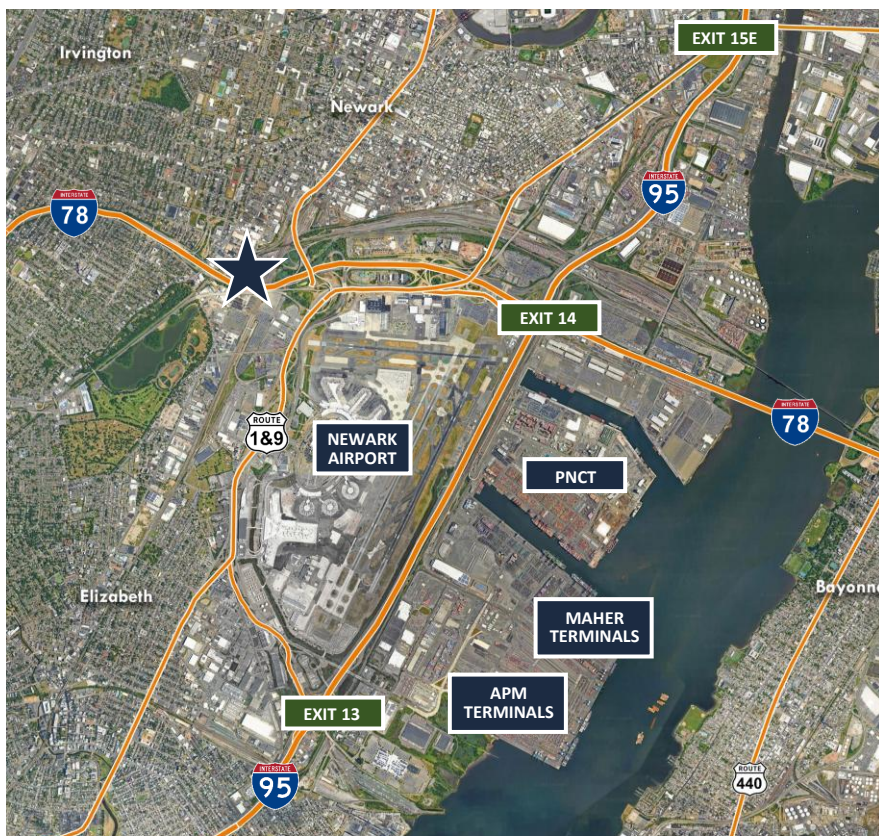




Specifications

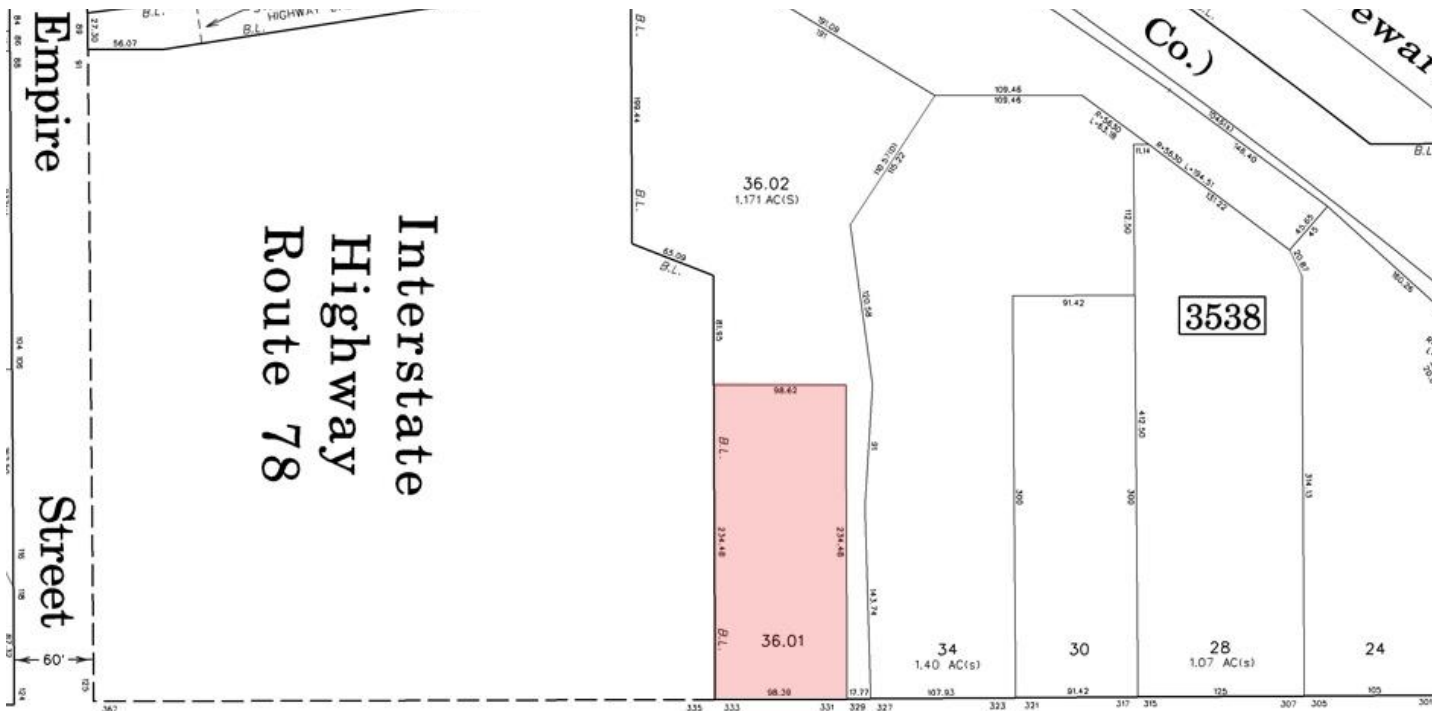
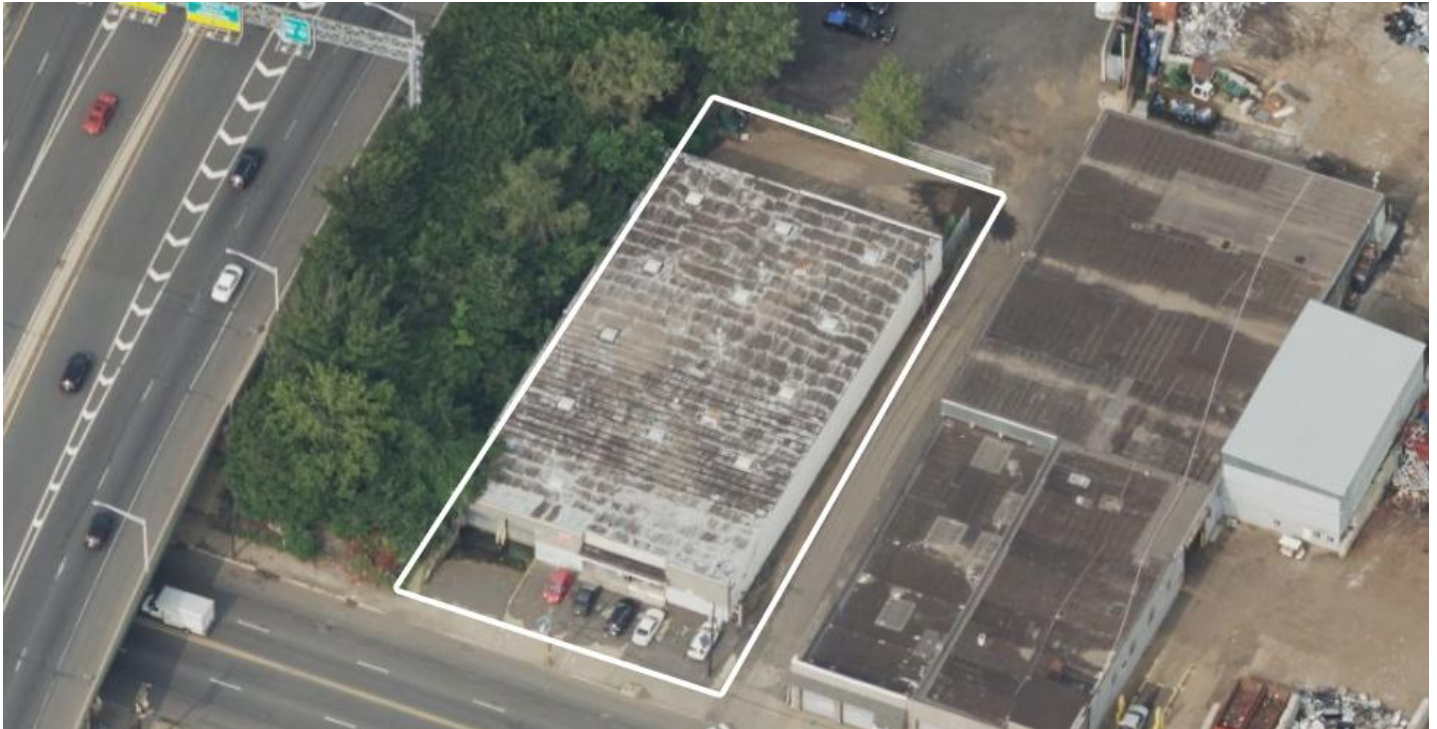
±16,000 SF TOTAL BUILDING SIZE	Single-Story Whse DESCRIPTION
±2,000 SF OFFICE COMPONENT	30' x 30' COLUMN SPACING
±0.53 AC LOT SIZE	Wet SPRINKLERS
±16' Clear CEILING HEIGHT	\$23,022.24 TAXES (2026)
2 TB, 1 DI LOADING	\$14.95 PSF NNN LEASE RATE
I-2 Light Industrial ZONING	
0.2 Miles to Route 22	
1.2 Miles to US Hwy 1 & 9	
1.0 Mile to I-78	
3.9 Miles to Ports Newark/Elizabeth	
ACCESSIBILITY	

