

**Specifications**

±7,800 SF TOTAL BUILDING SIZE      2 STORIES

28 Spaces PARKING

1 AC (Block 78, Lot 21.03) LOT SIZE

BR 40 ZONING

\$25,596.72 TAXES (2025)

Property Has 2 Generators, Security System and 2 Outdoor Sheds COMMENT

2.4 Miles to I-287

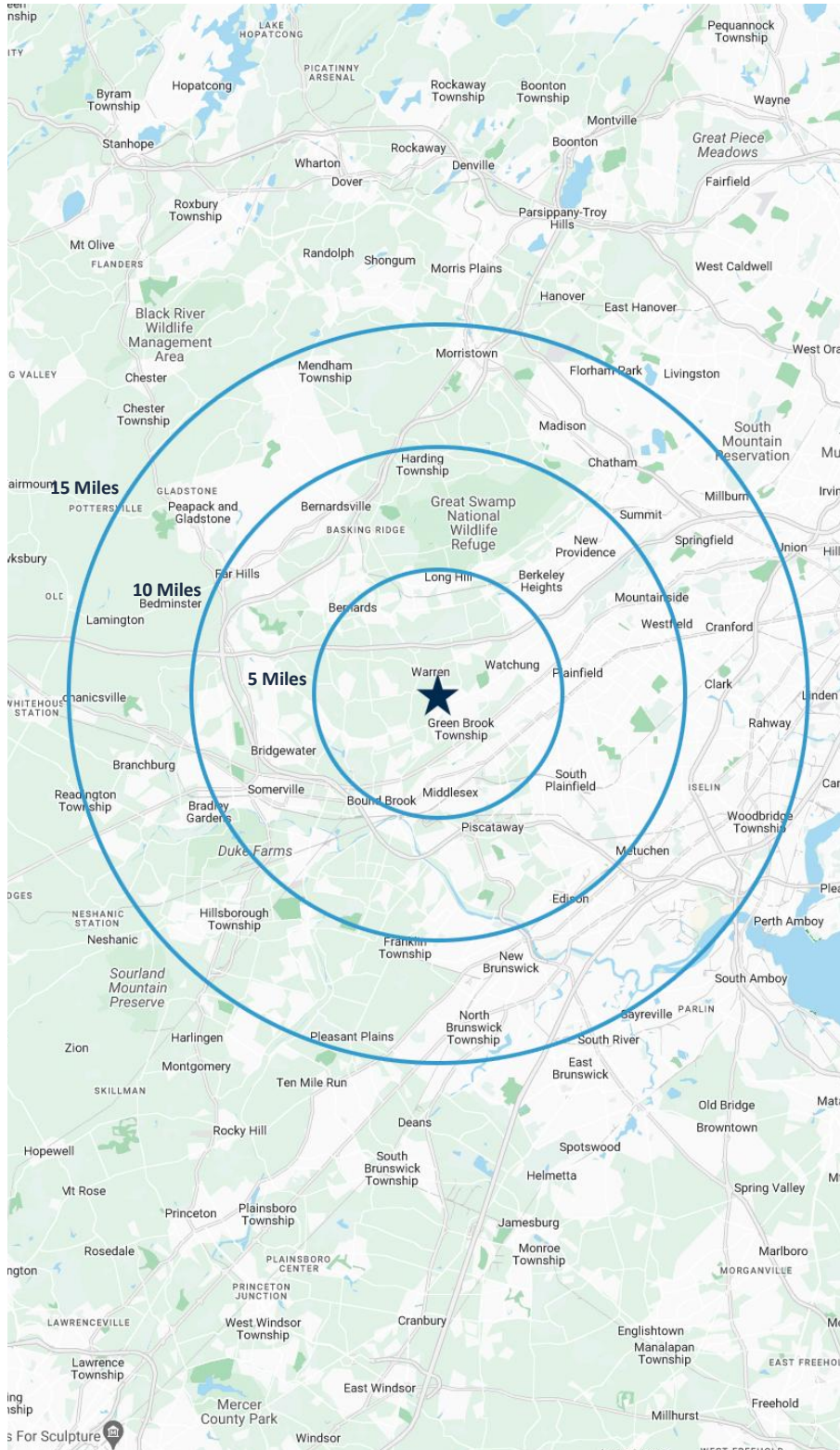
2.5 Miles to I-78 Exit 36

9 Miles to I-287 ACCESSIBILITY

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

**Tamara J. Blau**  
Senior Director  
973.379.6644 x 148  
TBlau@blauberg.com

**Brad Jacobs**  
Senior Director  
973.379.6644 x 143  
BJacobs@blauberg.com



### 5 MILES

- Total Population: 209,071
- Households: 70,532
- Median Household Income: \$134,725
- Average Household Size: 2.9
- Transportation to Work: 111,204
- Labor Force: 167,263

