

Specifications

±126,433 SF BUILDING SIZE	±20,000 – 40,000 SF AVAILABLE SPACE
22 Exterior LOADING DOCKS	22 Exterior LEVELERS
40' Clear CEILING HEIGHT	ESFR SPRINKLERS
1 DRIVE-IN	1,600A/480V Heavy POWER
60'W x 60'D COLUMNS	
±6.03 AC LOT SIZE	
Adjacent to I-80	
0.7 Miles to Route 46	
0.7 Miles to I-80	
1.5 Miles to Route 17	
ACCESSIBILITY	

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, President, 973.379.6644 x 131, aconte@blauberg.com
- Peter J. Murano, Jr., SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
- Nicholas Bio Associate, 973.379.6644 x 233, nbio@blauberg.com



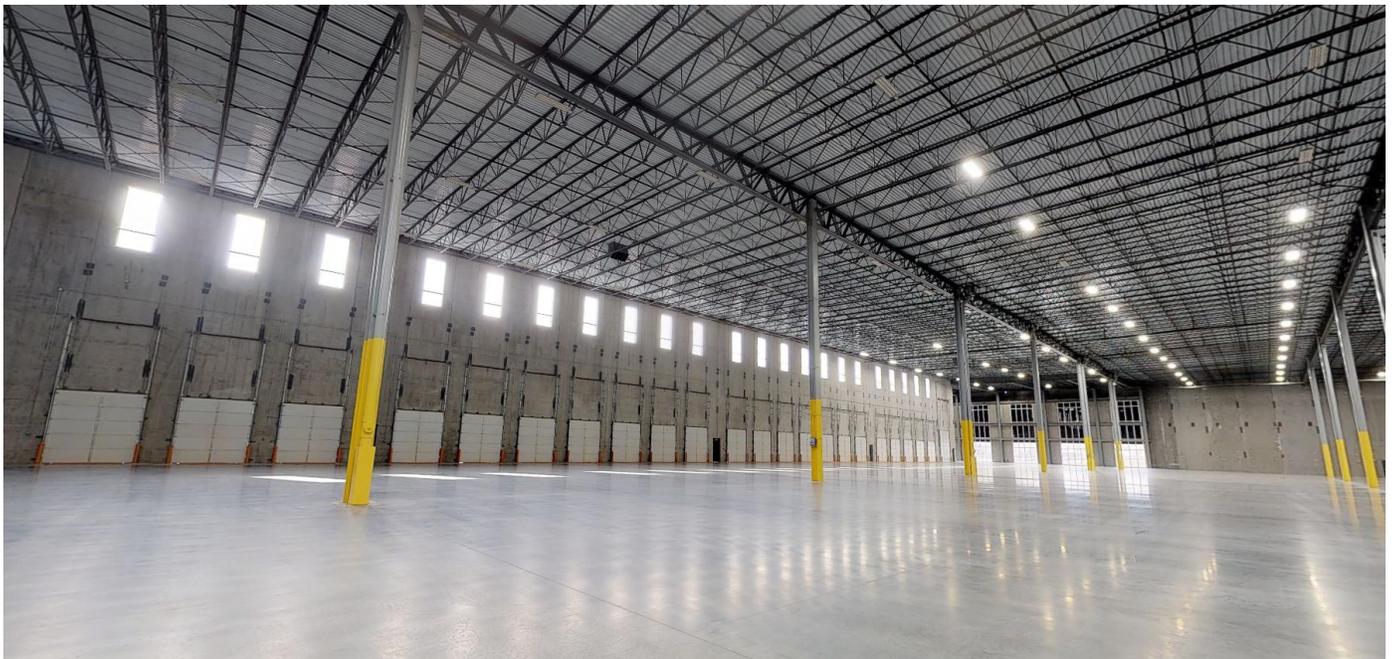