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

Jason M. Crimmins, CCIM, SIOR
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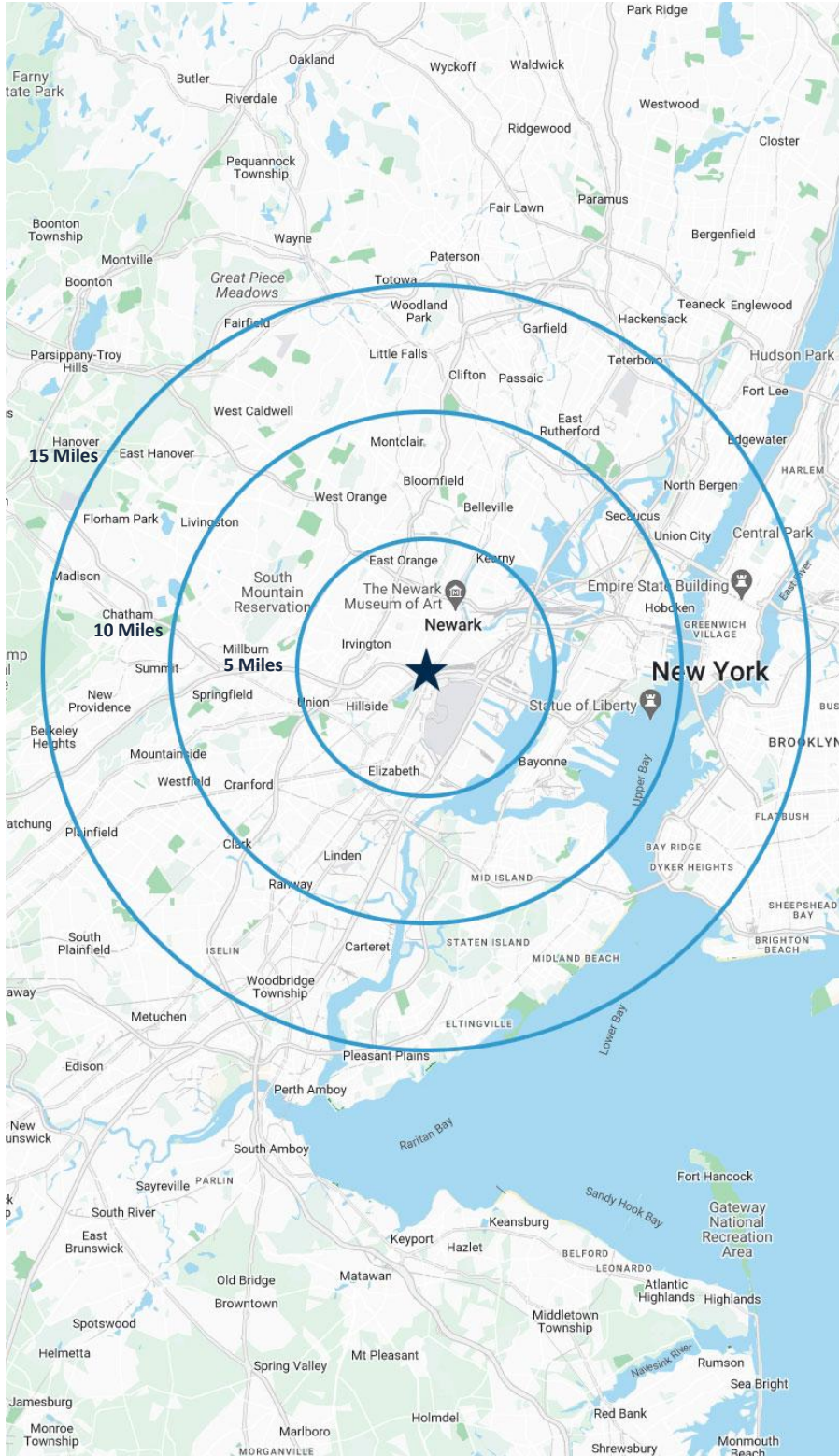
Jersey State Highway Route 27

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

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5 MILES

- Total Population: 831,056
- Households: 303,720
- Median Household Income: \$71,750
- Average Household Size: 2.7
- Transportation to Work: 401,098
- Labor Force: 664,460

