



Specifications

±42,575 SF  
TOTAL SF

Three Phase  
POWER

Gas Suspended  
HEAT

1 DI Door  
LOADING

±2,904 – 5,808 SF  
TOTAL AVAILABLE (AVAILABLE MAY 1, 2026)

±16 Feet  
CEILING HEIGHT

Office Space  
2ND FLOOR

Industrial (I-2)  
ZONING

Please Call  
LEASE RATE

0.7 Miles to I-78

0.9 Miles to US Highway 1 & 9

4.1 Miles to Ports Newark/Elizabeth  
ACCESSIBILITY

VIDEO

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

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 THE STRO COMPANIES  
CREATING VALUE



FOR LEASE | 202 VANDERPOOL STREET | NEWARK, NJ



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 **THE BLAU & BERG COMPANY**





OPEX - \$3.94 PSF

STRUCTURES

Address	Structure SF	Loading	Availability
209V	±3,535	1 DI	LEASED
213V	±1,671	1 DI	LEASED
215V	±2,530	2 TB	LEASED
217V	±2,524	2 TB	LEASED
219-221V	±4,486	3 TB (1 int) with yard	LEASED
202V	±2,902	1 DI	LEASED
204V	±2,904	1 DI	Available May 1, 2026
206V	±2,904	1 DI	Available May 1, 2026
208V	±2,904	1 DI	LEASED
210V	±2,904	1 DI	LEASED
212V	±2,904	1 DI	LEASED
216V	±2,904	1 DI	LEASED
218-220V	±4,573	2 DI	LEASED
203V	±1,600	1 DI with yard	LEASED
227-229V	±1,894	5 TB	LEASED

±41,275

YARD

Address	AC	LOT
231V	±0.15 AC (Newly Paved, Fenced)	LEASED

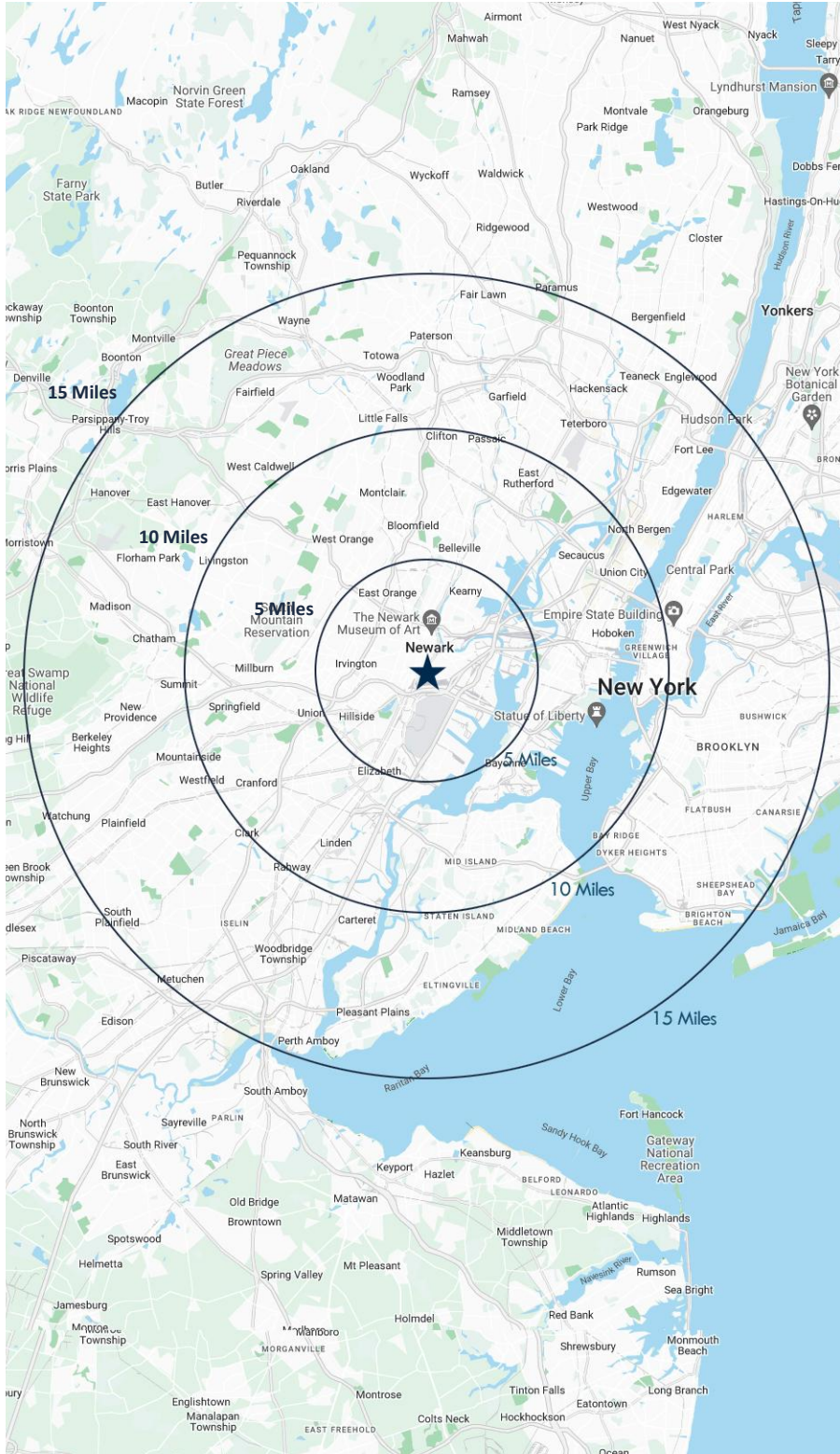
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## 5 MILES

