

Specifications

±210,000 SF TOTAL BUILDING SIZE	±7.3 AC LOT SIZE
6 Exterior DOCKS	Wet SPRINKLERS
±22' CEILING HEIGHT	T-RD ZONING
Reinforced Concrete CONSTRUCTION	
\$13.50 PSF NNN SUBLEASE RATE	
\$2.80 PSF Est. OPEX	
0.3 Miles to US Hwy 1 & 9	
2.7 Miles to I-95, Exit 16E	
5.7 Miles to GWB	
14.3 Miles to Ports Newark/Elizabeth ACCESSIBILITY	

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

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 973.432.1648
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Peter J. Murano, Jr., SIOR
 Managing Executive Director
 973.214.9375
 pjmurano@blauberg.com

FOR SUBLEASE | 7001 ANPESIL AVENUE | NORTH BERGEN, NJ



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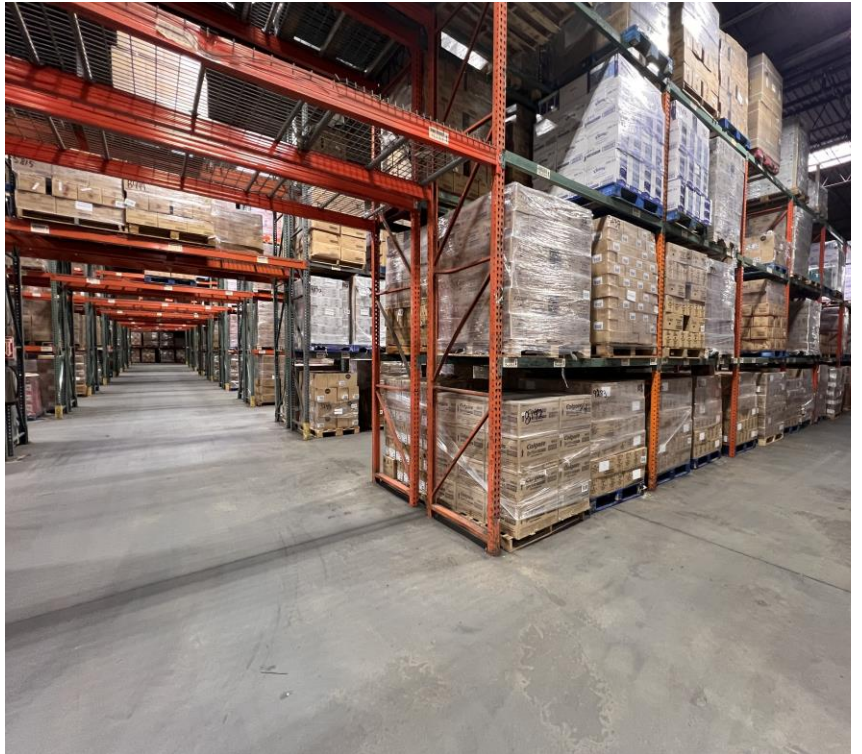
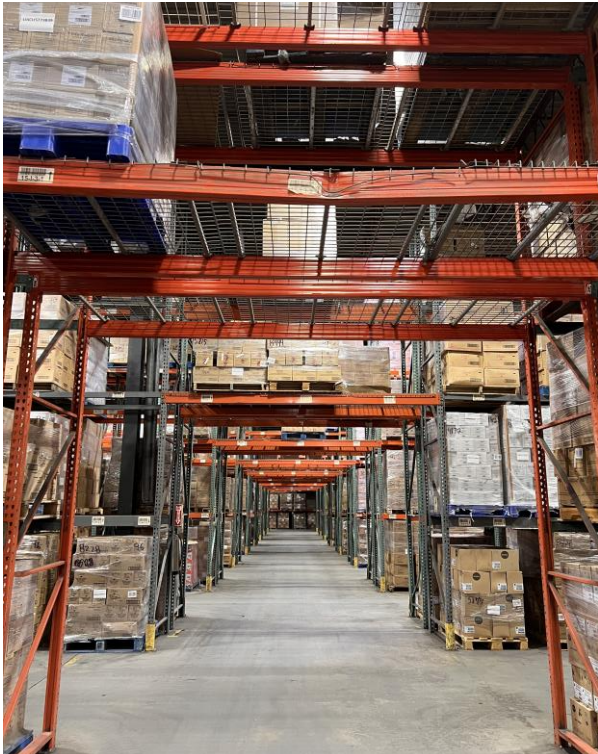
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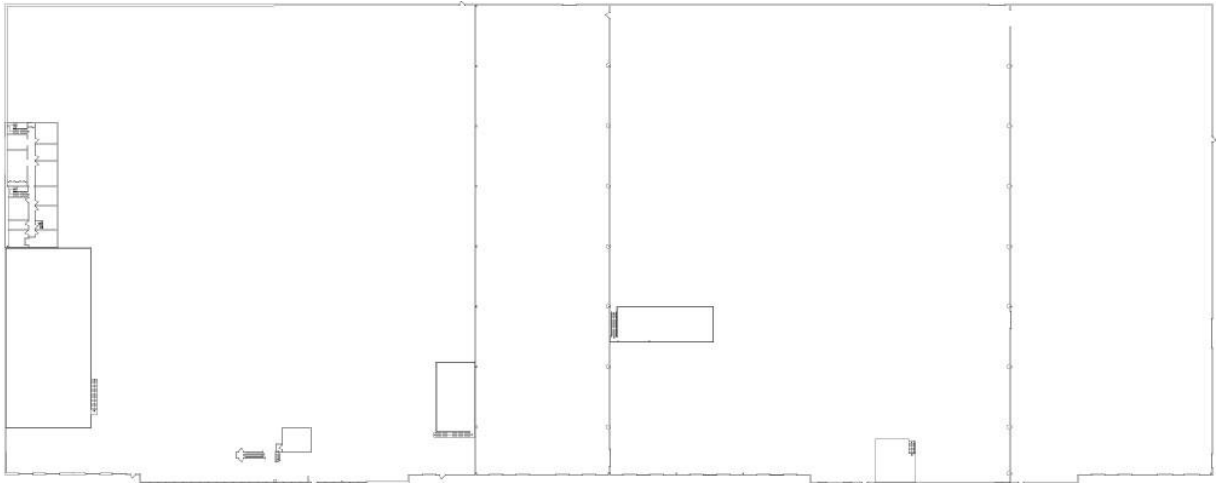


