

Specifications

±11,154 SF
TOTAL BUILDING SIZE

±400, ±500 & ±1,200 SF Suites
BUILDING 1, 1ST FLOOR

±500 SF Suite
BUILDING 2, 2ND FLOOR

Reception Area, Conference Room
Training Rooms
Kitchen – Breakroom
Multiple Entrances
±30 Spaces Onsite Parking

24-Hour Security
FEATURES

Zone C
ZONING

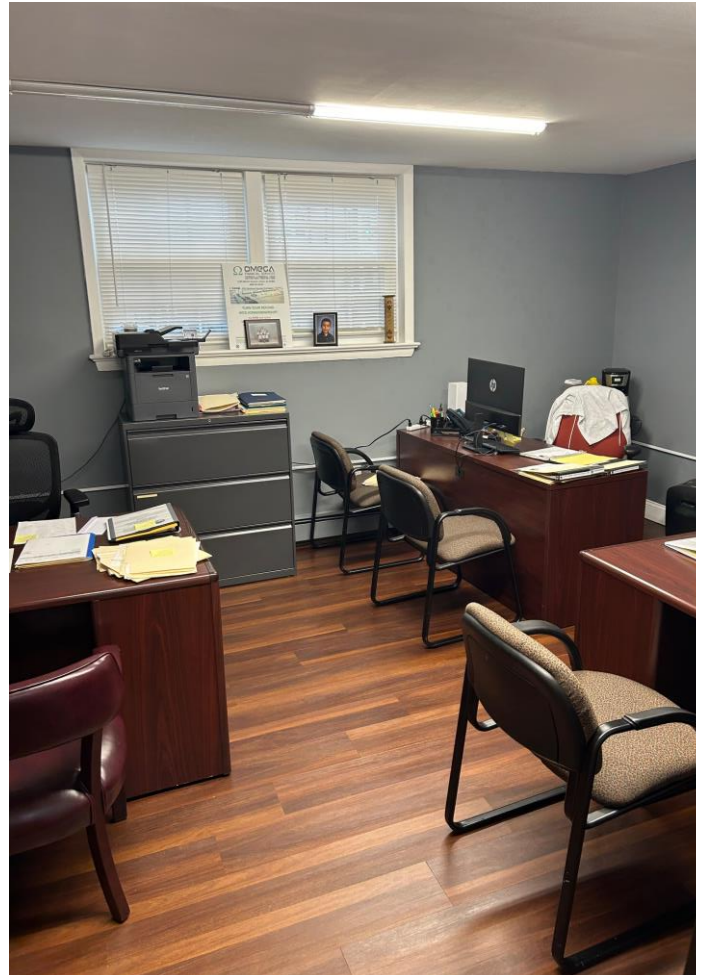
1.0 MI to Route 22
1.7 MI to Garden State Parkway
2.4 MI to I-78
ACCESSIBILITY

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

Adam Tannenbaum
Associate
973.379.6644 x 231
ATannenbaum@blauberg.com

Juan Disla
Director
973.379.6644 x 153
JD@blauberg.com

With great visibility and high traffic count, this property is located on Morris Avenue and has convenient access to Route 22 and Garden State Parkway. It is less than one mile to Union Town Center and within minutes to US Highway 1 & 9, I-78 and Newark Liberty International Airport.