- Total Population: 873,197
- Households: 314,897
- Median Household Income: \$68,335
- Average Household Size: 3.4
- Transportation to Work: 429,078
- Labor Force: 686,713

## 10 MILES

- Total Population: 2.72M
- Households: 1.06M
- Median Household Income: \$108,230
- Average Household Size: 3.2
- Transportation to Work: 1.44M
- Labor Force: 2.21M

## 15 MILES

- Total Population: 7.88M
- Households: 3.12M
- Median Household Income: \$103,538
- Average Household Size: 3.3
- Transportation to Work: 4.07M
- Labor Force: 6.42M

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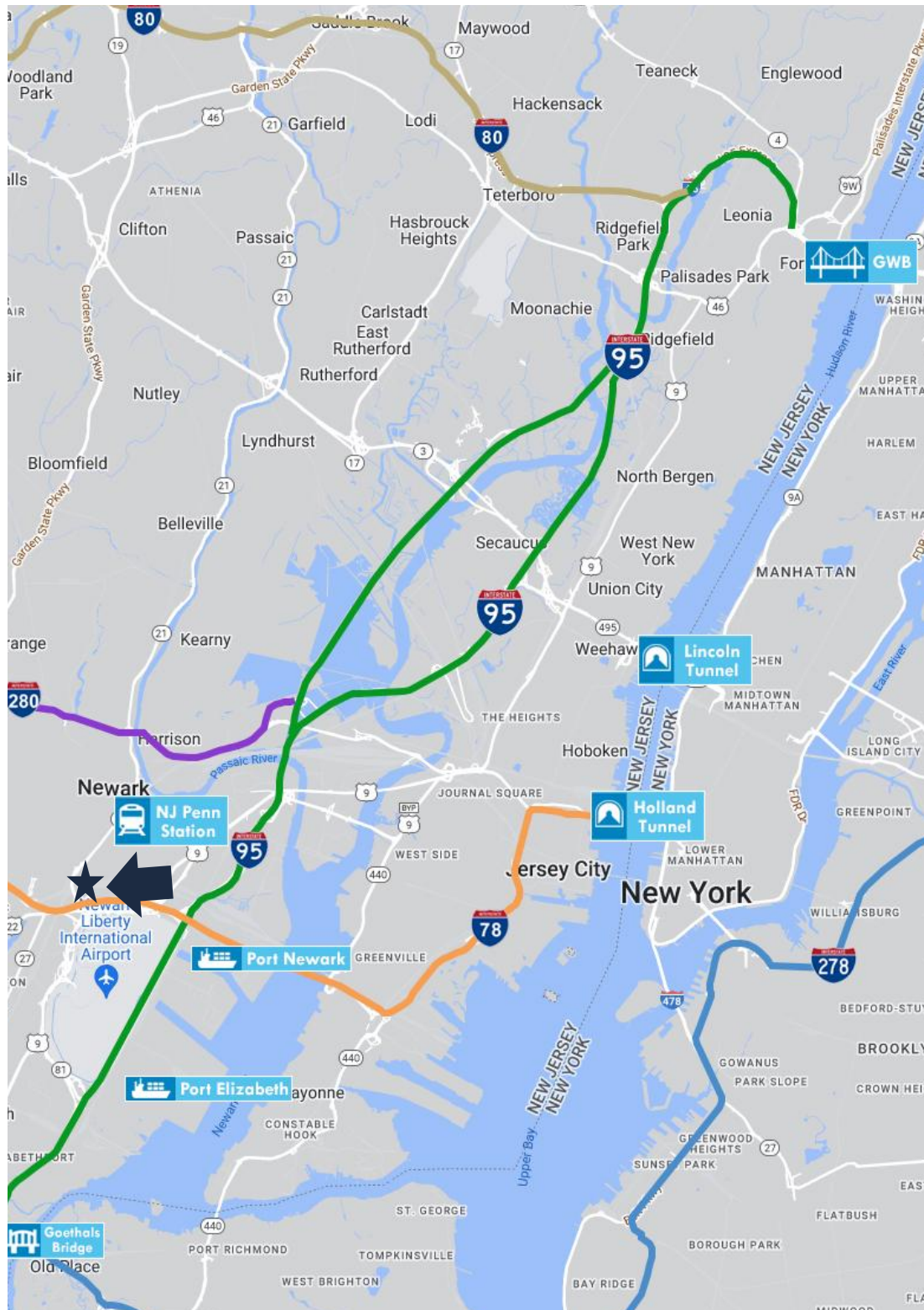
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## ACCESSIBILITY

	0.6 MI I-78
	0.9 MI US HWAY 1 & 9
	2.9 MI Newark Airport
	4.1 MI I-95 Exit 15E
	4.0 MI Ports Newark and Elizabeth
	1.6 MI Penn Station
	7.25 MI I-278
	9.4 MI Holland Tunnel
	14 MI Lincoln Tunnel
	10.1 MI Goethals Bridge

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