10 MILES

- Total Population: 2.4M
- Households: 923,359
- Median Household Income: \$106,290
- Average Household Size: 2.5
- Transportation to Work: 1.23M
- Labor Force: 1.94M

15 MILES

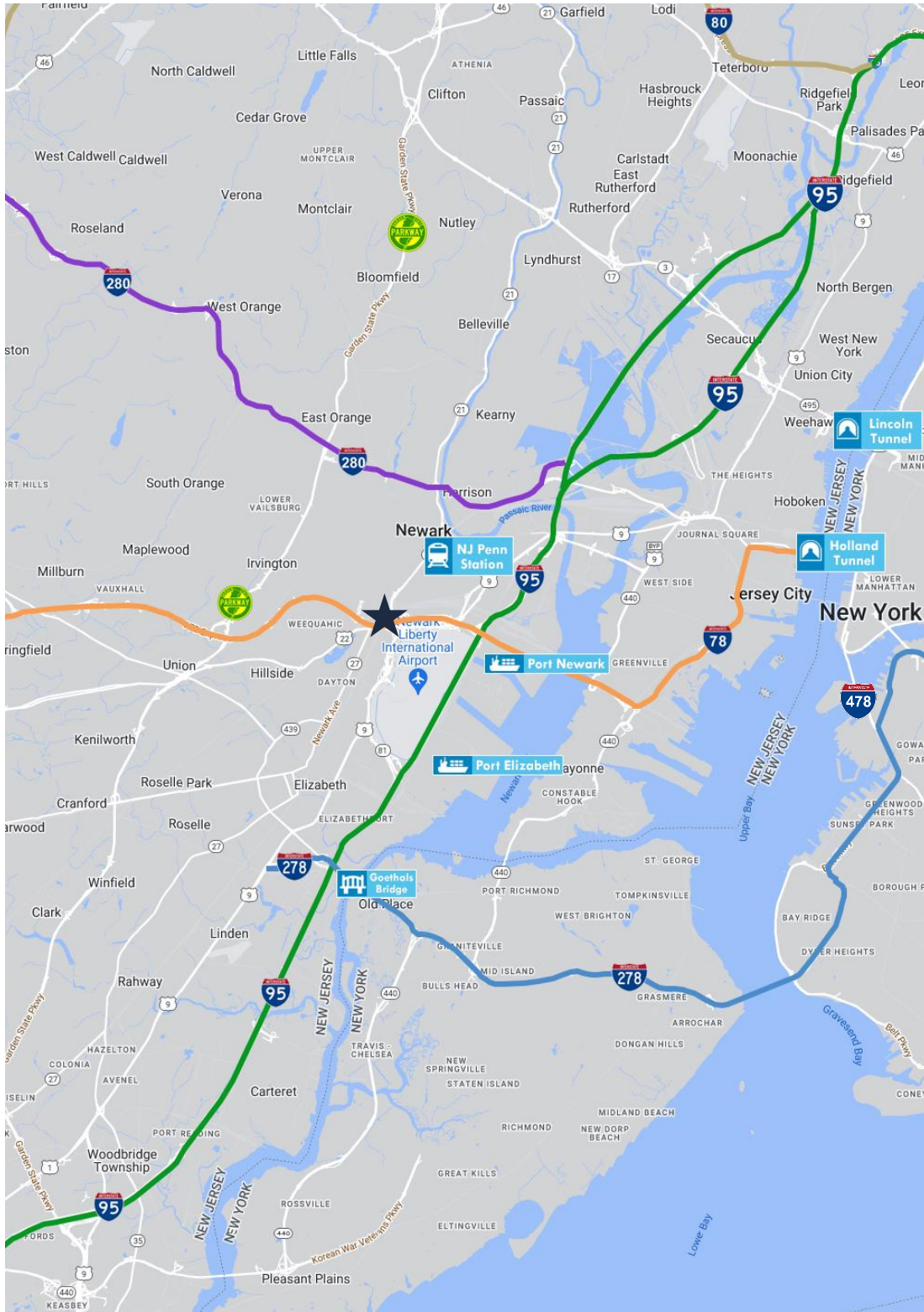
- Total Population: 7.4M
- Households: 2.99M
- Median Household Income: \$106,035
- Average Household Size: 2.4
- Transportation to Work: 3.83M
- Labor Force: 6.06M

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ACCESSIBILITY



0.2 MI
Route 22



1.0 MI
I-78



1.2 MI
US Hwy 1 & 9



2.2 MI
I-95 Exit 14



3.0 MI
Penn Station



3.7 MI
Newark Airport



3.9 MI
Ports Newark
and Elizabeth



10.2 MI
Holland Tunnel



12.8 MI
Lincoln Tunnel

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