

Specifications

±33,044 SF
Fenced-In, Paved & Lit Yard
AVAILABLE SPACE

±125,000 SF
TOTAL BUILDING SIZE

±7.97 AC
TOTAL ACREAGE

8 Positions
LOADING PLATFORM

Wet
SPRINKLERS

17'
CLEAR HEIGHT

\$2.35 PSF
OPEX

\$12.95 PSF NNN
LEASE RATE

Heating - Gas
UTILITIES

Masonry
CONSTRUCTION

30'W x 40'D
COLUMNS

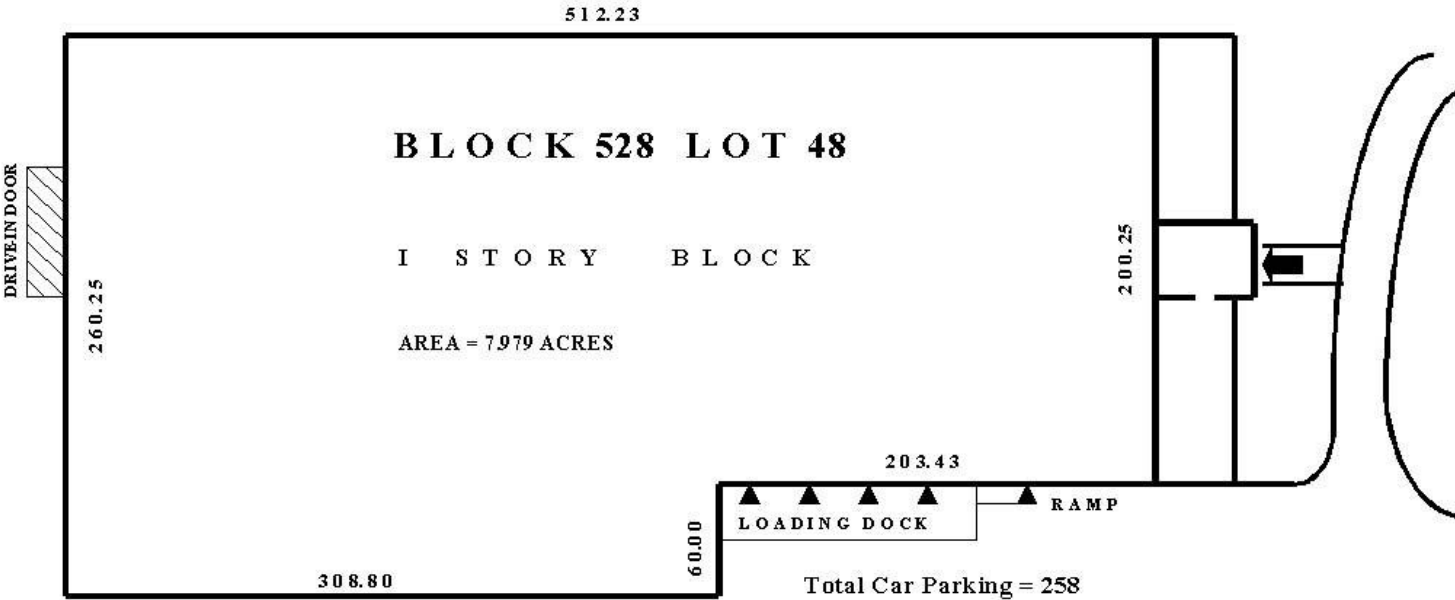
M-1
ZONING

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

Jason M. Crimmins, CCIM, SIOR
President
973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.432.1648
aconte@blauberg.com

