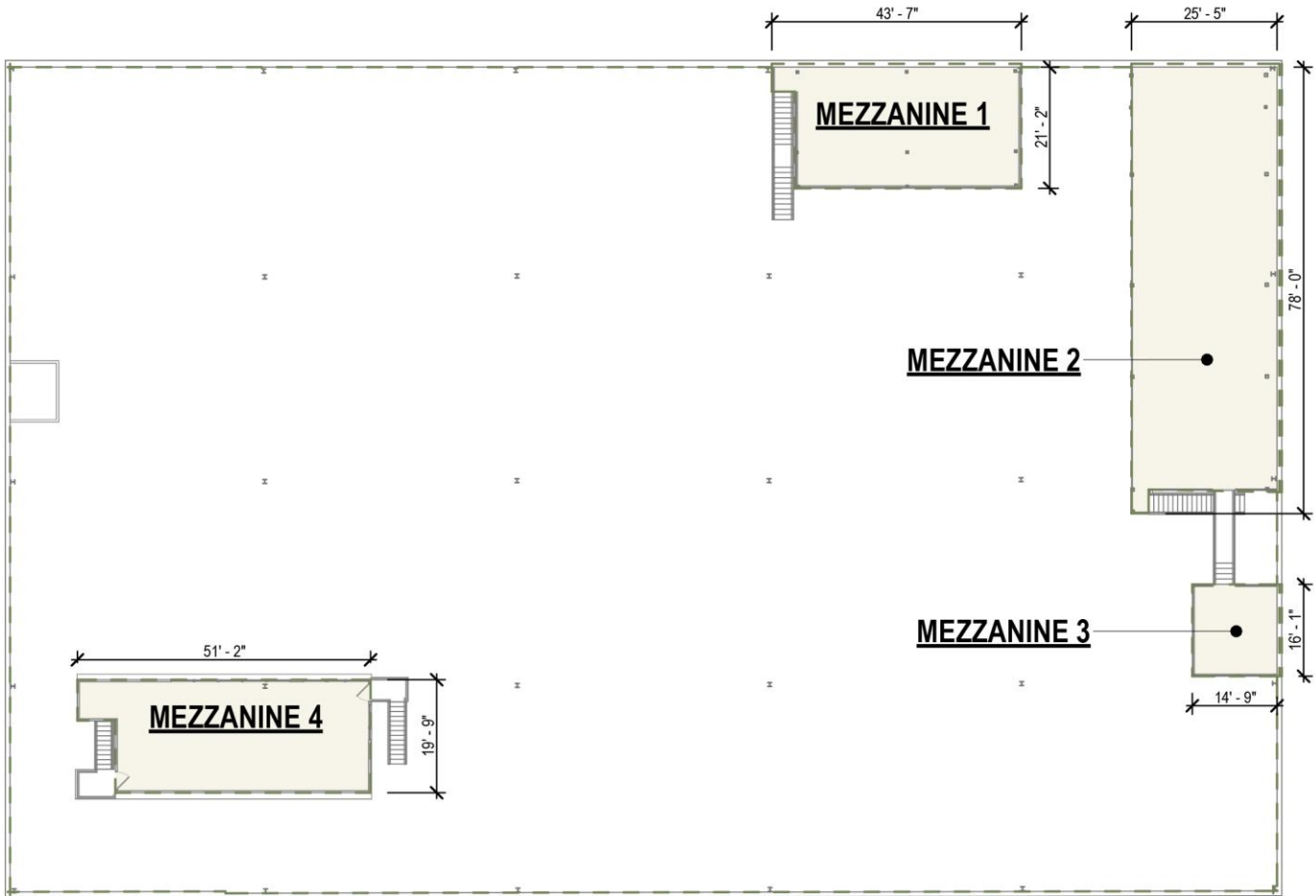


AREA SCHEDULE	
Name	Area
OPEN WAREHOUSE	30,306.3 SF
OFFICE / LOW STORAGE	1,977.8 SF
FIRST FLOOR	32,284.1 SF
MEZZANINE 1	879.4 SF
MEZZANINE 2	1,938.2 SF
MEZZANINE 3	243.8 SF
MEZZANINE 4	927.0 SF
SECOND FLOOR	3,988.4 SF

