



Specifications

- ±6.94 AC TOTAL ACREAGE
- ±30,000 SF TOTAL BUILDING
- ±25,000 SF WAREHOUSE
- ±5,000 SF MEZZANINE OFFICE
- TBD LOADING
- 45' to Deck
- 40' Clear (33' Under Crane) CEILING HEIGHT
- Paved, Fenced, Lit
- 4Q24 DELIVERY CONDITIONS
- Gas Suspended HEAT
- Wet System SPRINKLER
- 35 & 5-Ton Cranes CRANES
- Industrial (I-3) ZONING

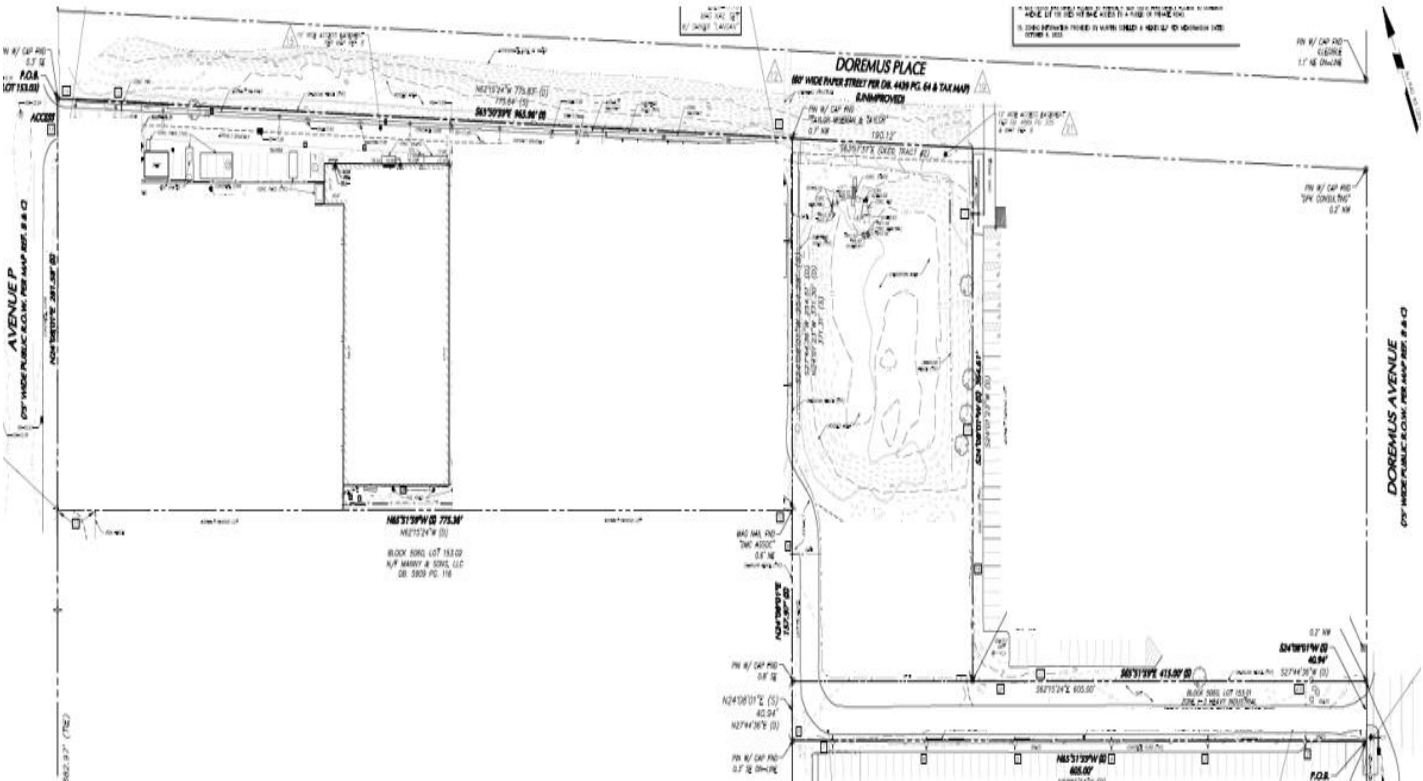
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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 973.568.6611
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FOR LEASE | 449 DOREMUS AVENUE | NEWARK, NJ



