

Specifications

- ±42,575 SF TOTAL SF
- Gas Suspended HEAT
- ±2,904 – 5,808 SF TOTAL AVAILABLE (AVAILABLE MAY 1, 2026)
- ±16 Feet CEILING HEIGHT
- Office Space 2ND FLOOR
- Industrial (I-2) ZONING
- 0.7 Miles to I-78
- 0.9 Miles to US Highway 1 & 9
- 4.1 Miles to Ports Newark/Elizabeth ACCESSIBILITY
- Three Phase POWER
- 2 DI Doors LOADING
- Please Call LEASE RATE
- VIDEO**

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 121, acont@blauberg.com
- Peter J. Murano, SIOR, *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
- Dylan Meade, *Senior Associate*, 973.379.6644 x 115, dmeade@blauberg.com

FOR LEASE | 202 VANDERPOOL STREET | NEWARK, NJ



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 **THE STRO COMPANIES**  
CREATING VALUE

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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
<b>±41,275</b>			

**YARD**

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

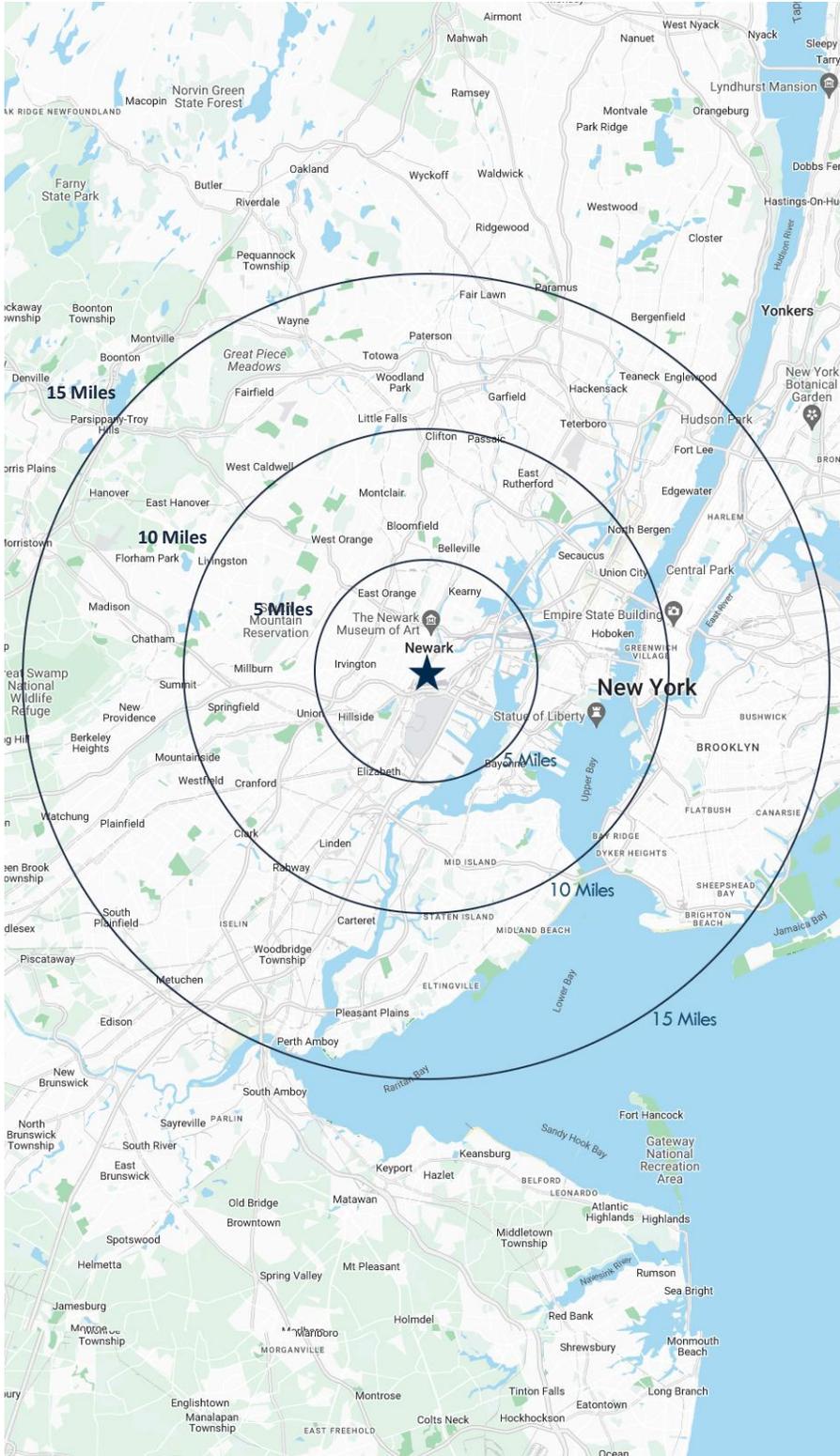
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### 5 MILES

