

Specifications

±85,000 SF TOTAL BUILDING SIZE	Wet SPRINKLER SYSTEM
±2.04 AC TOTAL ACREAGE	±18' CEILING HEIGHT
±25,000 SF UNIT A – FOR LEASE	4 Docks, 4 Drive-In LOADING
±30,000 SF UNIT B – FOR LEASE	1,200 Amps, 480 V POWER
±30,000 SF UNIT C – FOR LEASE	Varies COLUMN SPACING
±85,000 TOTAL UNIT – FOR SALE	\$198 PSF SALE PRICE
M-3 Industrial ZONING	
Gas Suspended HEAT	
\$12.75 PSF NNN LEASE TERMS	

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**  
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**Peter J. Murano, Jr., SIOR**  
Managing Executive Director  
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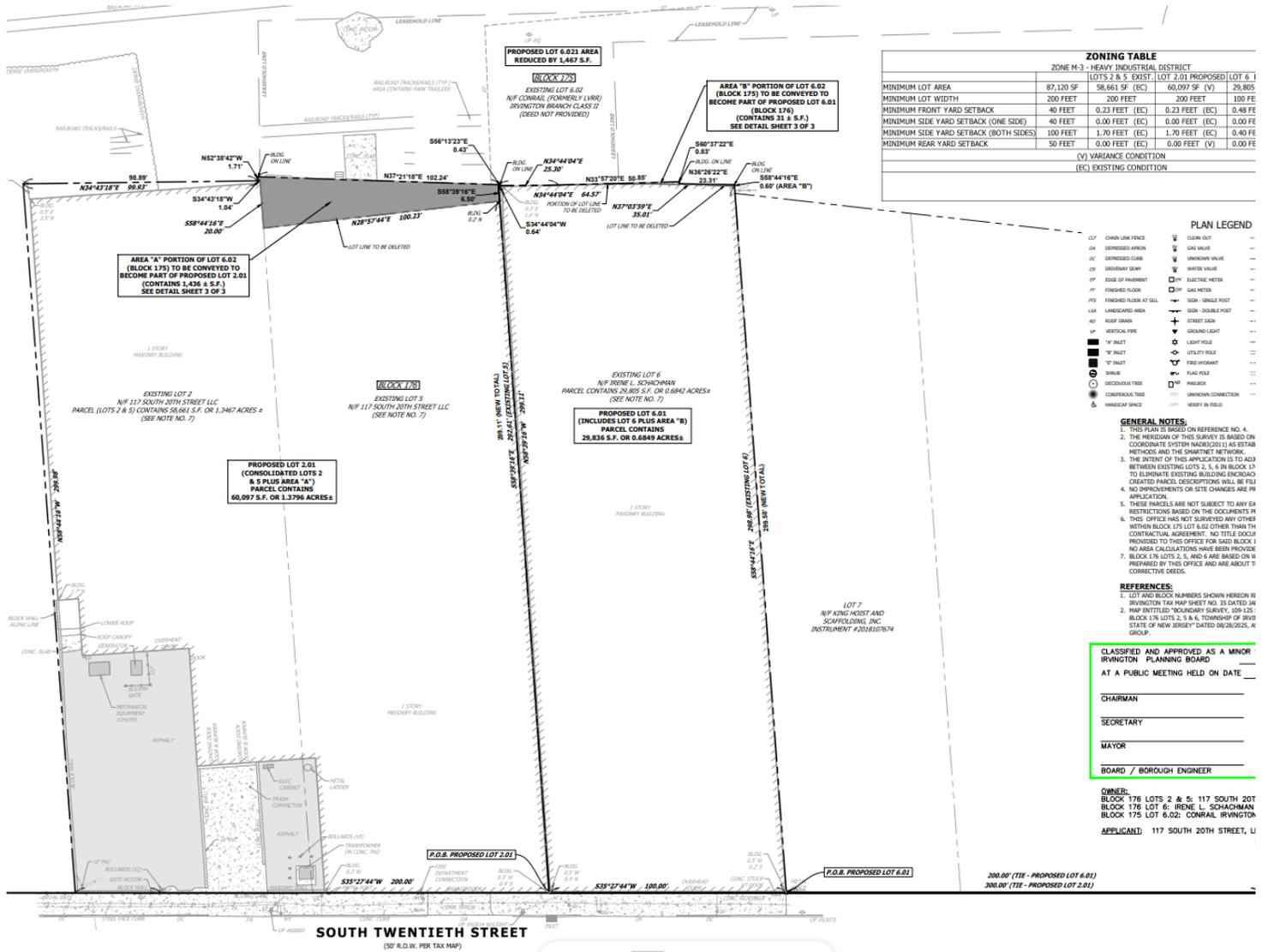
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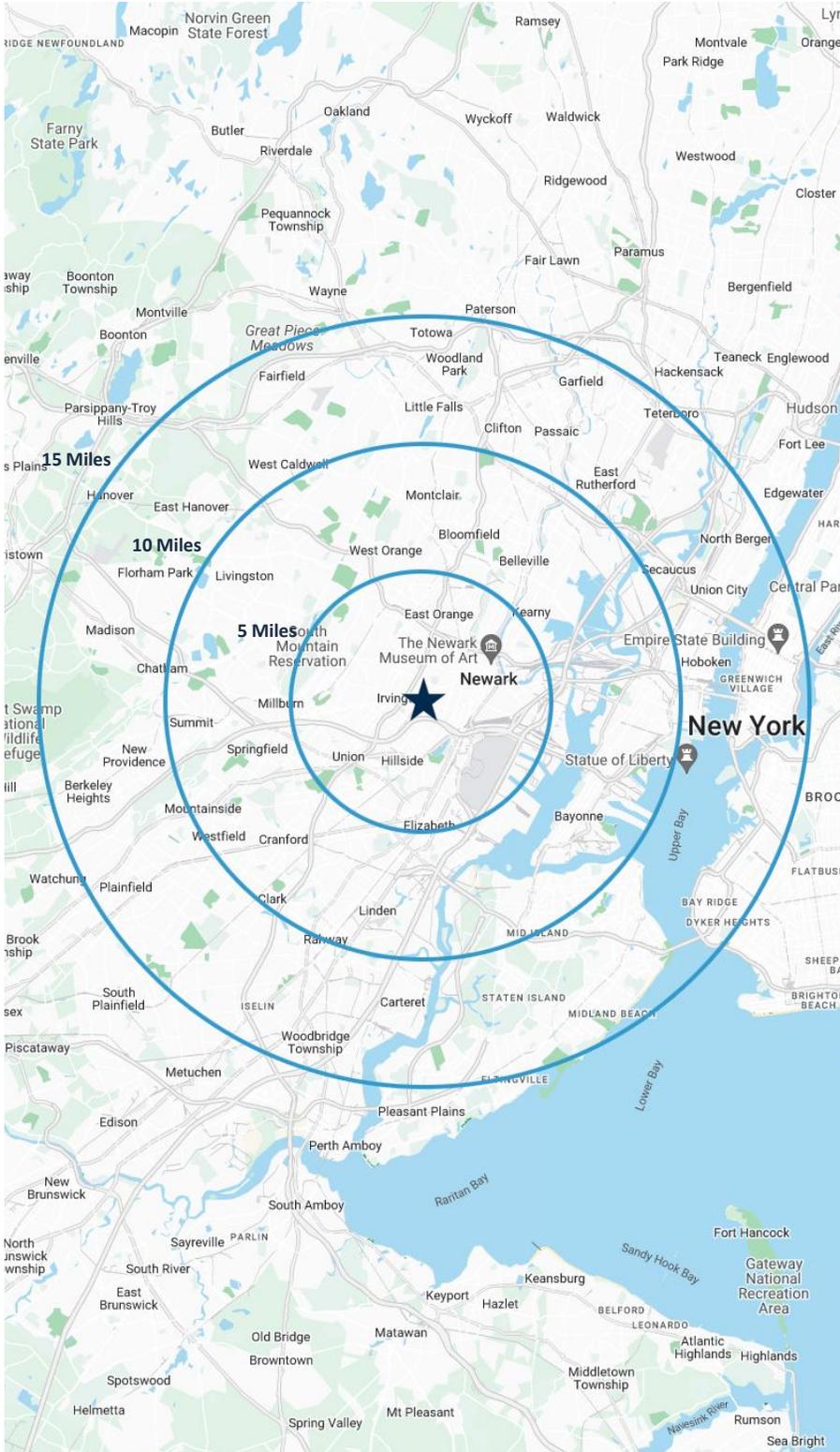
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**5 MILES**

- Total Population: 878,643
- Households: 317,712
- Median Household Income: \$105,341
- Average Household Size: 2.7
- Transportation to Work: 431,522
- Labor Force: 698,563

**10 MILES**

- Total Population: 2.27M
- Households: 849,867
- Median Household Income: \$146,332
- Average Household Size: 2.6
- Transportation to Work: 1.17M
- Labor Force: 1.83M