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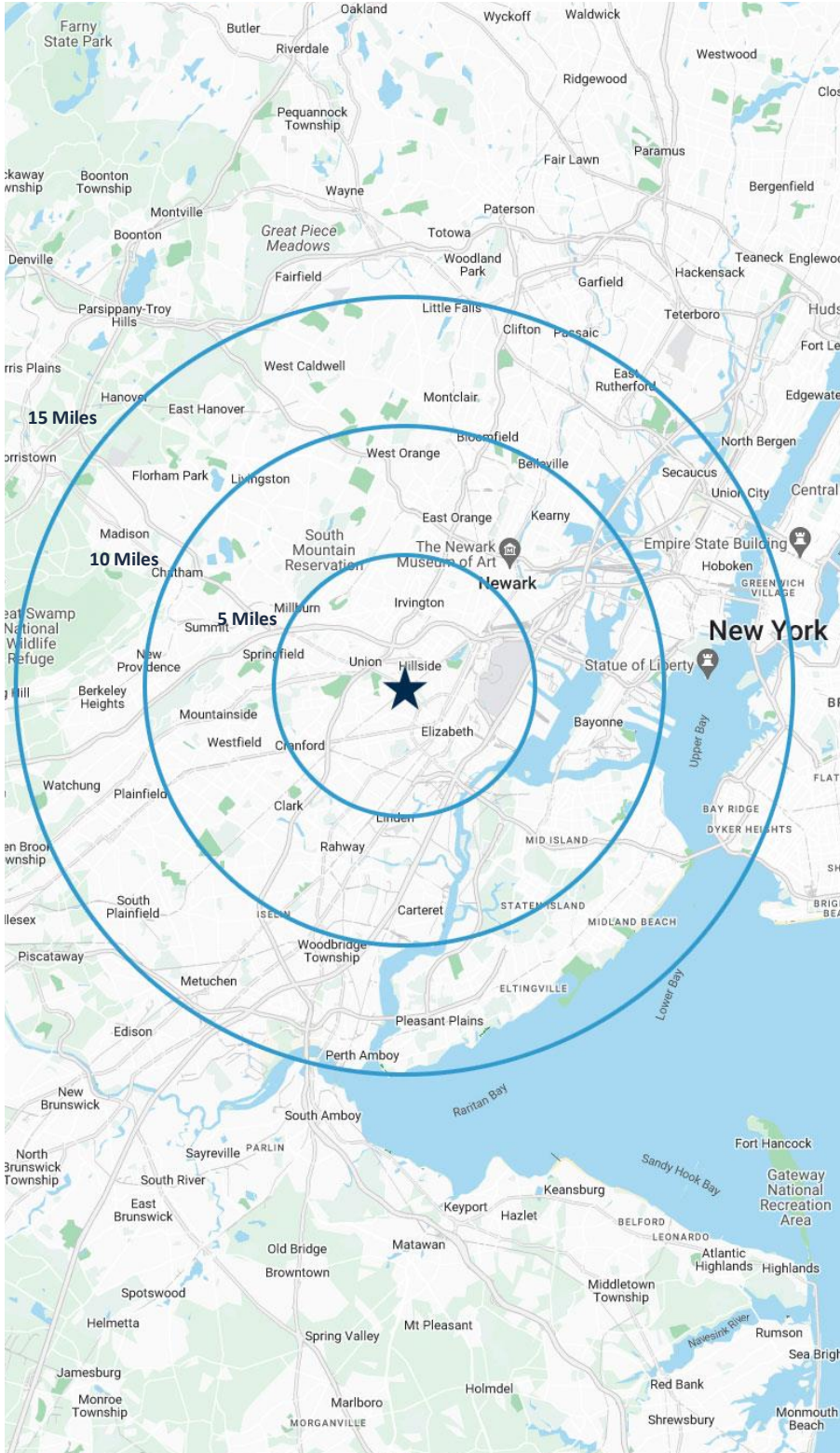
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5 MILES

- Total Population: 668,060
- Households: 241,329
- Median Household Income: \$85,251
- Average Household Size: 2.7
- Transportation to Work: 329,821
- Labor Force: 529,806

10 MILES

- Total Population: 2.07M
- Households: 762,486
- Median Household Income: \$99,973
- Average Household Size: 2.7
- Transportation to Work: 1.02M
- Labor Force: 1.65M