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, acont@blauberg.com**
- Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**
- Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com**

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



SECOND FLOOR

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

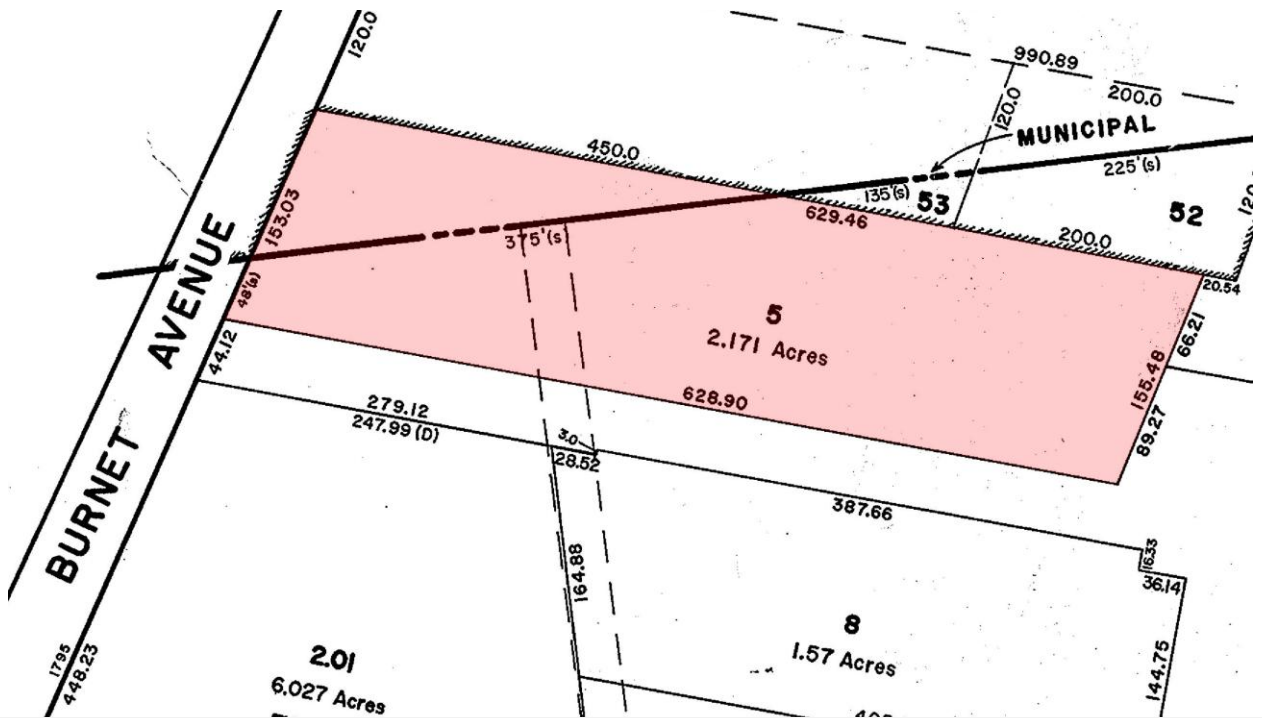
Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, acont@blauberg.com

