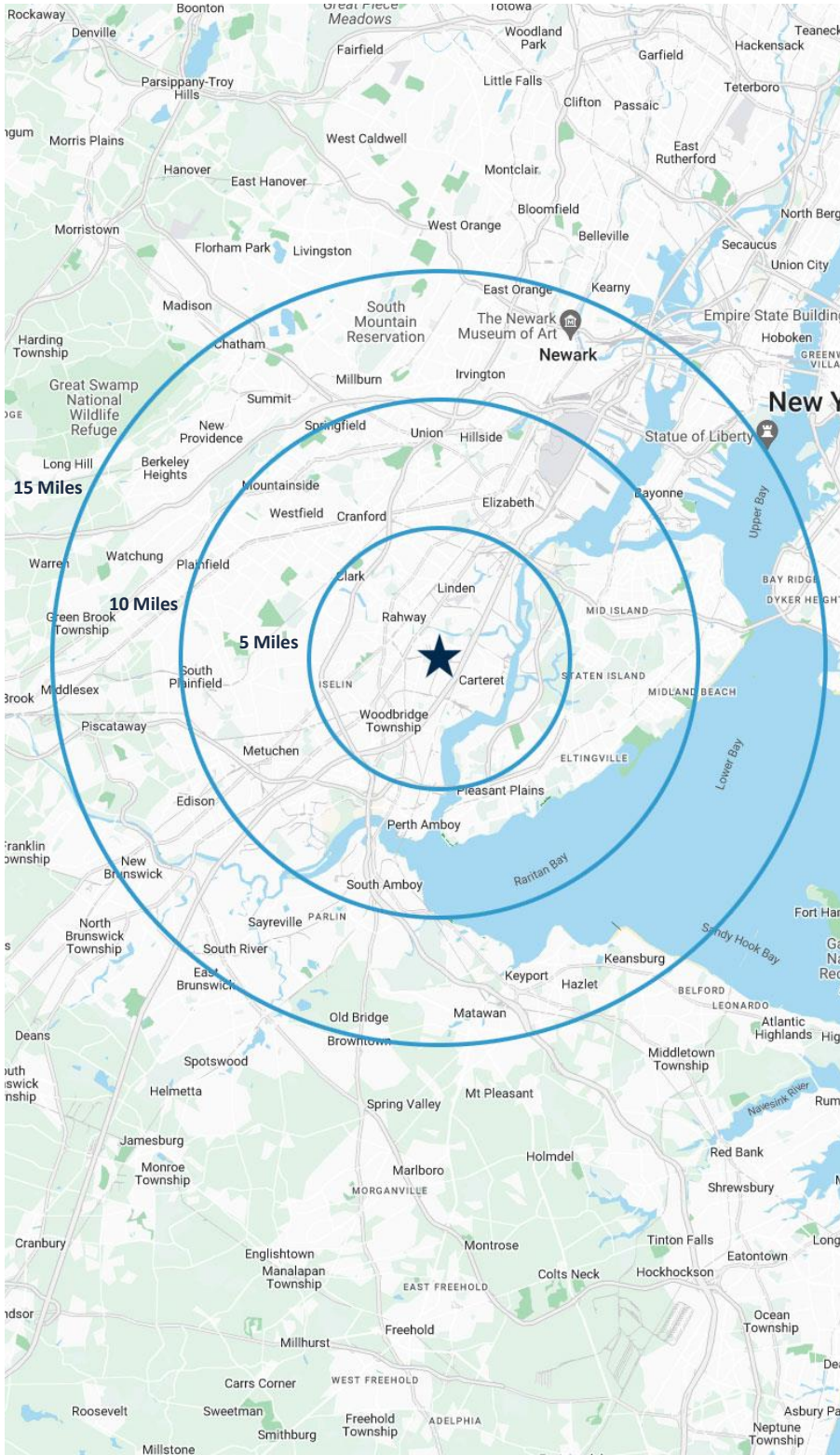


Specifications

±58,620 SF TOTAL BUILDING SIZE	±22,360 SF AVAILABLE UNIT
±3.48 Acres LOT SIZE	2 TB, 1 DI LOADING
Gas Suspended HEAT	50' x 40' COLUMN SPACING
Wet System SPRINKLER SYSTEM	±\$2.40 / Annum TAXES
±14' Clear CEILING HEIGHT	Former Bakery COMMENT
1,000 Amps, 480V 3-Phase POWER	
Industrial ZONING	
1.8 Miles to I-95, Exit 12 12.5 Miles to Newark Airport 20 Miles to New York City ACCESSIBILITY	

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

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- Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
- Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
- Nicholas Bio, *Associate*, 973.379.6644 x 233, nbio@blauberg.com