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



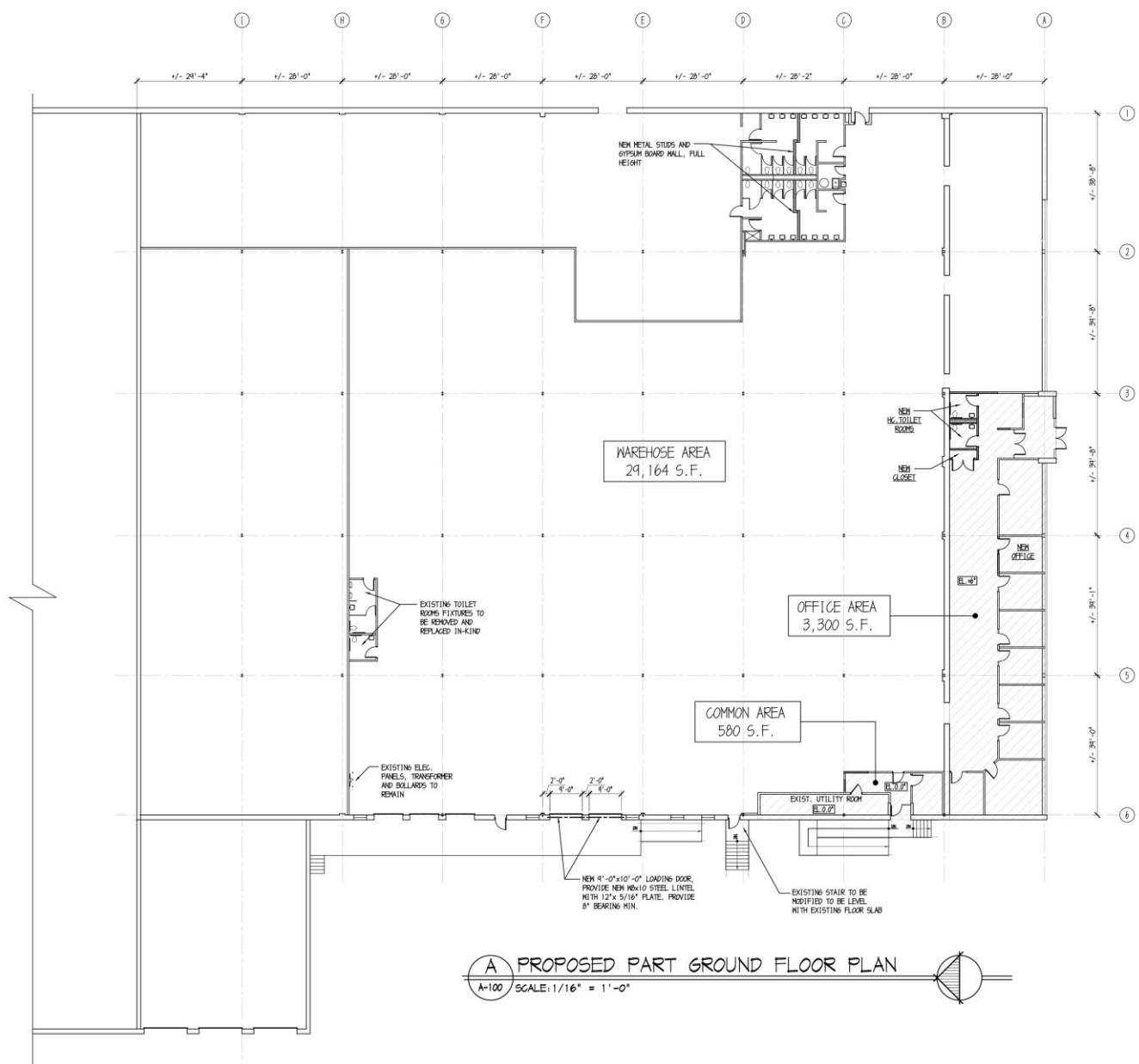
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
President
973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.432.1648
aconte@blauberg.com

