

## Specifications

±4.2 AC (Block 284, Lots 5 & 10.01)  
LOT SIZE

±3.1 AC  
USABLE SIZE

±3,338 SF Office  
BUILDING 1

±25' L x 25' W x 15' H Garage  
BUILDING 2

±45' L x 10' W x 15' H Garage  
BUILDING 3

Gas  
HEAT / AC

Construction  
CURRENT USE

M-3  
ZONING

\$15,465.13  
TAXES (2024)

Approx. 2 MI to I-287 & Route 22  
Approx. 5 MI to I-78  
Approx. 6 MI to I-95  
ACCESSIBILITY

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

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)  
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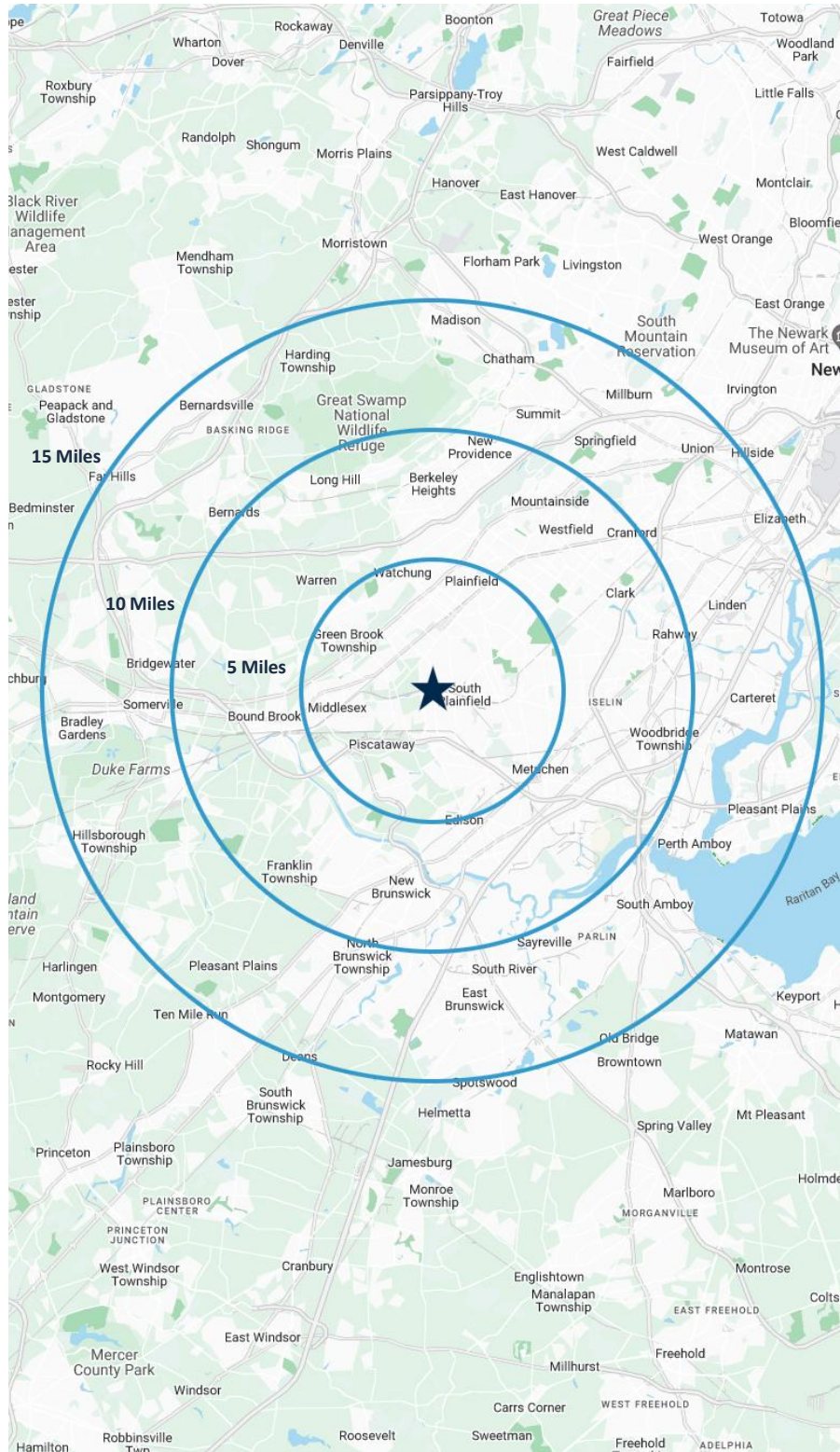


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### 5 MILES

- Total Population: 311,524
- Households: 103,356
- Median Household Income: \$129,145
- Average Household Size: 2.9
- Transportation to Work: 168,128
- Labor Force: 250,482