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

Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com

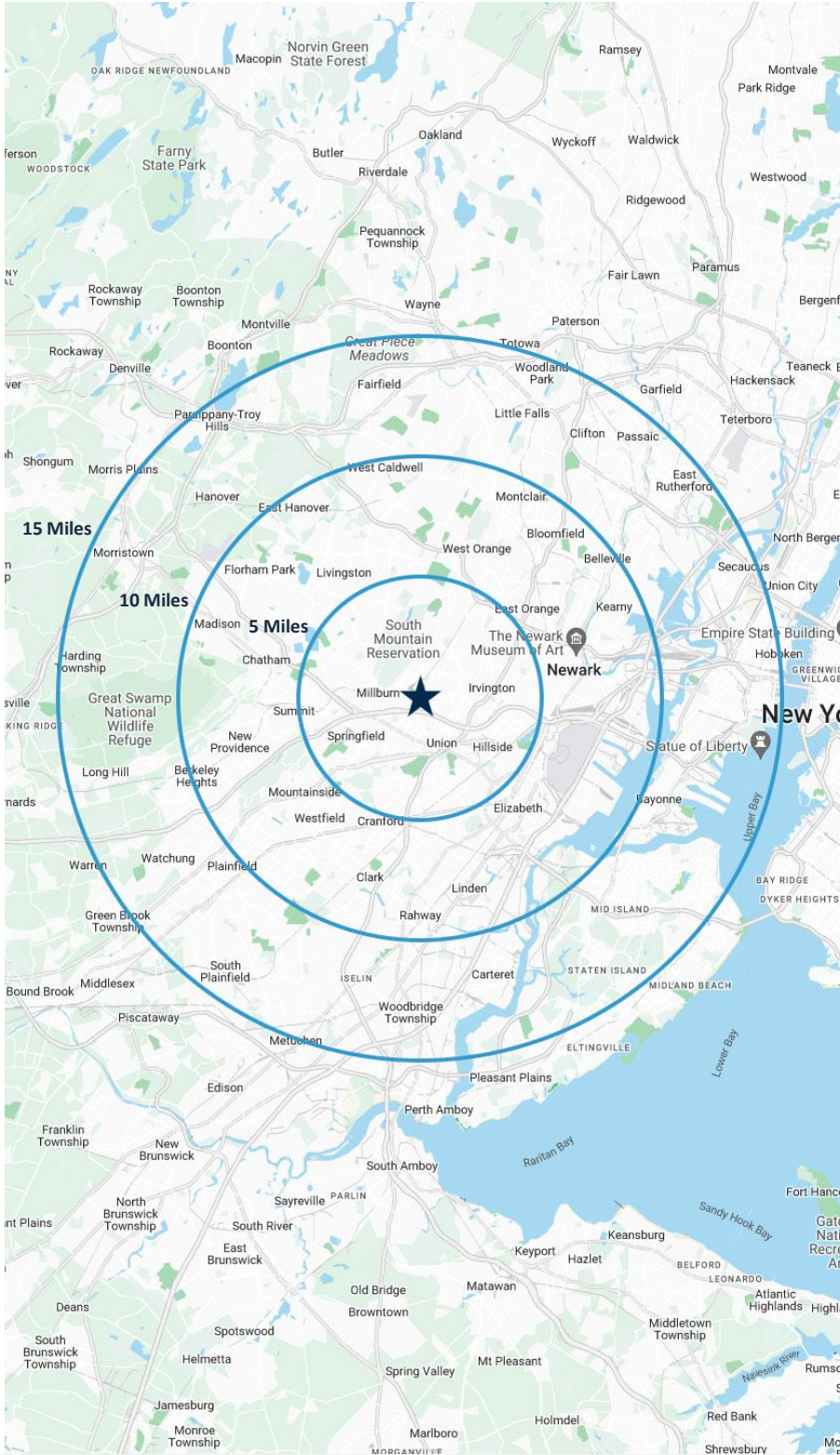
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



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, acont@blauberg.com
- Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
- Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



5 MILES

- Total Population: 711,024
- Households: 257,466
- Median Household Income: \$95,786
- Average Household Size: 2.7
- Transportation to Work: 360,996
- Labor Force: 564,194

10 MILES

- Total Population: 1.92M
- Households: 702,033
- Median Household Income: \$109,790
- Average Household Size: 2.7
- Transportation to Work: 992,509
- Labor Force: 1.54M