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

PROPOSED PART GROUND FLOOR PLAN

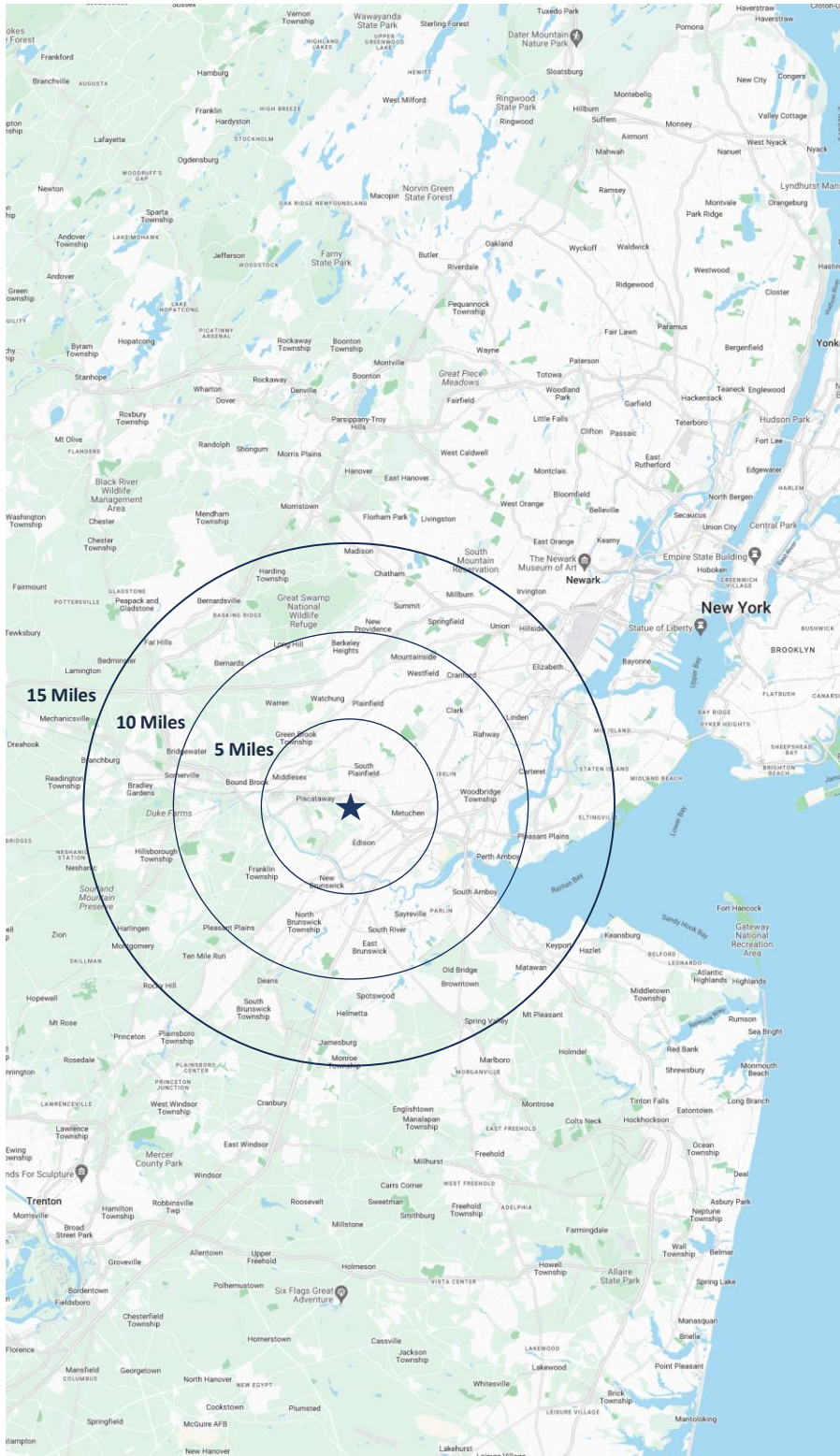


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
 President
 973.568.6611
 jmcgrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
 Executive Vice President
 973.432.1648
 acont@blauberg.com

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



5 MILES

- Total Population: 352,772
- Households: 116,347
- Median Household Income: \$111,758
- Average Household Size: 2.9
- Transportation to Work: 182,288
- Labor Force: 285,249

10 MILES

- Total Population: 1.04M
- Households: 361,755
- Median Household Income: \$120,209
- Average Household Size: 2.8
- Transportation to Work: 542,601
- Labor Force: 835,605M