### 10 MILES

- Total Population: 769,701
- Households: 267,088
- Median Household Income: \$151,468
- Average Household Size: 2.8
- Transportation to Work: 404,458
- Labor Force: 623,120

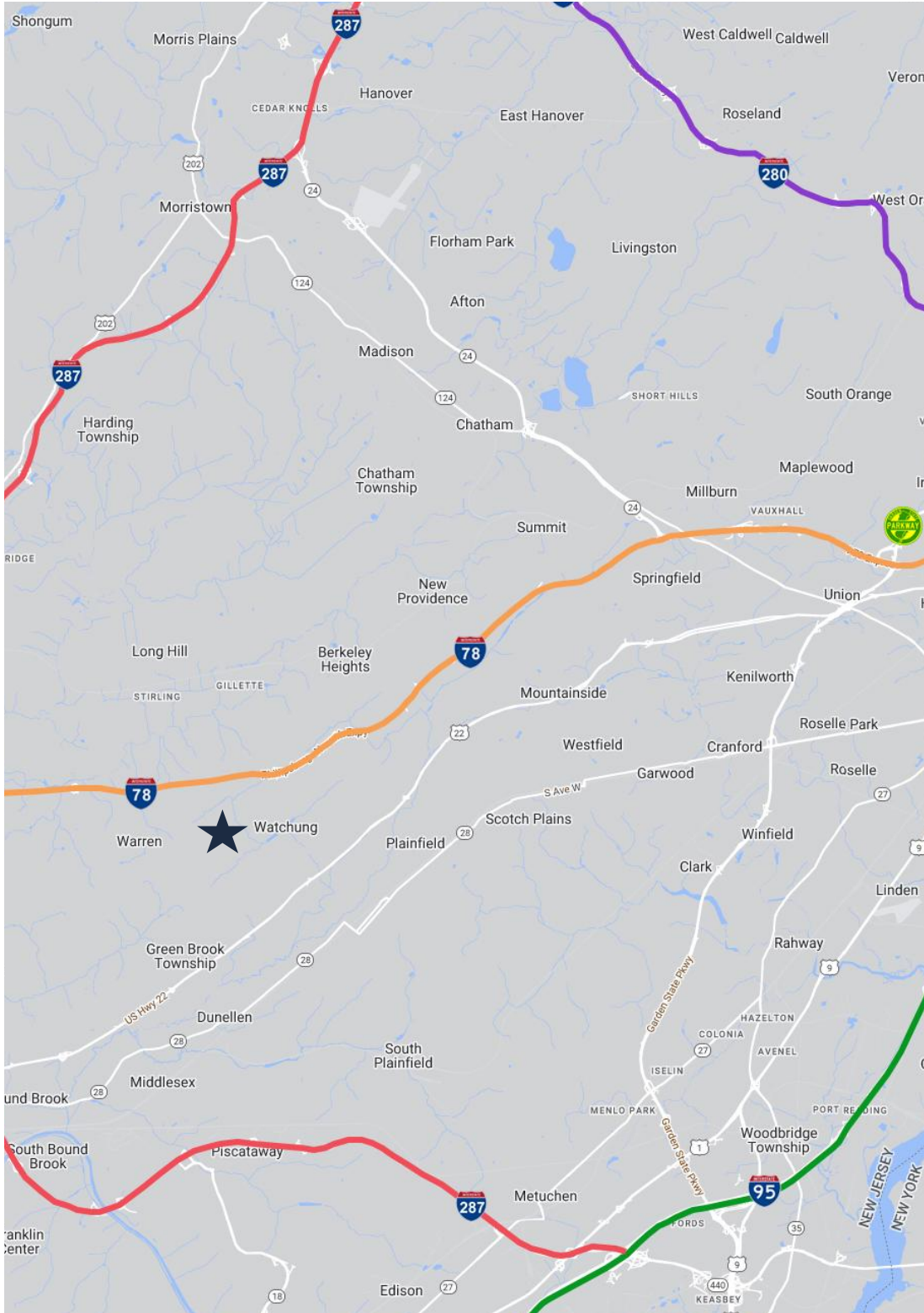
### 15 MILES

- Total Population: 1.74M
- Households: 612,952
- Median Household Income: \$142,732
- Average Household Size: 2.8
- Transportation to Work: 914,733
- Labor Force: 1.4M

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**ACCESSIBILITY**



2.4 MI  
Route 22



2.5 MI  
I-78 Exit 36



9.0 MI  
I-287

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