**15 MILES**

- Total Population: 6.59M
- Households: 2.65M
- Median Household Income: \$174,962
- Average Household Size: 2.4
- Transportation to Work: 3.53M
- Labor Force: 5.42M

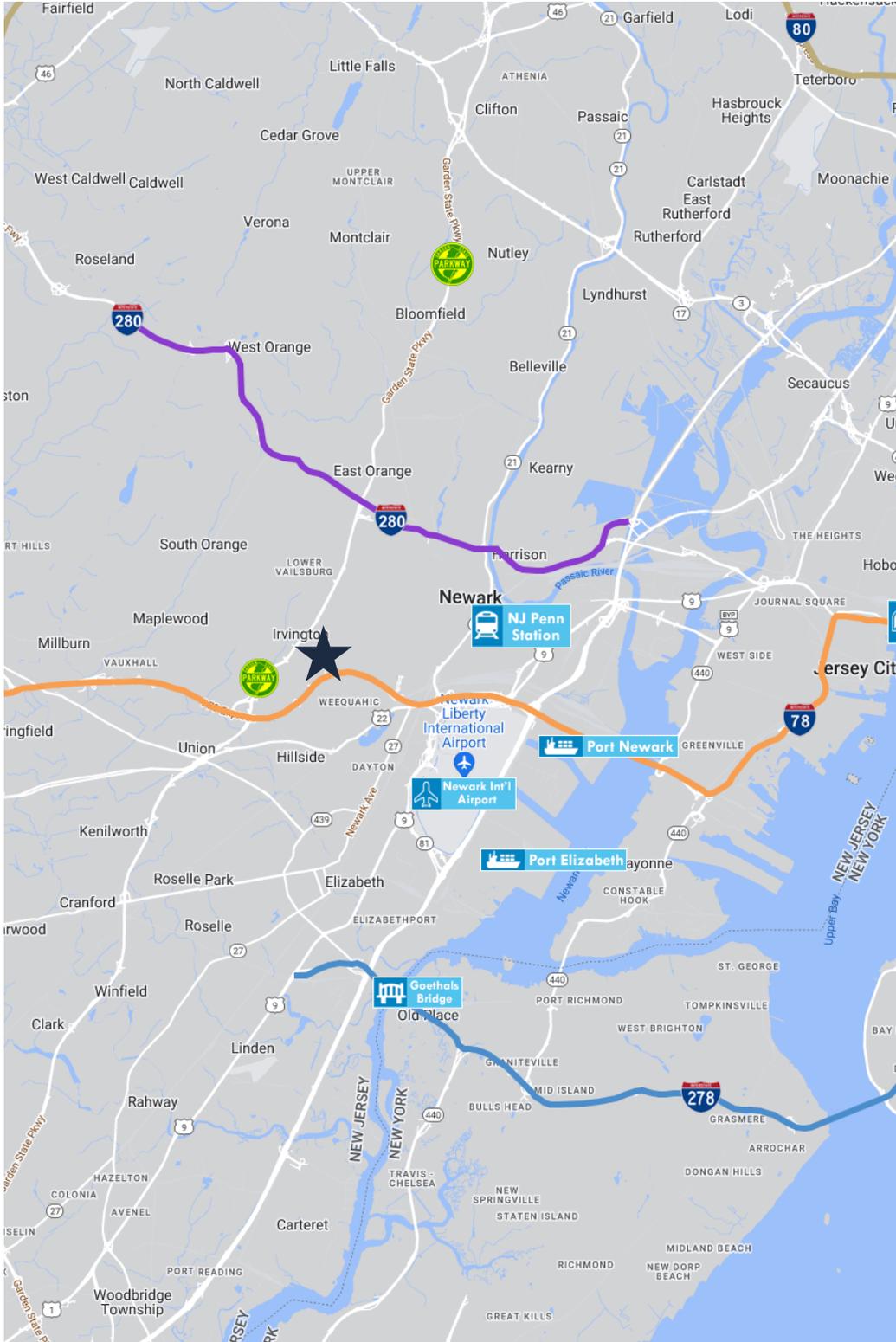
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**ACCESSIBILITY**

- 
2.1 MI  
I-78
- 
2.9 MI  
GSP
- 
3.0 MI  
Newark Airport
- 
4.5 MI  
Penn Station
- 
8.0 MI  
Ports Newark  
and Elizabeth
- 
12.0 MI  
Holland Tunnel
- 
12.6 MI  
Goethals Bridge
- 
17.6 MI  
Lincoln Tunnel

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