15 MILES

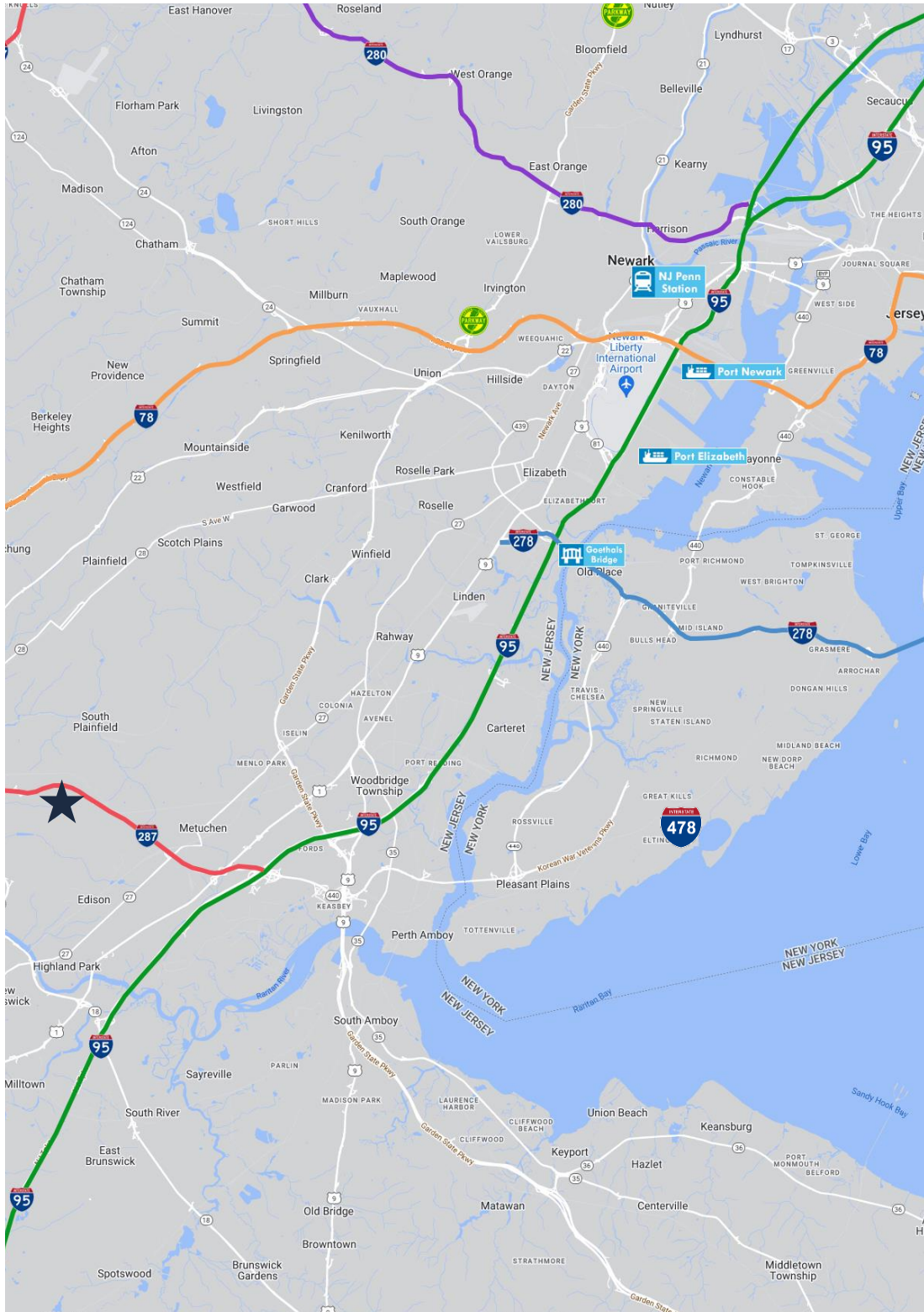
- Total Population: 2.03M
- Households: 719,276
- Median Household Income: \$123,079
- Average Household Size: 2.8
- Transportation to Work: 1.07M
- Labor Force: 1.64M

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

Jason M. Crimmins, CCIM, SIOR
President
 973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
 973.432.1648
aconte@blauberg.com

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



ACCESSIBILITY



1.4 MI
I-287



6.3 MI
I-95



16 MI
I-78 Exit 29



19.1 MI
Goethals Bridge



25.7 MI
Penn Station



22.2 MI
Newark Airport



22.8 MI
Ports Newark
and Elizabeth



32.2 MI
Holland Tunnel



34.4 MI
Lincoln Tunnel

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

Jason M. Crimmins, CCIM, SIOR
President
973.568.6611
jmcgrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.432.1648
aconte@blauberg.com

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