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▲ WEST SIDE AVENUE ▲



▲ 69TH STREET ▲

TENANT AREA 1
OFFICES: 4,753 SQ. FT.
WAREHOUSE: 75,427 SQ. FT.
TOTAL: 80,180 SQ. FT.

TENANT AREA 2
OFFICE: 1,275 SQ. FT.
WAREHOUSE: 21,258 SQ. FT.
TOTAL: 22,533 SQ. FT.

TENANT AREA 2
OFFICE: 1,603 SQ. FT.
WAREHOUSE: 66,642 SQ. FT.
TOTAL: 68,245 SQ. FT.

TENANT AREA 2
OFFICE: 1,805 SQ. FT.
WAREHOUSE: 32,583 SQ. FT.
TOTAL: 34,338 SQ. FT.

▼ ANPESIL DRIVE ▼

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5 MILES

- Total Population: 1.69M
- Households: 804,046
- Median Household Income: \$125,148
- Average Household Size: 2.0
- Transportation to Work: 963,023
- Labor Force: 1.45M

10 MILES

- Total Population: 6.31M
- Households: 2.57M
- Median Household Income: \$101,899
- Average Household Size: 2.4
- Transportation to Work: 3.3M
- Labor Force: 5.21M

15 MILES

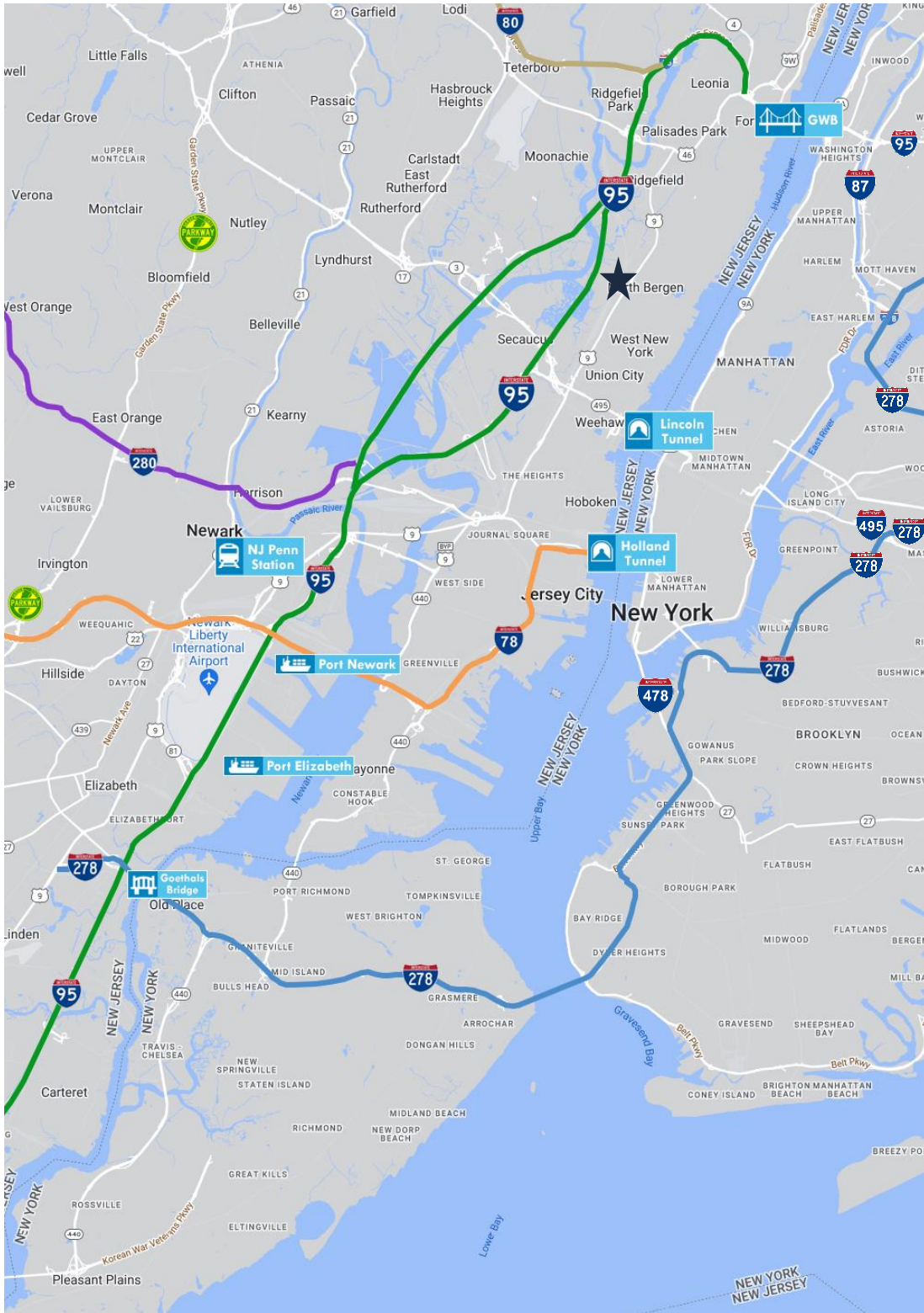
- Total Population: 10.87M
- Households: 4.23M
- Median Household Income: \$96,586
- Average Household Size: 2.5
- Transportation to Work: 5.49M
- Labor Force: 8.89M

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ACCESSIBILITY



0.3 MI
US Hwy 1 & 9



2.7 MI
I-95 Exit 16E



5.2 MI
Lincoln Tunnel



5.7 MI
GWB



7.1 MI
I-280



10.2 MI
I-78



10.8 MI
Holland Tunnel



11.2 MI
Penn Station



14.3 MI
Newark Airport



14.3 MI
Ports Newark & Elizabeth

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