



Specifications

±50,000 SF TOTAL BUILDING SIZE	Gas Suspended HEAT
±50,000 SF AVAILABLE UNIT	Wet System SPRINKLER
±2 AC TOTAL ACREAGE	45 Spaces CAR PARKING
±18' CEILING HEIGHTS	Roof Solar COMMENT
4 Tailboards LOADING	800 Amps POWER
Industrial ZONING	\$78,536 Per Annum TAXES
\$10.85 PSF NNN LEASE RATE	
2.2 Miles to I-95	
6.8 Miles to Rutgers University	
9 Miles to I-287	
25.9 Miles to Ports Newark/Elizabeth	
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

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice 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

Nicholas Bio
Associate
973.379.6644 x 233
nbio@blauberg.com

FOR LEASE | 45 SIXTH STREET | EAST BRUNSWICK, NJ



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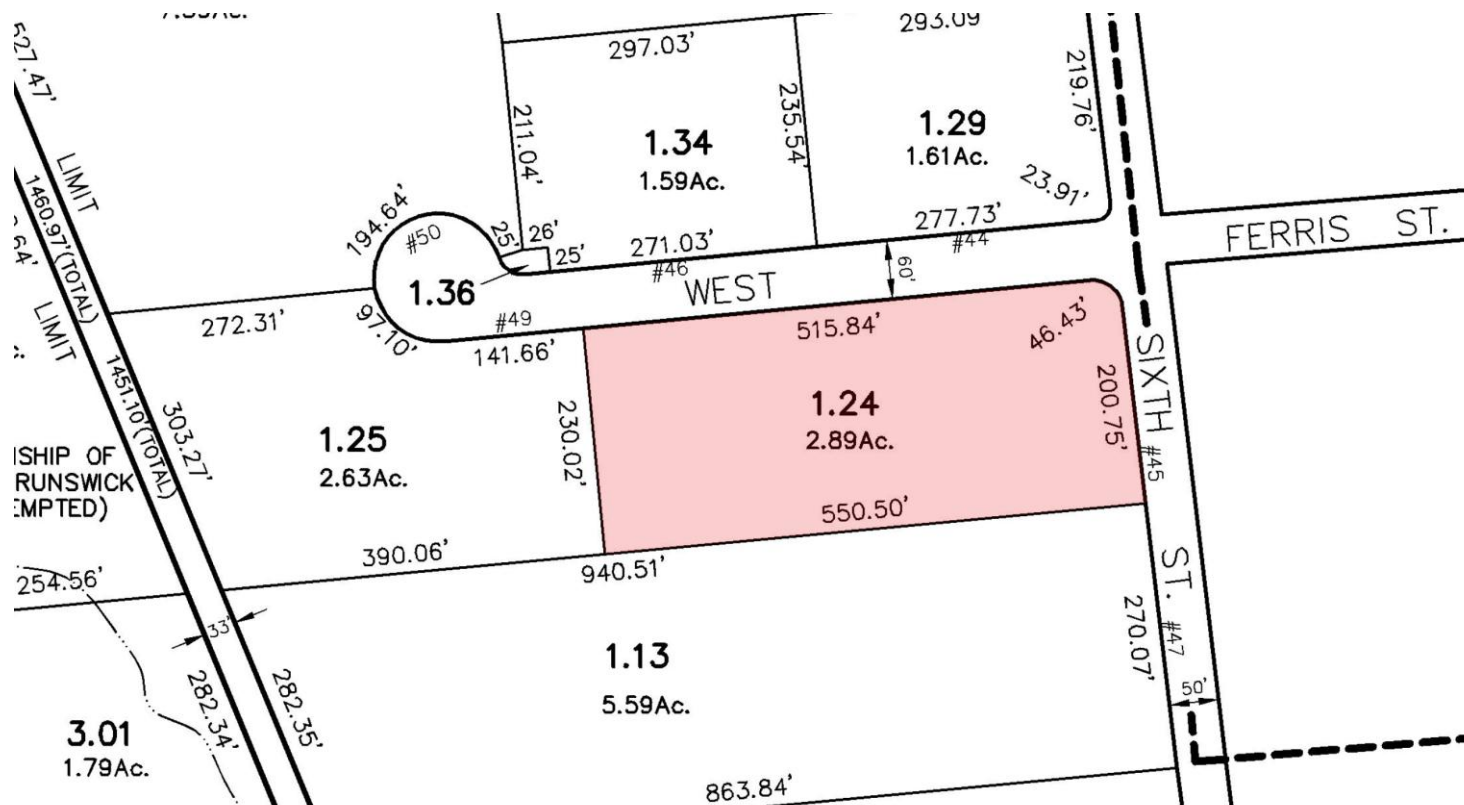
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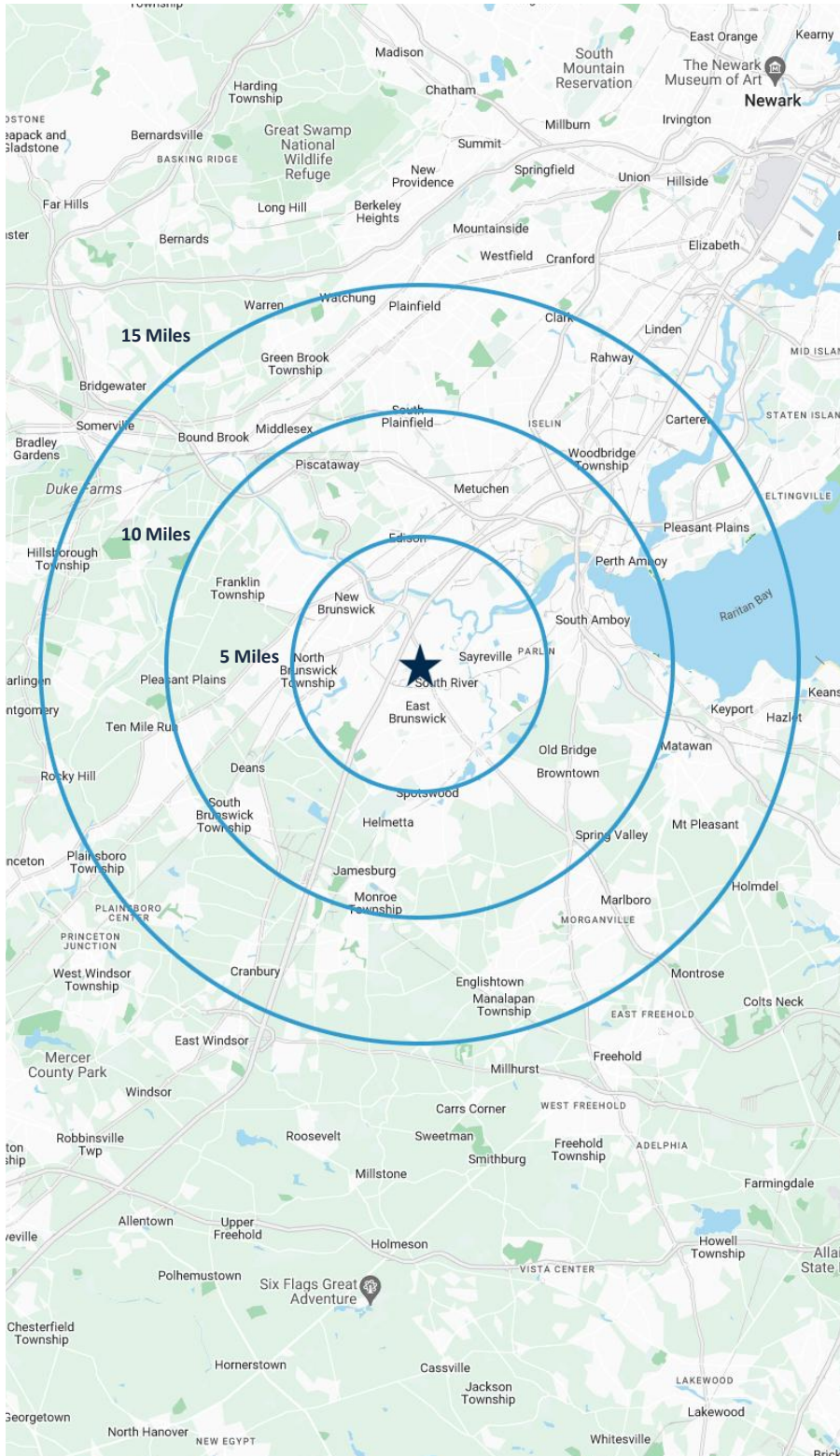
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5 MILES

- Total Population: 256,491
- Households: 87,337
- Median Household Income: \$109,660
- Average Household Size: 2.8
- Transportation to Work: 137,220
- Labor Force: 210,221

10 MILES

- Total Population: 837,928
- Households: 297,865
- Median Household Income: \$119,024
- Average Household Size: 2.7
- Transportation to Work: 454,362
- Labor Force: 690,234

