

Specifications

±12,517 SF on ±1.75 AC
OPTION A

±10,714 SF on ±1.65 AC
OPTION B

±3,457 SF on ±0.5 AC
OPTION C

±11,278 SF on ±1 AC
OPTION D

±8.22 AC (5.25 AC Usable)
LOT ACREAGE

12 DI, Fully Paved and Gated
LOADING

C2
ZONING

\$41,659.38
TAXES (2024)

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

Alessandro (Alex) Conte, CCIM, SIOR *Executive Vice President* 973.379.6644 x 131 AConte@blauberg.com

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

Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com

Building	Storage	Office	Retail	Mechanic Shop	TOTAL
A	10,602 SF	1,036 SF		879 SF	12,517 SF
B	7,110 SF	1,408 SF	636 SF	1,560 SF	10,714 SF
C	3,457 SF				3,457 SF
D	8,229 SF			3,049 SF	11,278 SF
Total	29,398 SF	2,444 SF	636 SF	5,488 SF	37,966 SF



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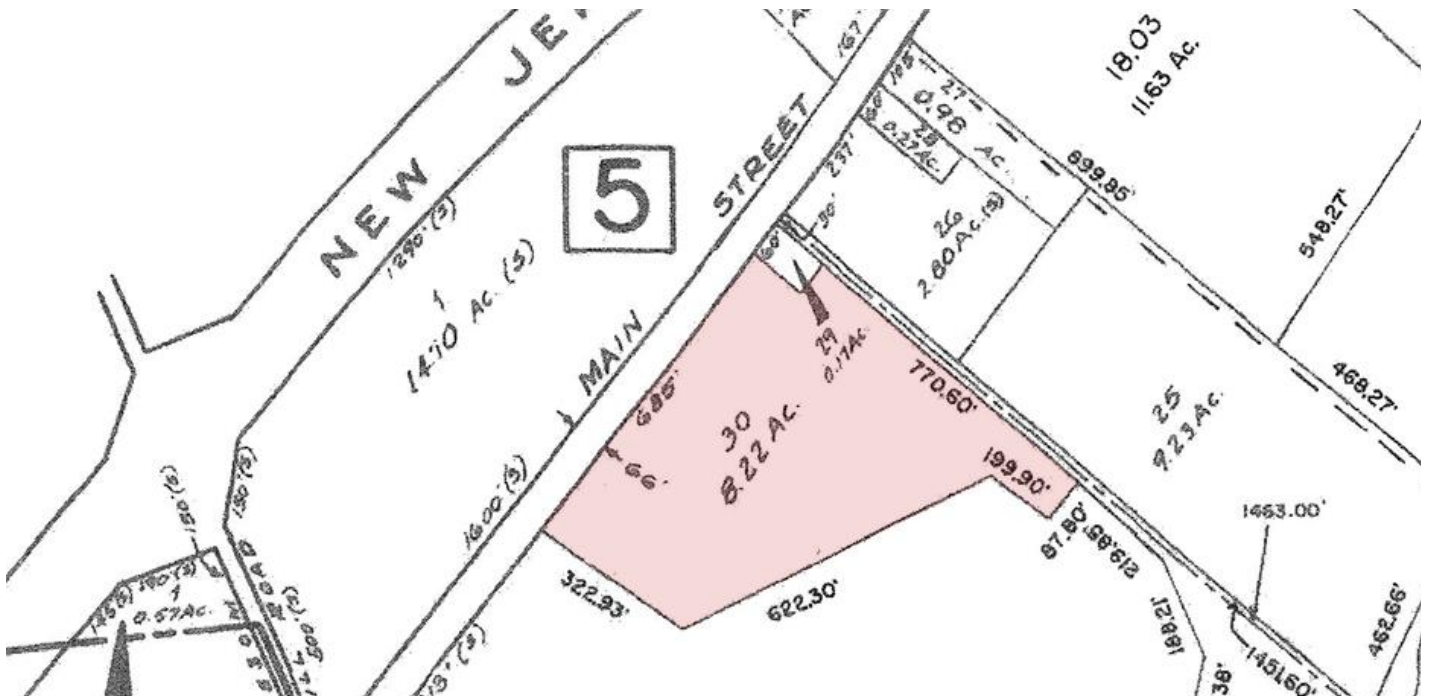
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FOR LEASE | 210 MAIN STREET | LEBANON, NJ