- 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

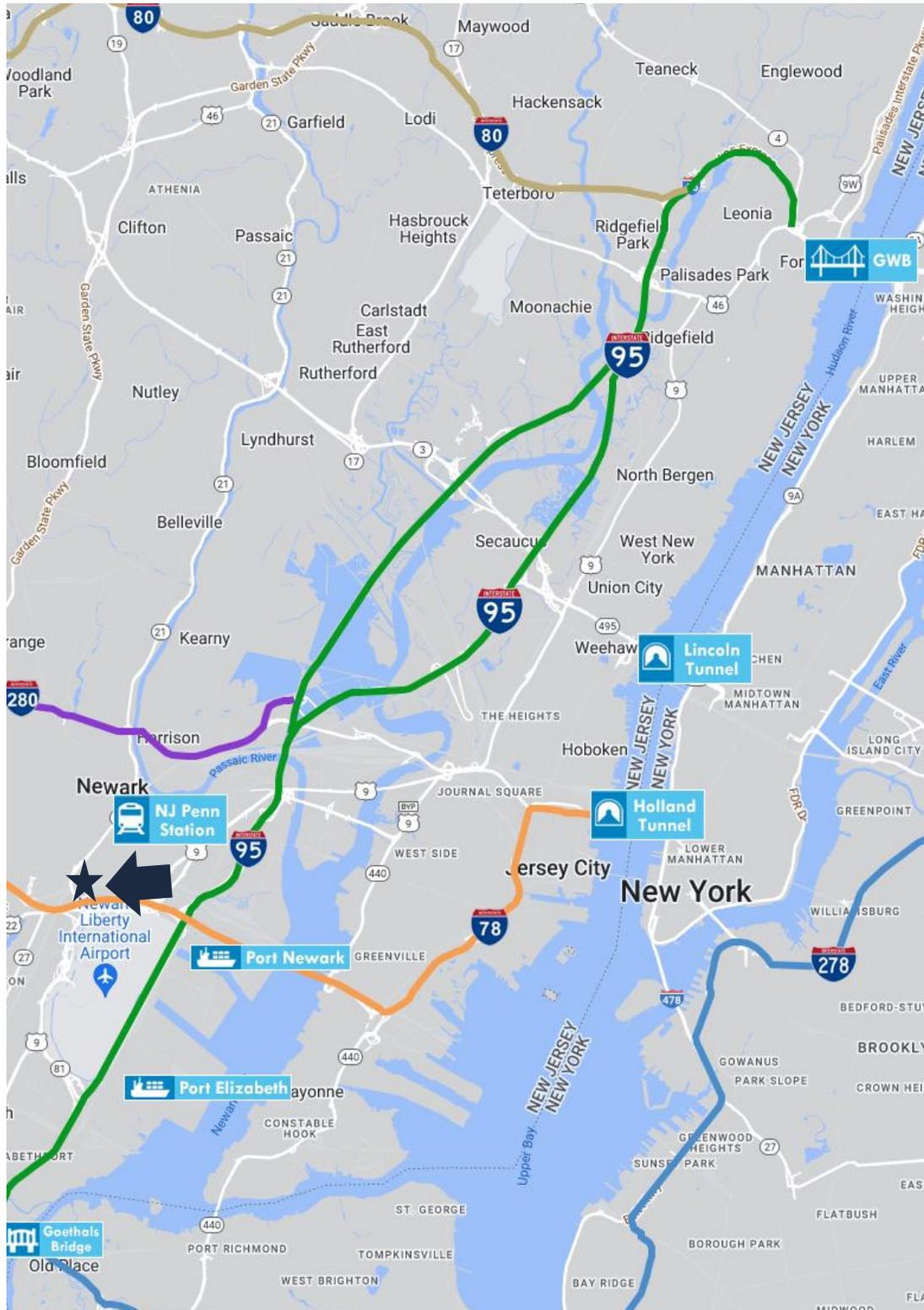
### 15 MILES

- 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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**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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