15 MILES

- Total Population: 1.69M
- Households: 607,910
- Median Household Income: \$127,451
- Average Household Size: 2.7
- Transportation to Work: 917,273
- Labor Force: 1.39M

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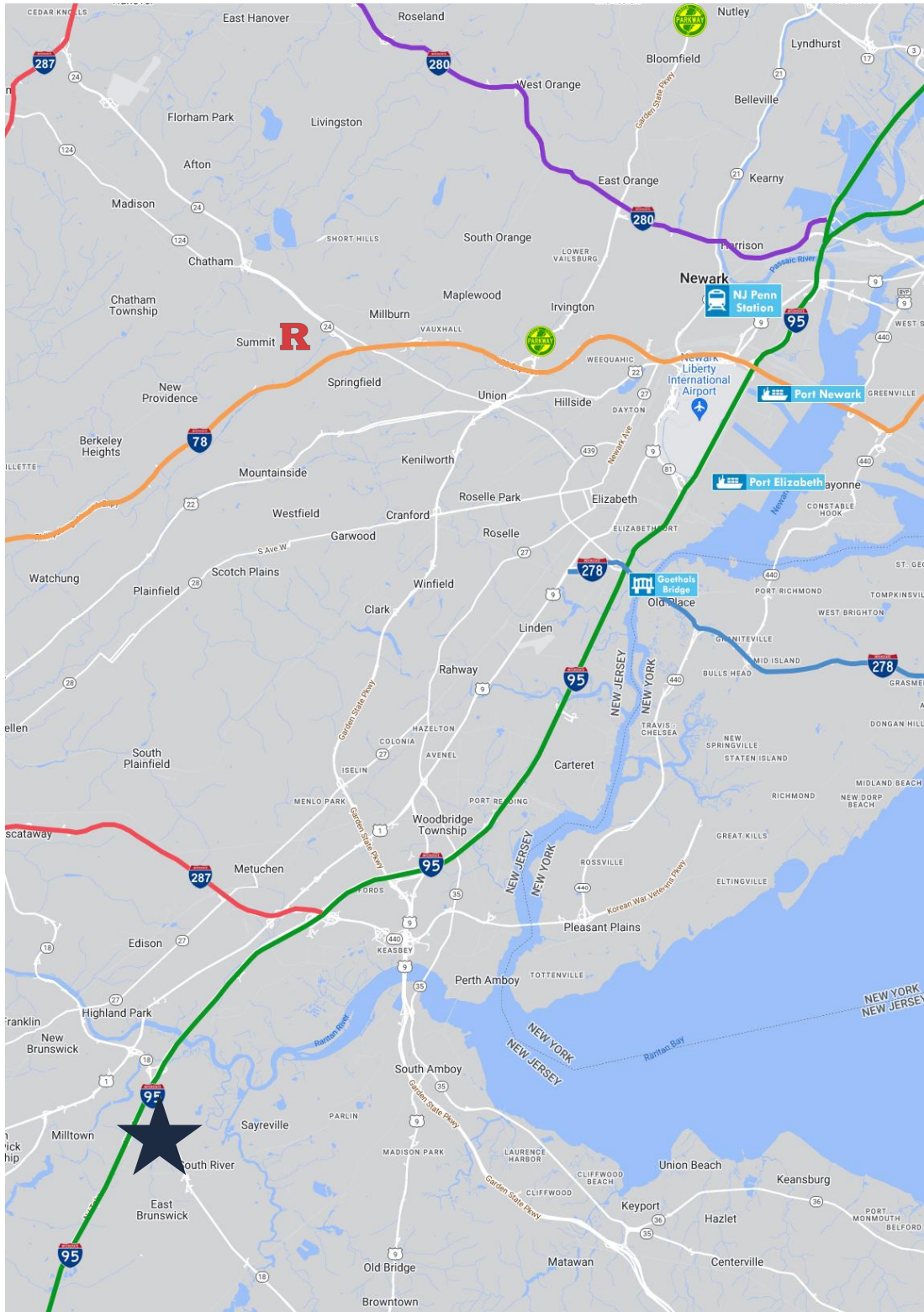
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ACCESSIBILITY



2.2 MI
I-95 Exit 9



6.8 MI
Rutgers Univ.



8.9 MI
I-287



20.2 MI
Goethals Bridge



23.5 MI
Newark Airport



24 MI
I-78 Exit 58



25.9 MI
Ports Newark
and Elizabeth



26.7 MI
Penn Station



32.5 MI
Holland Tunnel



34.1 MI
Lincoln Tunnel

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