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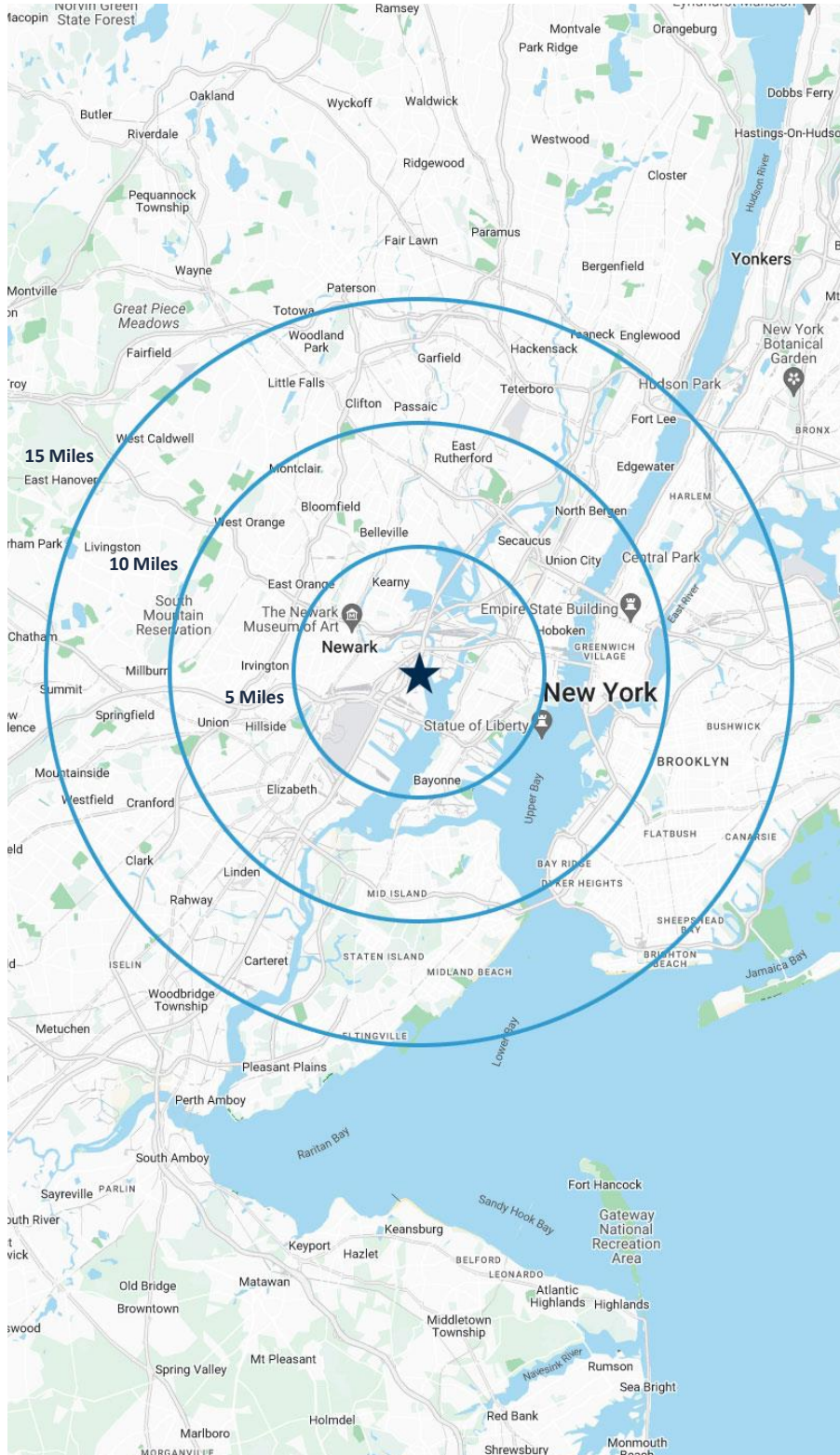
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5 MILES

- Total Population: 748,552
- Households: 292,237
- Median Household Income: \$86,696
- Average Household Size: 2.5
- Transportation to Work: 384,751
- Labor Force: 603,825

10 MILES

- Total Population: 4.41M
- Households: 1.85M
- Median Household Income: \$114,597
- Average Household Size: 2.3
- Transportation to Work: 2.38M
- Labor Force: 3.63M