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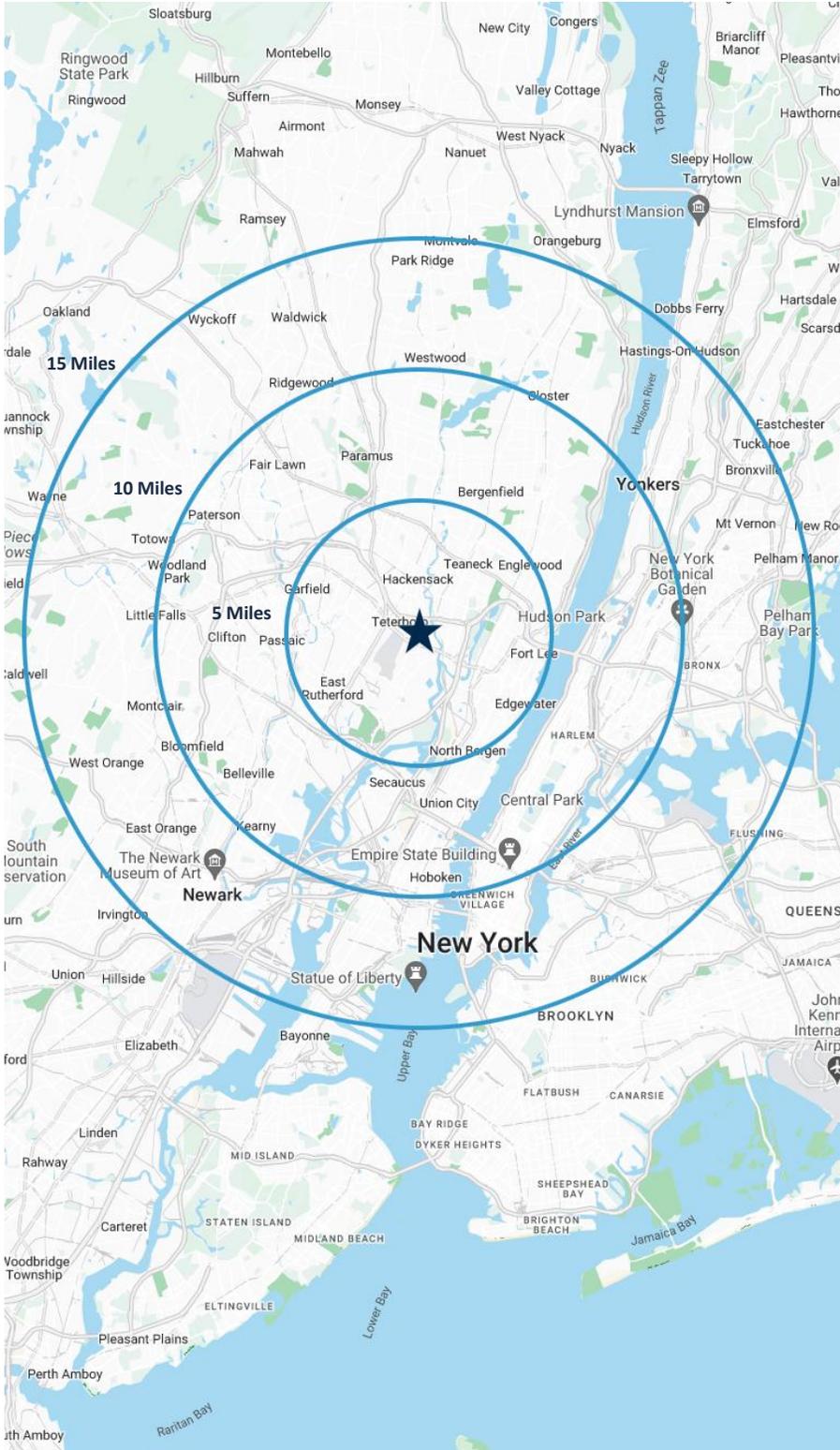
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5 MILES

- Total Population: 653,499
- Households: 241,017
- Median Household Income: \$111,585
- Average Household Size: 2.7
- Transportation to Work: 346,991
- Labor Force: 531,782

10 MILES

- Total Population: 4.71M
- Households: 1.94M
- Median Household Income: \$108,536
- Average Household Size: 2.3
- Transportation to Work: 2.48M
- Labor Force: 3.9M

15 MILES

- Total Population: 8.72M
- Households: 3.51M
- Median Household Income: \$107,204
- Average Household Size: 2.4
- Transportation to Work: 4.6M
- Labor Force: 7.2M