### 10 MILES

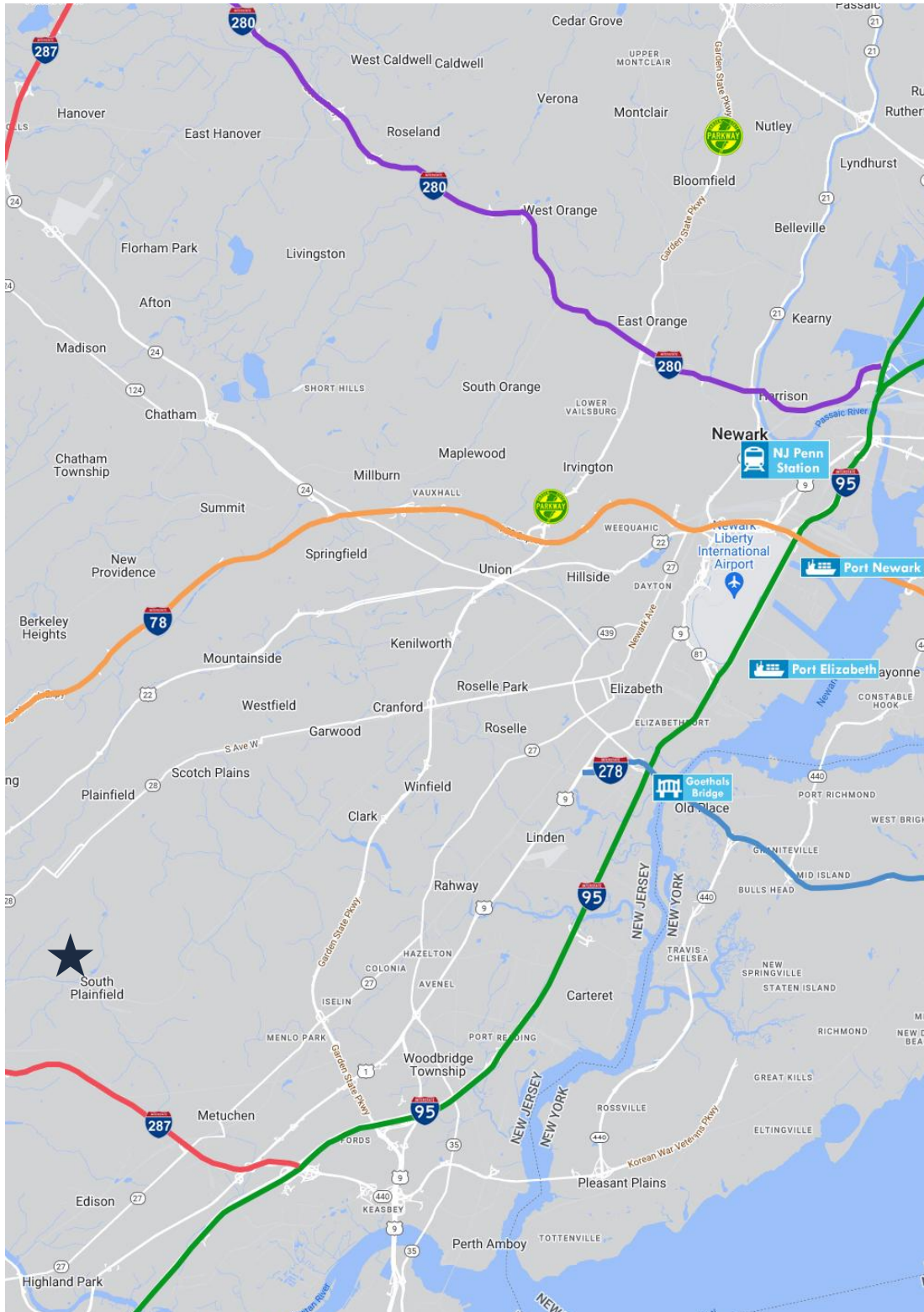
- Total Population: 1.04M
- Households: 367,725
- Median Household Income: \$125,821
- Average Household Size: 2.8
- Transportation to Work: 558,155
- Labor Force: 842,316

### 15 MILES

- Total Population: 2.14M
- Households: 767,337
- Median Household Income: \$124,281
- Average Household Size: 2.7
- Transportation to Work: 1.14M
- Labor Force: 1.73M

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## ACCESSIBILITY



2.5 MI  
I-287



3.2 MI  
Route 22



6.1 MI  
Route 1



7.4 MI  
I-95 Exit 10



8.8 MI  
GSP Exit 127



8.8 MI  
I-78 Exit 36



19.4 MI  
Goethals Bridge



22.1 MI  
Newark Airport



24.7 MI  
Ports Newark  
& Elizabeth

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