15 MILES

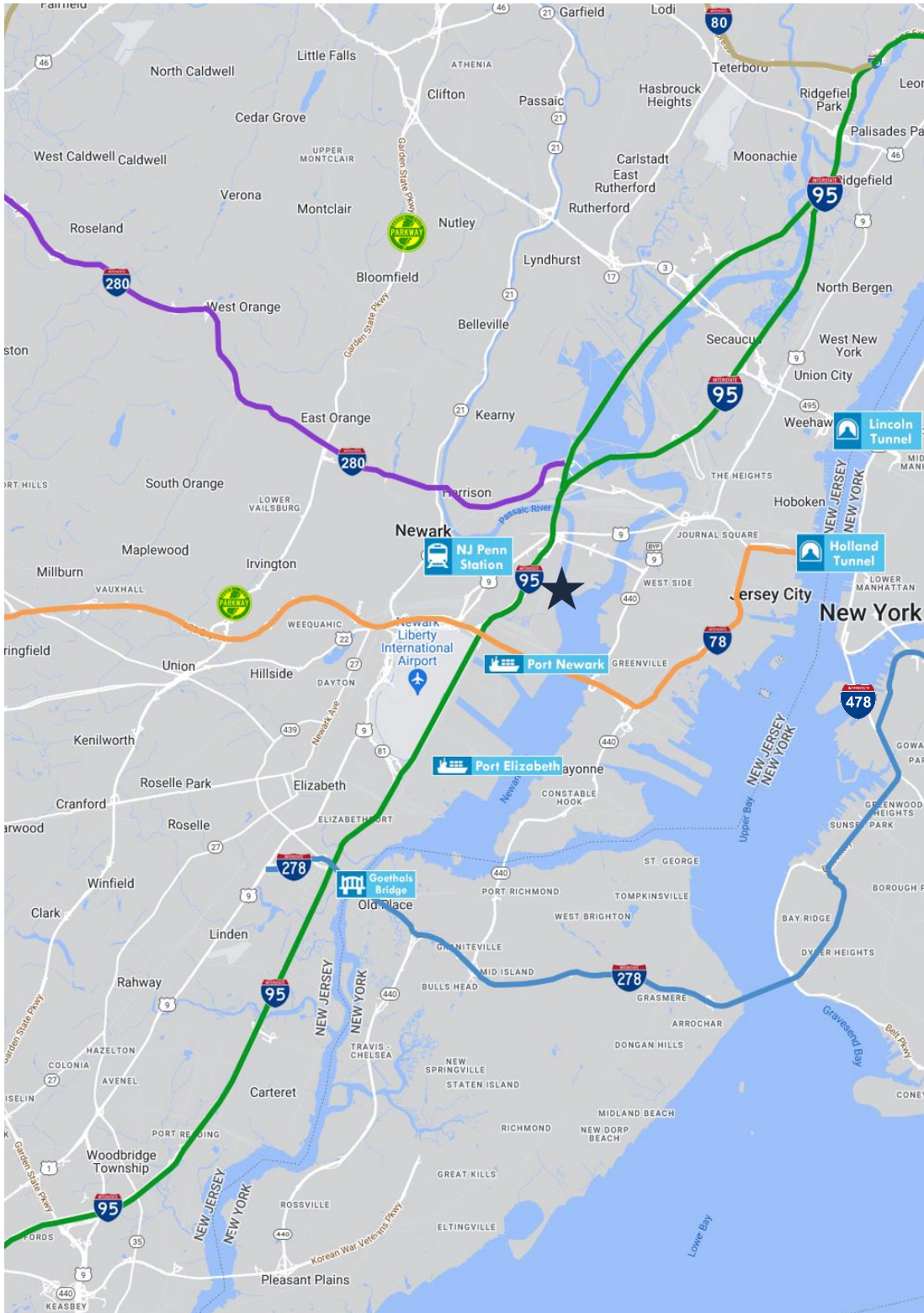
- Total Population: 9.32M
- Households: 3.66M
- Median Household Income: \$100,562
- Average Household Size: 2.5
- Transportation to Work: 4.78M
- Labor Force: 7.63M

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ACCESSIBILITY



0.8 MI
US Hwy 1 & 9



2 MI
Ports Newark
& Elizabeth



2.5 MI
I-95 Exit 14



3.2 MI
I-78



3.6 MI
I-280



3.7 MI
Penn Station



4.2 MI
Newark Airport



8.4 MI
Holland Tunnel



8.7 MI
Goethals Bridge



10.9 MI
Lincoln Tunnel

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