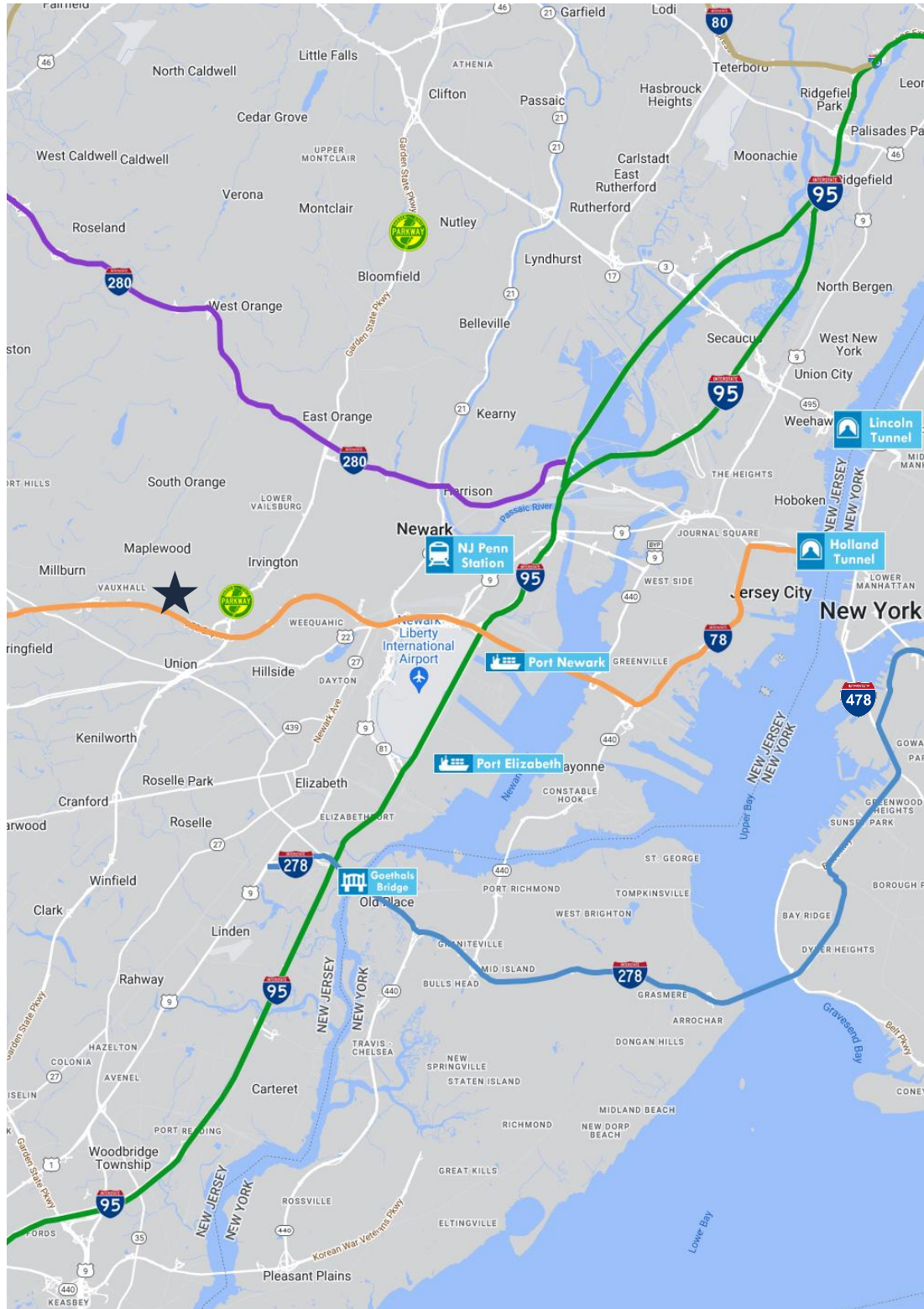
15 MILES

- Total Population: 4.66M
- Households: 1.8M
- Median Household Income: \$116,931
- Average Household Size: 2.5
- Transportation to Work: 2.5M
- Labor Force: 3.81M










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, acont@blauberg.com**
- Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**
- Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com**

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



ACCESSIBILITY

-  0.8 MI
I-78
-  2.2 MI
GSP Exit 142
-  5.5 MI
I-280
-  7.6 MI
US Hwy 1 & 9
-  7.9 MI
Newark Airport
-  8.8 MI
Penn Station
-  8.9 MI
Ports Newark & Elizabeth
-  16.0 MI
Holland Tunnel
-  18.1 MI
Lincoln Tunnel

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, acont@blauberg.com**
- Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**
- Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com**

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.