



**Specifications**

±50,000 SF TOTAL BUILDING SIZE	Gas Suspended HEAT
±50,000 SF AVAILABLE UNIT	Wet System SPRINKLER
±2 AC TOTAL ACREAGE	45 Spaces CAR PARKING
±18' CEILING HEIGHTS	Roof Solar COMMENT
4 Tailboards LOADING	800 Amps POWER
Industrial ZONING	\$78,536 Per Annum TAXES
2.2 Miles to I-95	
6.8 Miles to Rutgers University	
9 Miles to I-287	
25.9 Miles to Ports Newark/Elizabeth ACCESSIBILITY	

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

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973.379.6644 x 114  
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Nicholas Bio  
Associate  
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**FOR LEASE | 45 SIXTH STREET | EAST BRUNSWICK, NJ**

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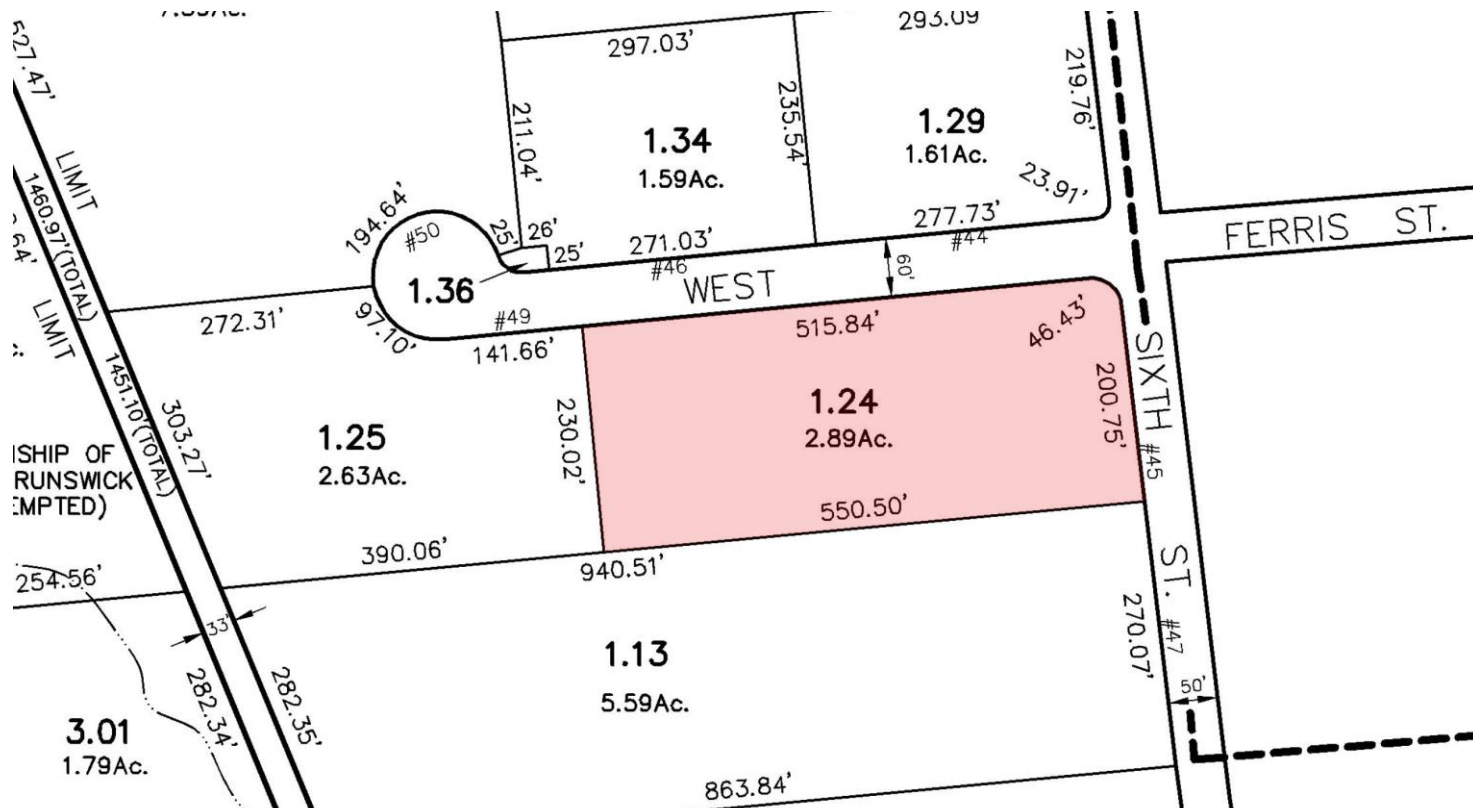
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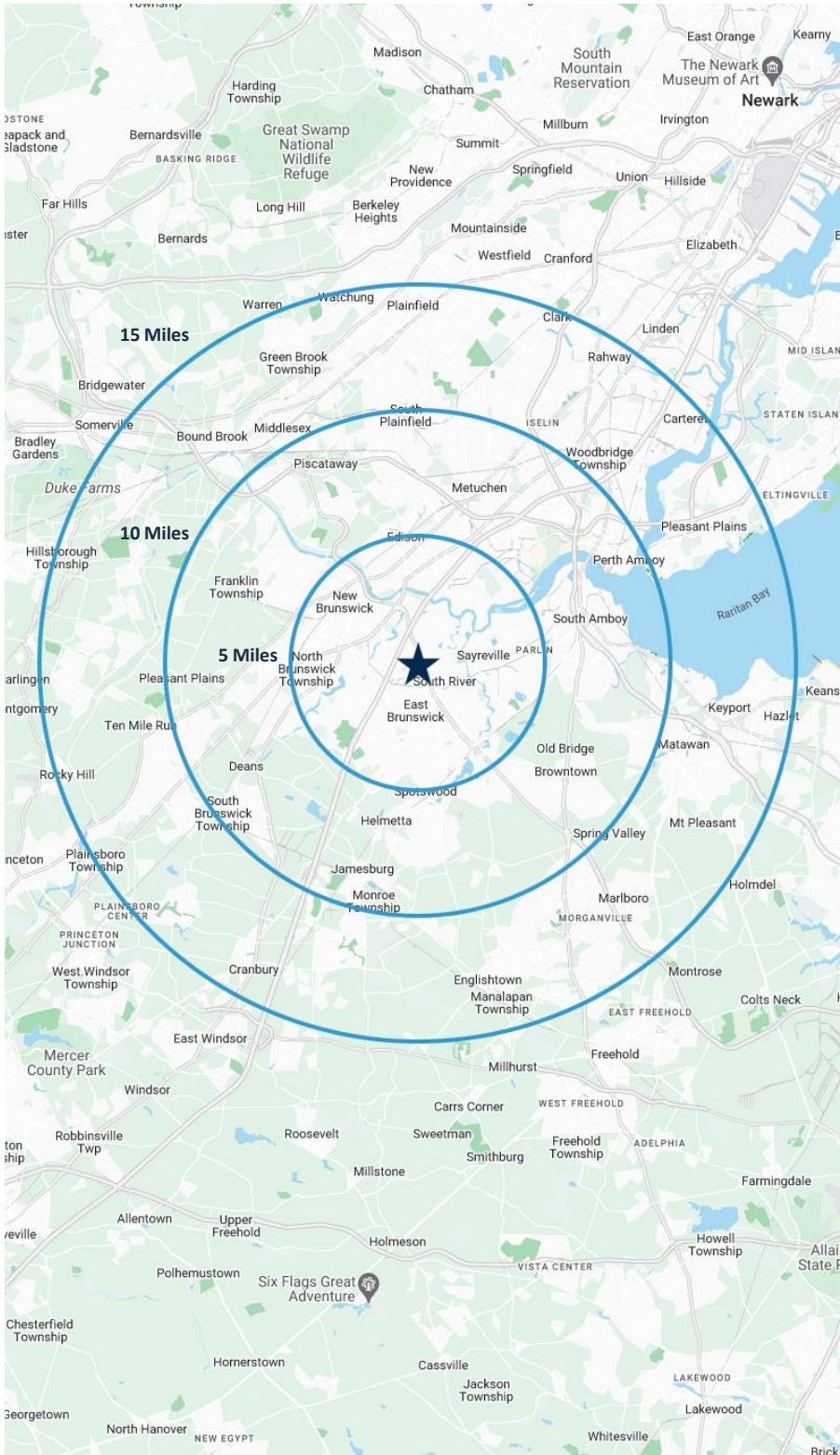
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**5 MILES**

- Total Population: 256,491
- Households: 87,337
- Median Household Income: \$109,660
- Average Household Size: 2.8
- Transportation to Work: 137,220
- Labor Force: 210,221

**10 MILES**

- Total Population: 837,928
- Households: 297,865
- Median Household Income: \$119,024
- Average Household Size: 2.7
- Transportation to Work: 454,362
- Labor Force: 690,234

