

**Specifications**

- ±30,000 SF  
TOTAL BUILDING SIZE
- ±0.76 AC  
TOTAL ACREAGE
- ±18,000 SF  
UNIT A – FOR LEASE
- ±12,000 SF  
UNIT B – FOR LEASE
- ±30,000 SF  
TOTAL UNIT – FOR SALE
- Gas Suspended  
HEAT
- M-3 Industrial  
ZONING
- \$12.75 PSF NNN  
LEASE TERMS
- \$198 PSF  
SALE PRICE
- Wet  
SPRINKLER SYSTEM
- ±18'  
CEILING HEIGHT
- 2 Docks, 2 DI  
LOADING
- Clear Span  
COLUMN SPACING

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



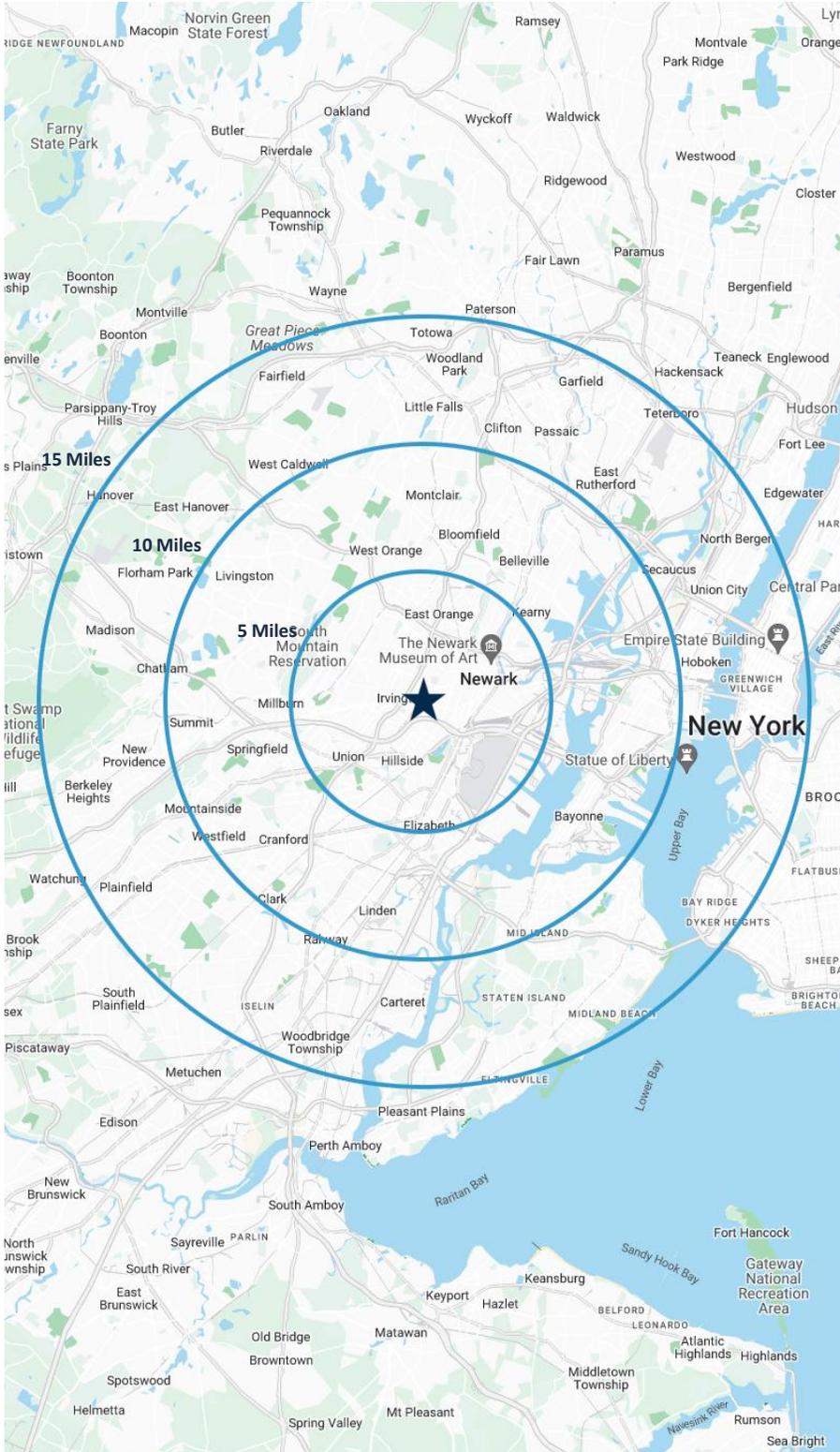
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### 5 MILES