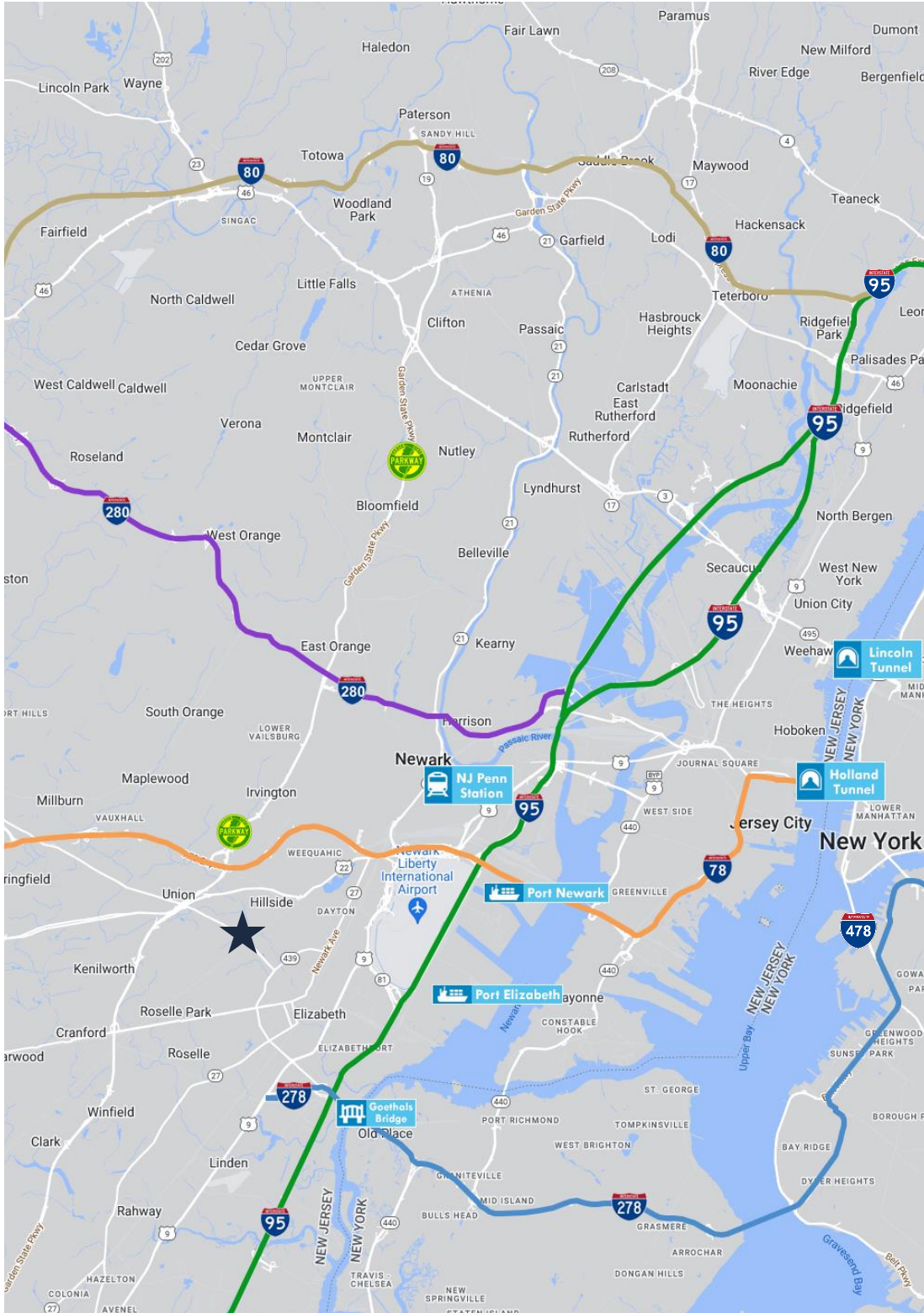
15 MILES

- Total Population: 5.28M
- Households: 2.09M
- Median Household Income: \$110,813
- Average Household Size: 2.5
- Transportation to Work: 2.74M
- Labor Force: 4.3M

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ACCESSIBILITY

 1.0 MI
Route 22

 1.2 MI
I-78

 1.4 MI
GSP Exit 140A

 4.1 MI
US Hwy 1 & 9


 7.1 MI
I-95 Exit 13A

 7.2 MI
Penn Station

 7.4 MI
Newark Airport

 7.5 MI
Ports Newark & Elizabeth

 13.1 MI
Holland Tunnel

 17.8 MI
Lincoln Tunnel

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