**15 MILES**

- Total Population: 1.69M
- Households: 607,910
- Median Household Income: \$127,451
- Average Household Size: 2.7
- Transportation to Work: 917,273
- Labor Force: 1.39M

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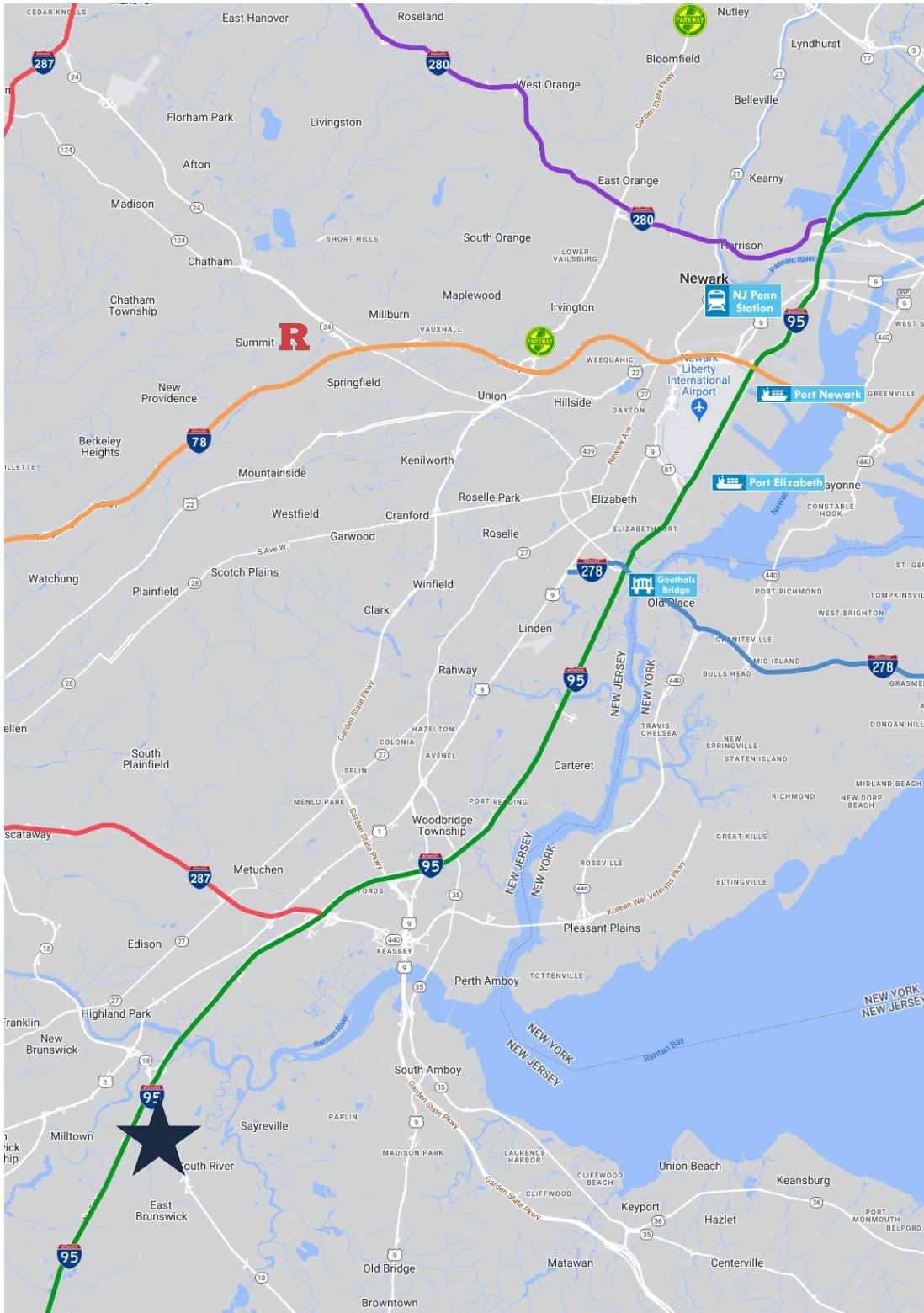
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**ACCESSIBILITY**



2.2 MI  
I-95 Exit 9



6.8 MI  
Rutgers Univ.



8.9 MI  
I-287



20.2 MI  
Goethals Bridge



23.5 MI  
Newark Airport



24 MI  
I-78 Exit 58



25.9 MI  
Ports Newark  
and Elizabeth



26.7 MI  
Penn Station



32.5 MI  
Holland Tunnel



34.1 MI  
Lincoln Tunnel

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