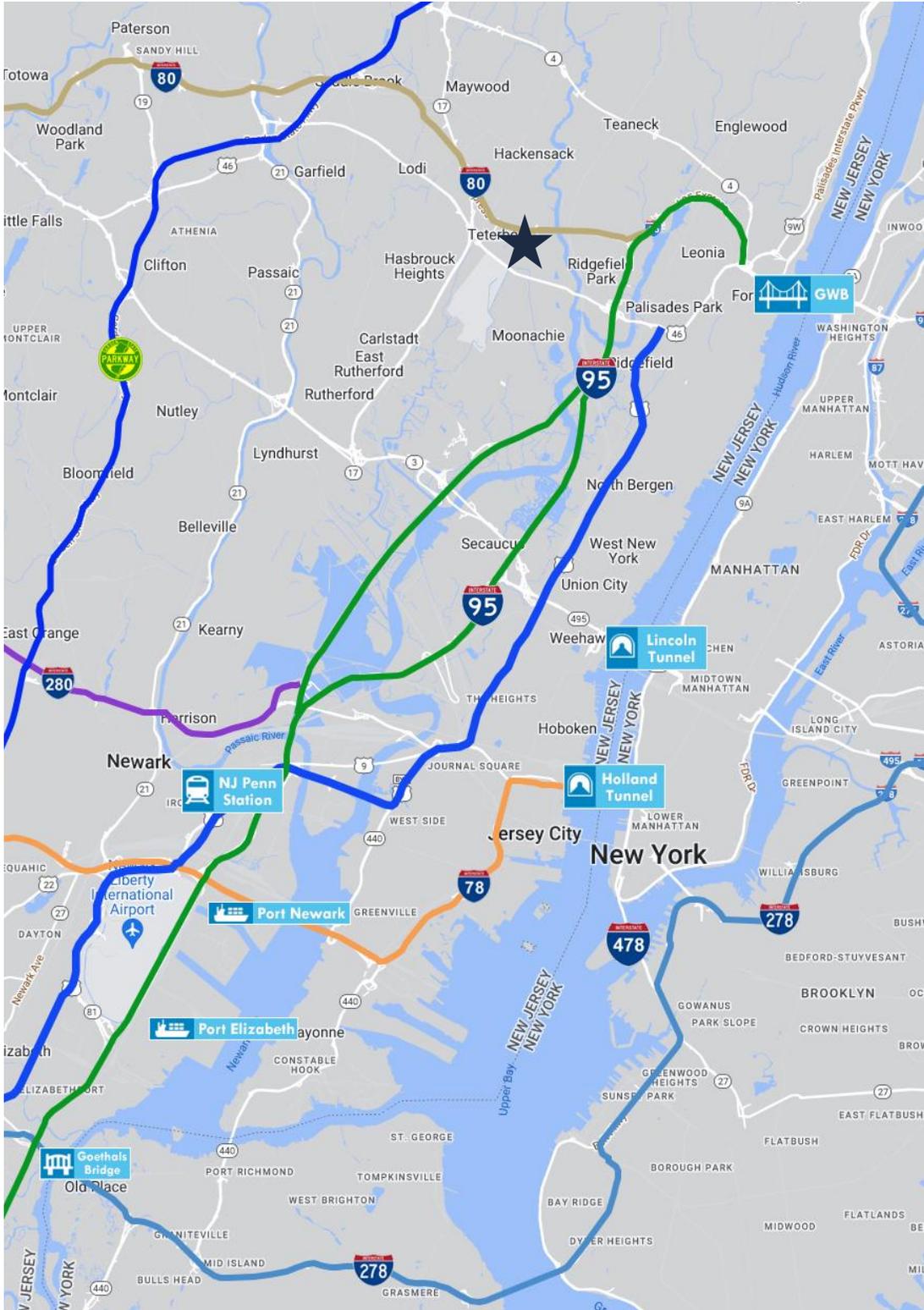
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ACCESSIBILITY

	0.7 MI Route 46
	0.7 MI I-80
	1.5 MI Route 17
	3.3 MI I-95 Exit 68
	6.3 MI GWB
	9.2 MI Lincoln Tunnel
	12.7 MI Holland Tunnel
	18.1 MI Ports Newark & Elizabeth
	19.5 MI Newark Airport

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