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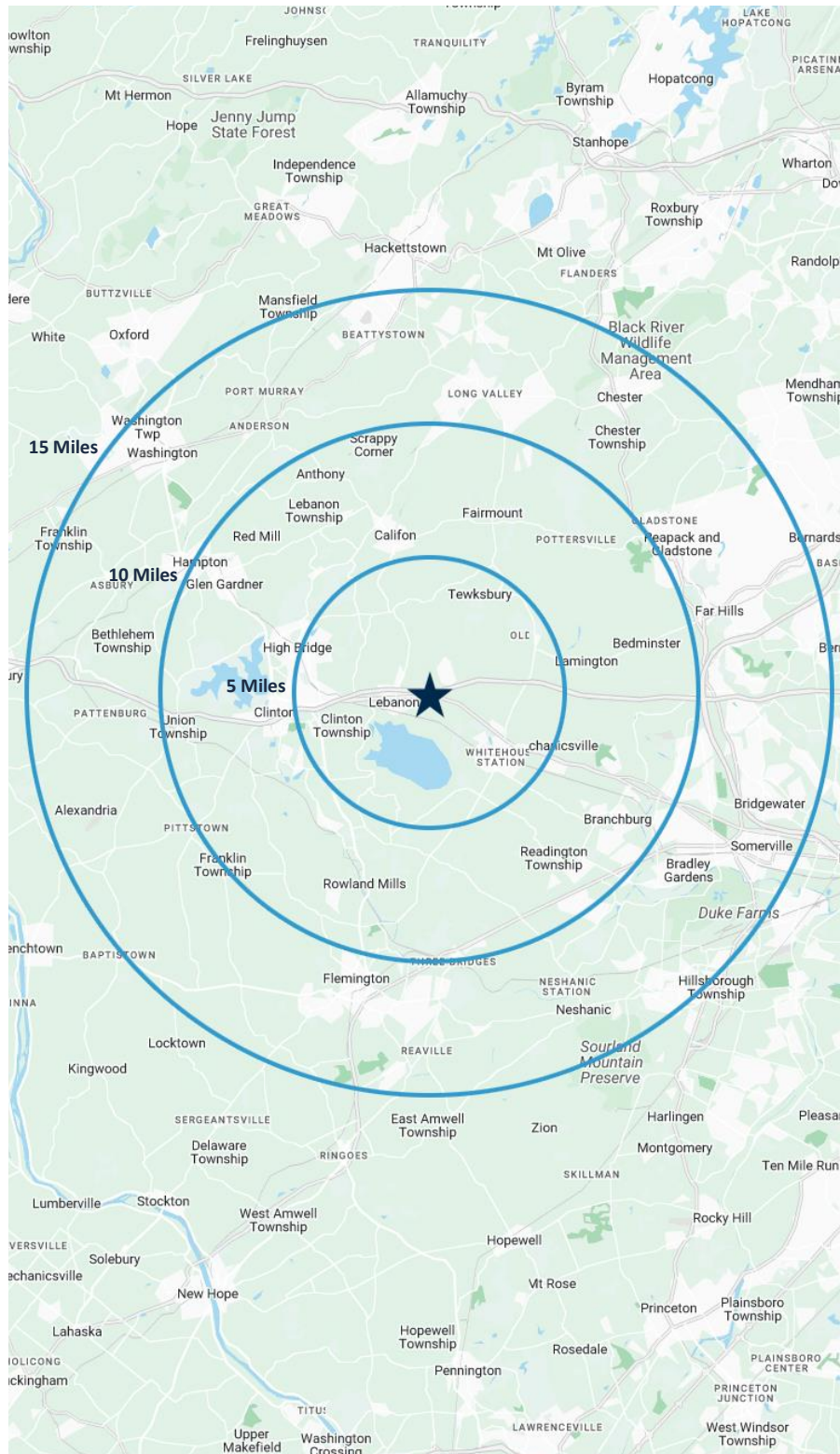
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5 MILES

- Total Population: 32,113
- Households: 12,462
- Median Household Income: \$187,666
- Average Household Size: 2.5
- Transportation to Work: 15,642
- Labor Force: 27,052

10 MILES

- Total Population: 134,064
- Households: 51,303
- Median Household Income: \$180,609
- Average Household Size: 2.5
- Transportation to Work: 71,855
- Labor Force: 111,804