5 MILES

- Total Population: 388,181
- Households: 140,274
- Median Household Income: \$104,872
- Average Household Size: 2.7
- Transportation to Work: 189,892
- Labor Force: 315,322

10 MILES

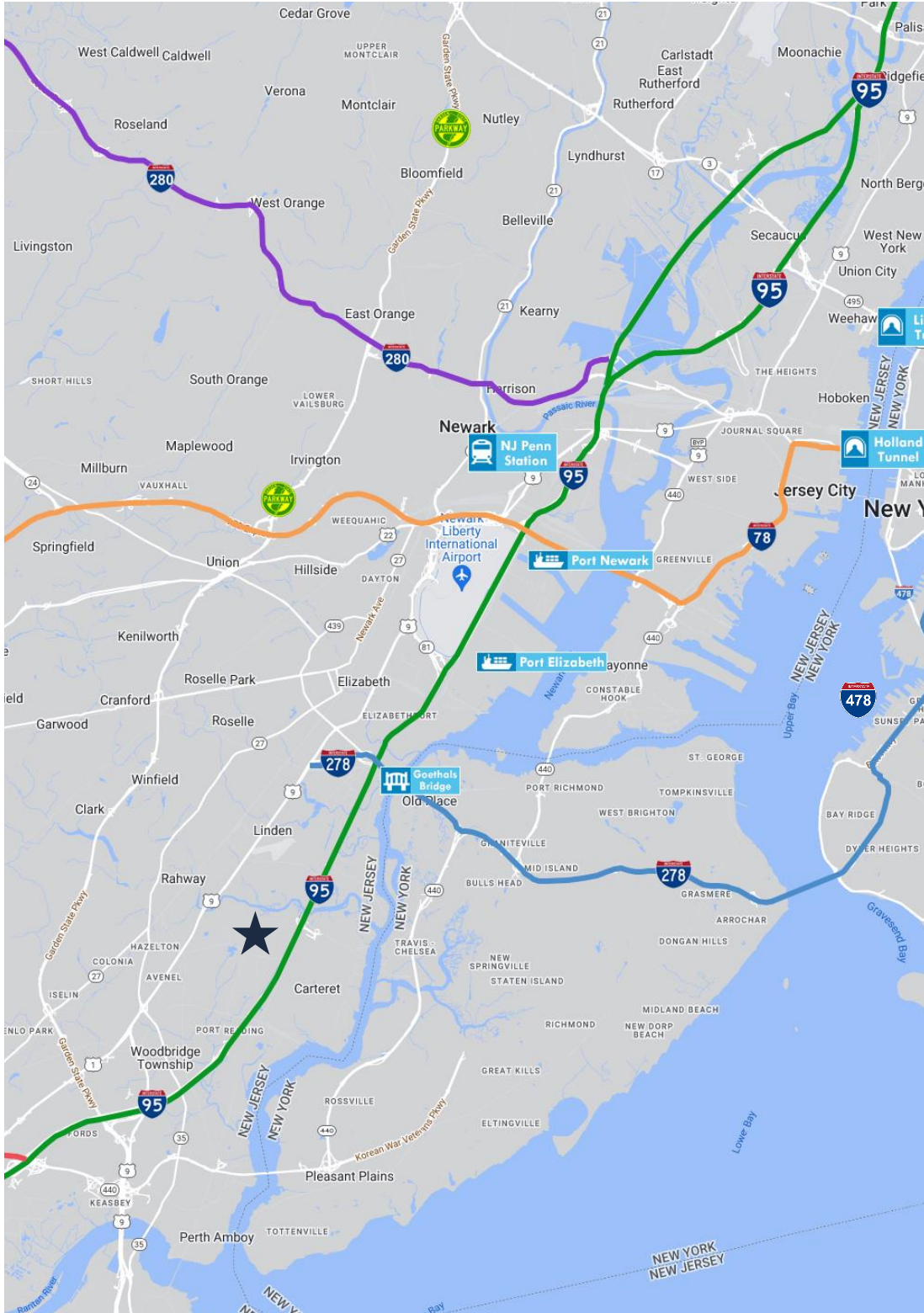
- Total Population: 1.59M
- Households: 568,005
- Median Household Income: \$104,243
- Average Household Size: 2.8
- Transportation to Work: 782,443
- Labor Force: 1.28M

15 MILES

- Total Population: 3.7M
- Households: 1.34M
- Median Household Income: \$100,081
- Average Household Size: 2.7
- Transportation to Work: 1.83M
- Labor Force: 2.97M

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ACCESSIBILITY



1.8 MI
I-95 Exit 12



6.0 MI
I-278



7.5 MI
Goethals Bridge



12.5 MI
Newark Airport



15.3 MI
Ports Newark
and Elizabeth



19.9 MI
Holland Tunnel



19.9 MI
Lincoln Tunnel

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