

## Specifications

±2,300 SF  
TOTAL SPACE AVAILABLE

Perfect for Research & Development  
Nutraceutical or Pharmaceutical  
Incubator Space  
IDEAL USE

Heavy  
POWER

±1.04 AC (Block 42, Lot 45.06)  
LOT SIZE

I-1  
ZONING

1.0 Mile to Route 10  
5.6 Miles to Morristown Airport  
11.1 Miles to I-78  
ACCESSIBILITY

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

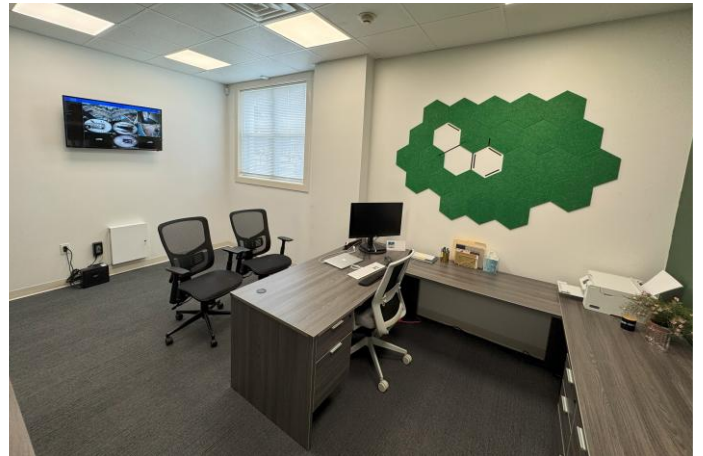
**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer**, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

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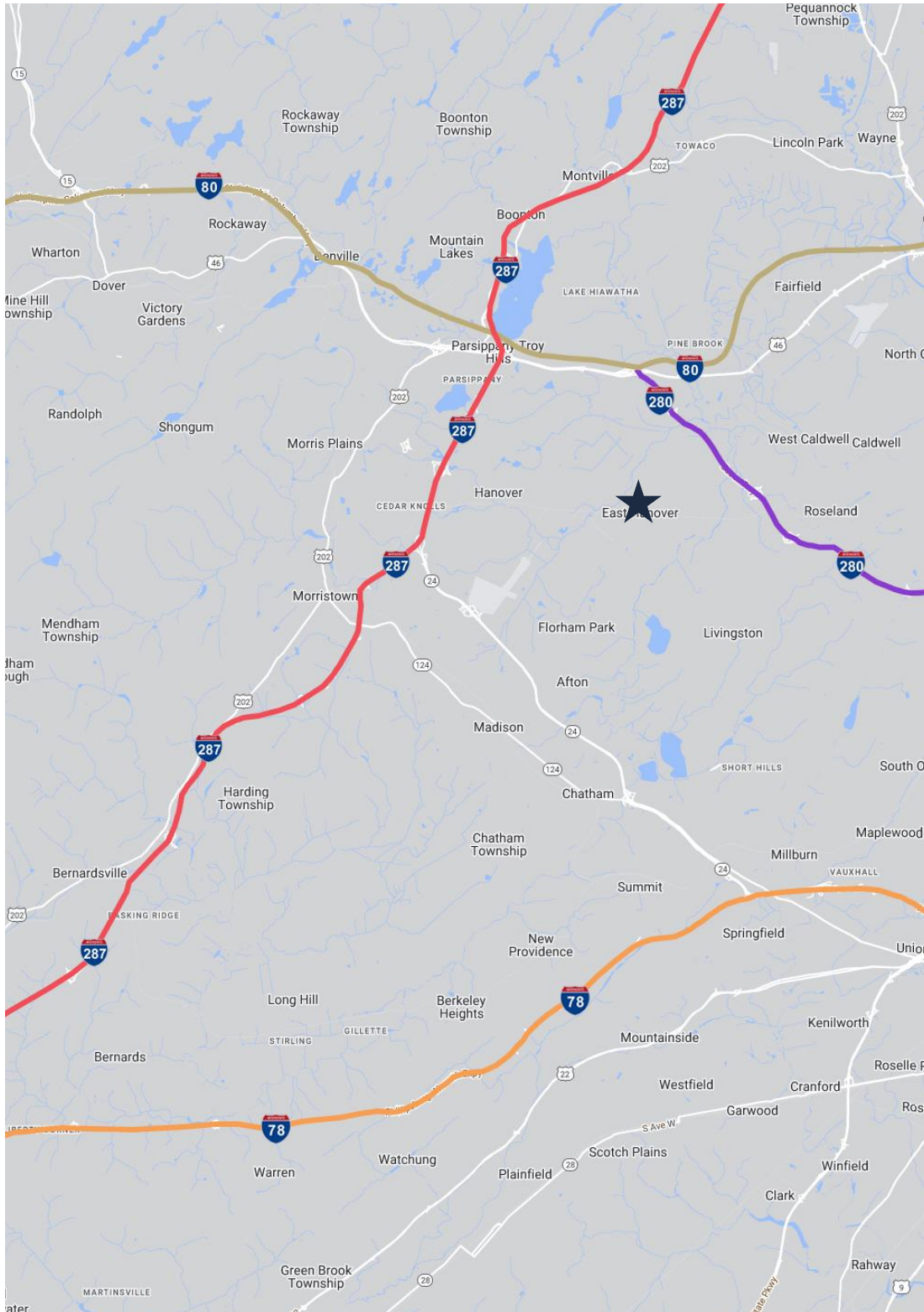
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## ACCESSIBILITY



1.0 MI  
Route 10



3.4 MI  
I-280 Exit 1



4.4 MI  
I-80



5.6 MI  
Morristown  
Mun. Airport



7.5 MI  
Route 24



10.9 MI  
GSP Exit 145



11.1 MI  
I-78 Exit 78



14.8 MI  
Penn Station



21.4 MI  
Holland Tunnel



21.8 MI  
Newark Airport



23.3 MI  
Lincoln Tunnel

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