15 MILES

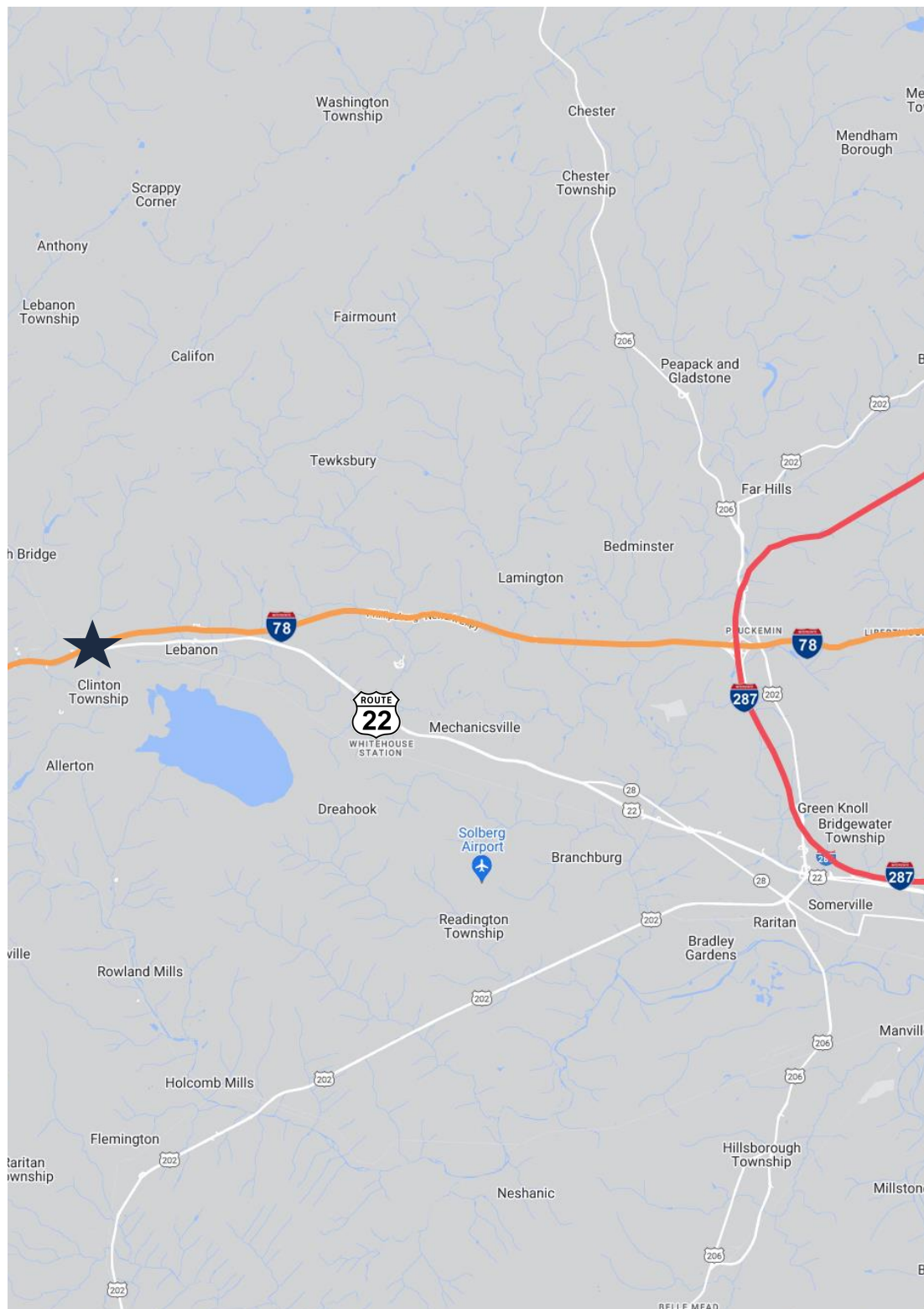
- Total Population: 370,107
- Households: 140,048
- Median Household Income: \$165,627
- Average Household Size: 2.6
- Transportation to Work: 199,570
- Labor Force: 305,871

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ACCESSIBILITY



0.13 MI
Route 22



0.23 MI
I-78



10.9 MI
I-287

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