- 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

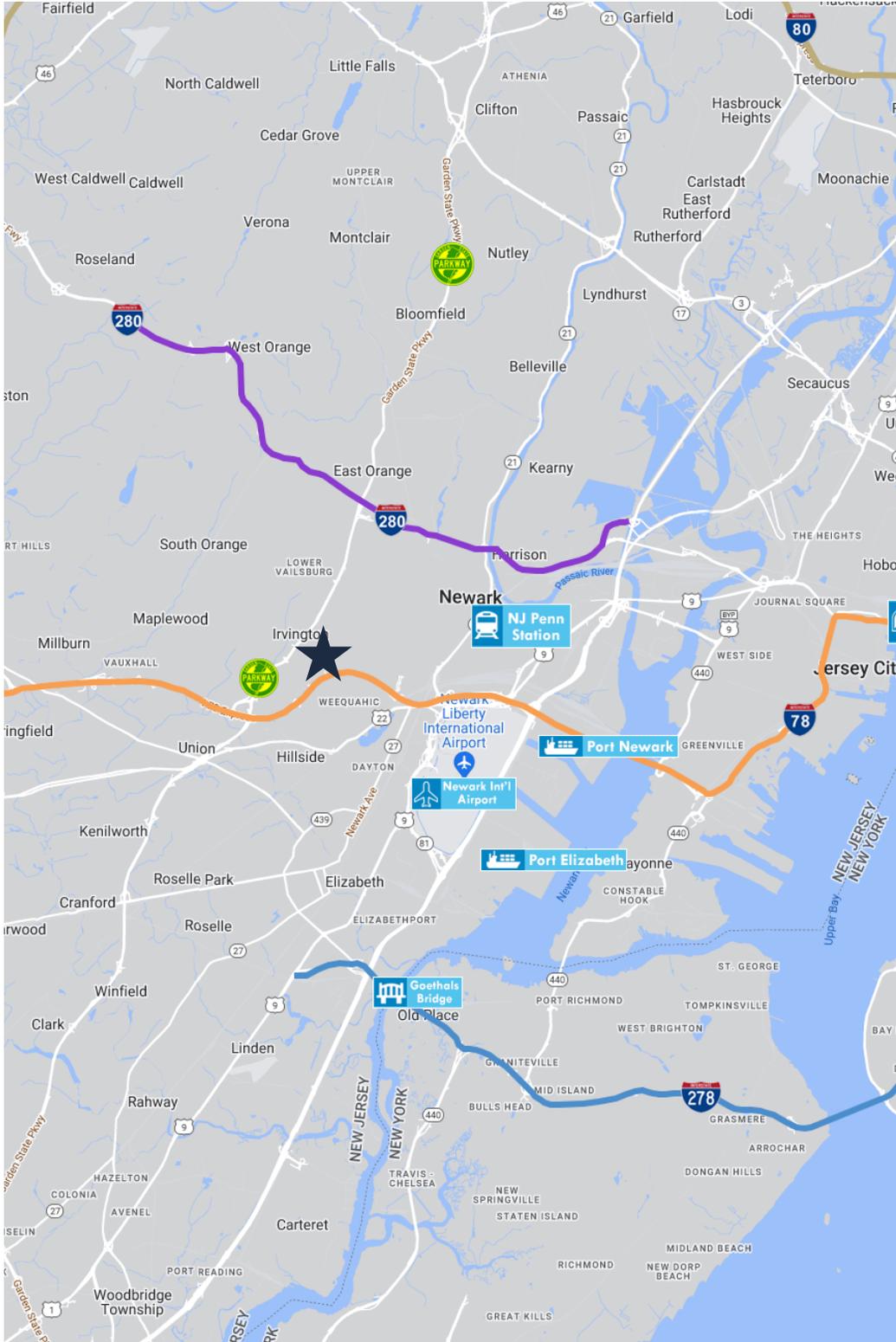
- Total Population: 6.59M
- Households: 2.65M
- Median Household Income: \$174,962
- Average Household Size: 2.4
- Transportation to Work: 3.53M
- Labor Force: 5.42M

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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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