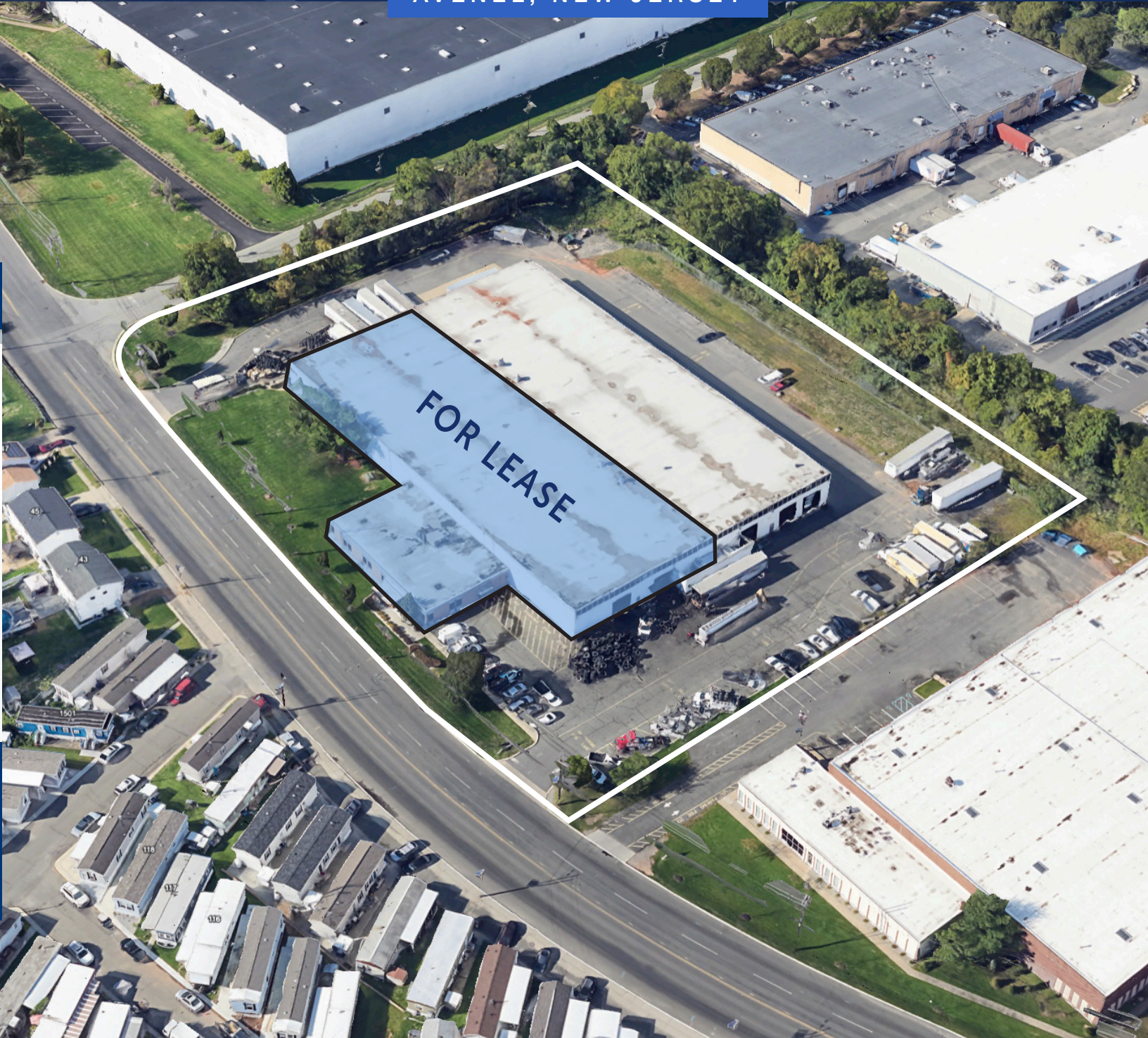


FOR LEASE: 36,508 SF

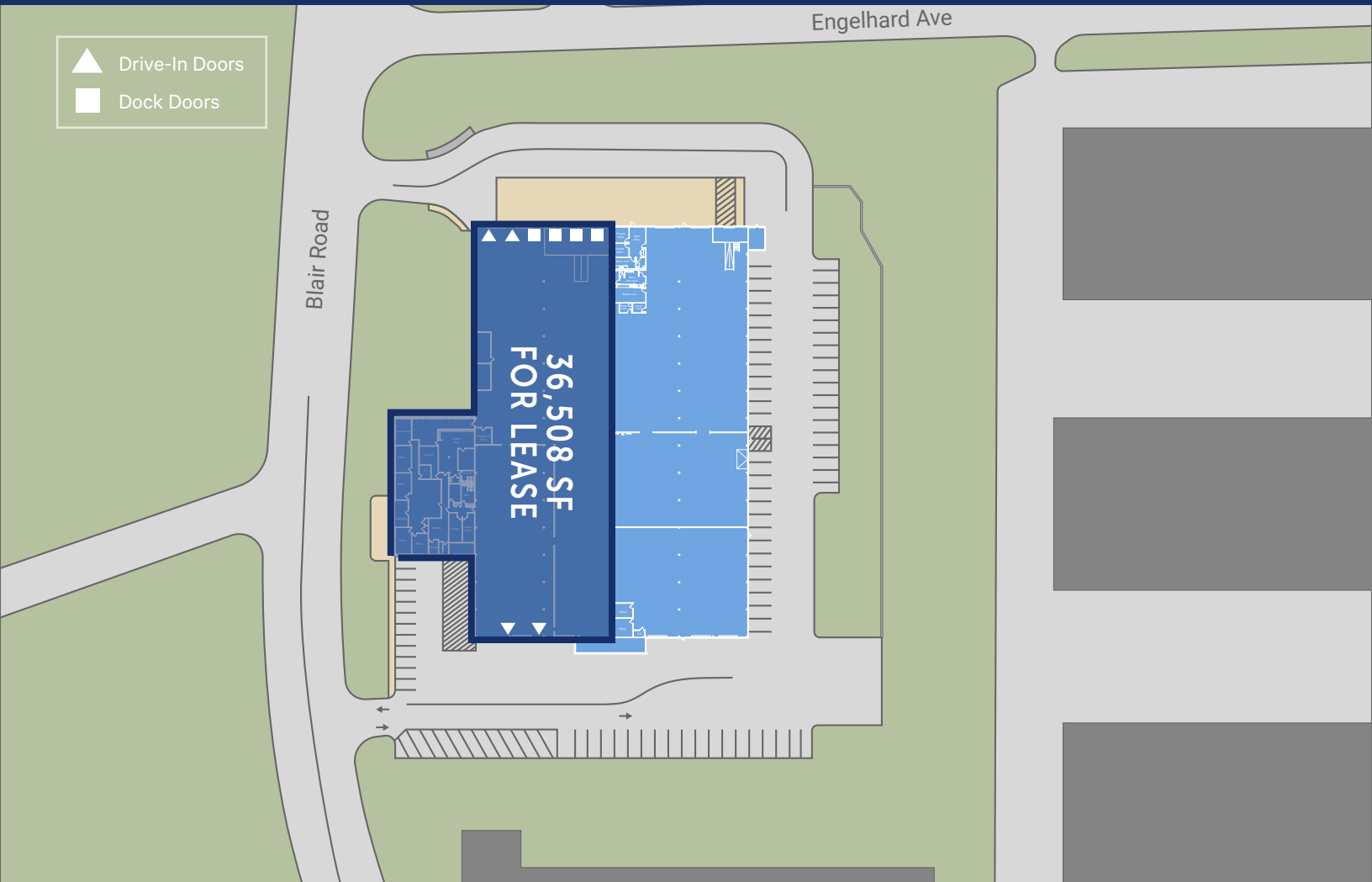
# 449 BLAIR ROAD

AVENEL, NEW JERSEY





# SITE PLAN

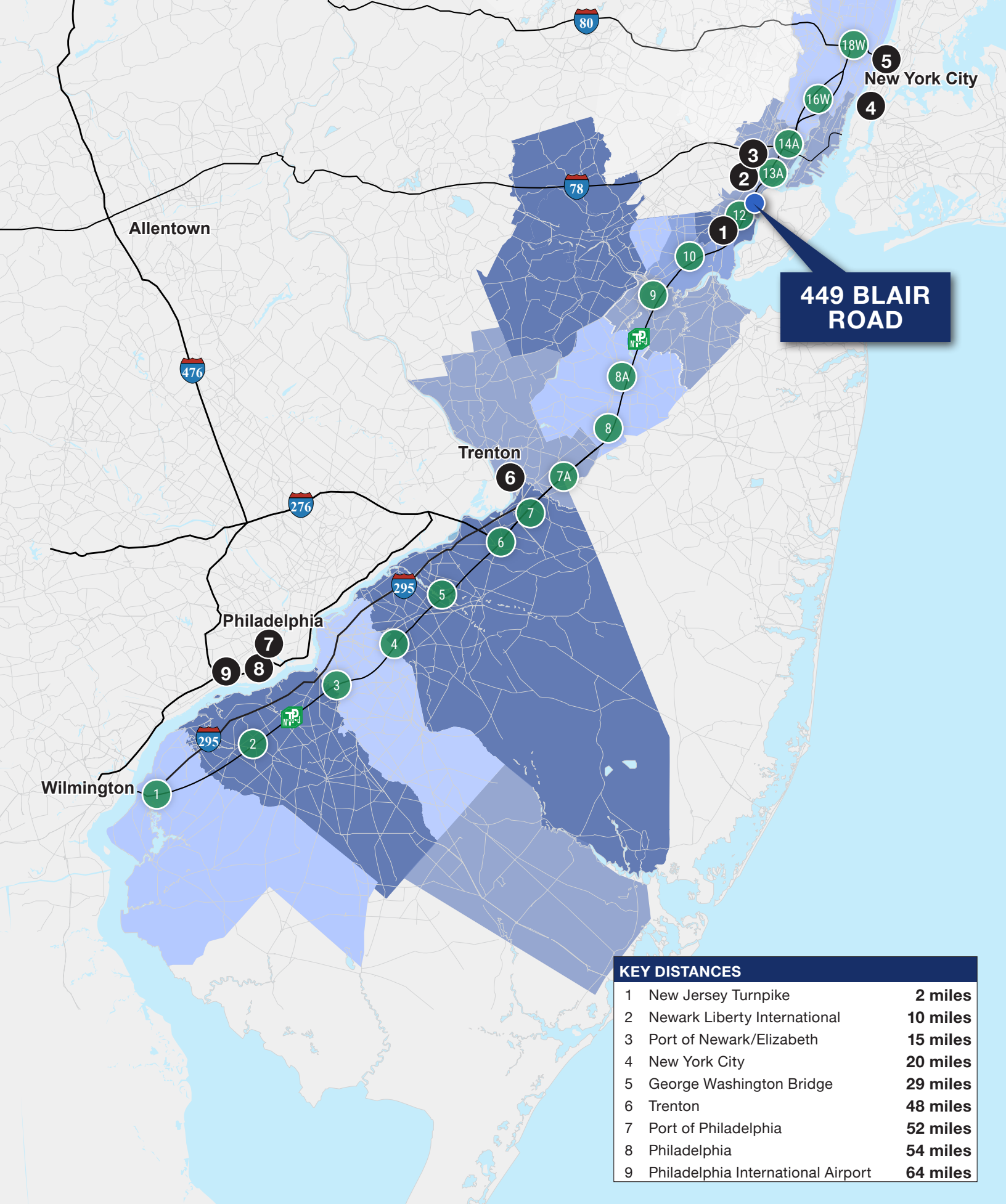


## PROPERTY SPECS

### 36,508 SF BUILDING

- 30,532 SF Warehouse
- 6,056 SF Office
- 21' Ceiling Height
- 20' x 50' Column Spacing
- 4 Loading Docks
- 4 Drive Ins
- Situated on ±6 Acres
- 51 Car Parking Spaces





**449 BLAIR ROAD**

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



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