

Specifications

±12,975 SF
BUILDING SIZE

±0.84 AC
ACREAGE

Suite 1: ±5,047 SF – 2 TB

Suite 2: ±7,928 SF – 1 TB, 1 DI

AVAILABLE SPACES

In Office
HVAC

Wet System
SPRINKLER

\$15.50 PSF Gross Suite 1

\$15.50 PSF Gross Suite 2

LEASE RATE

Convenient to Routes 22, 28, I-78,
GSP and I-95

6-Minute Drive (1.7 MI) to Dunellen
Raritan Valley Line

ACCESSIBILITY

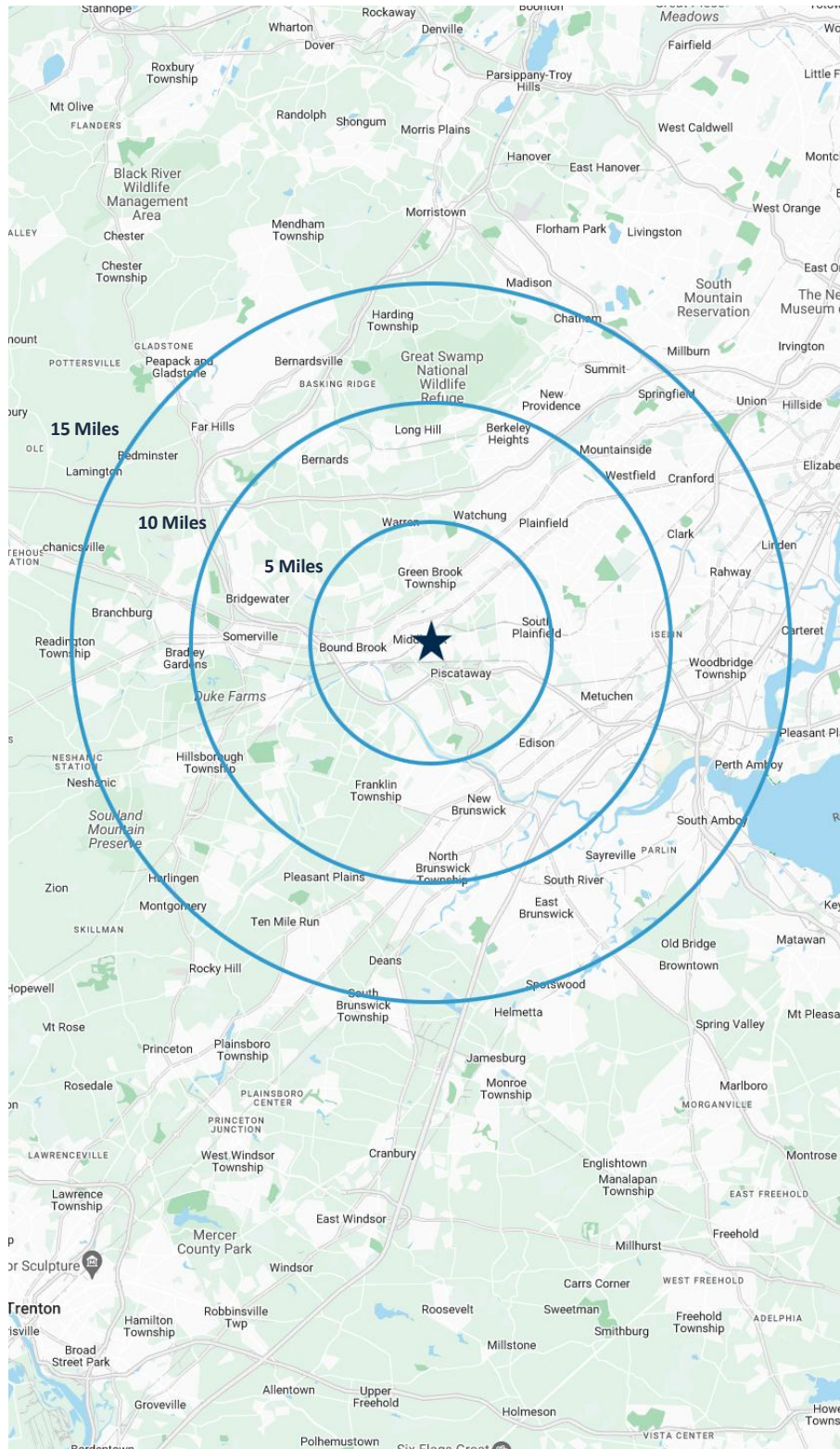
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

Alex Dombrowski
Associate
973.379.6644 x 229
adombrowski@blauberg.com



5 MILES

- Total Population: 249,984
- Households: 83,381
- Median Household Income: \$122,352
- Average Household Size: 2.9
- Transportation to Work: 130,195
- Labor Force: 202,999

10 MILES

- Total Population: 877,508
- Households: 305,822
- Median Household Income: \$139,494
- Average Household Size: 2.8
- Transportation to Work: 449,131
- Labor Force: 710,050

15 MILES

- Total Population: 1.74M
- Households: 613,252
- Median Household Income: \$138,059
- Average Household Size: 2.8
- Transportation to Work: 891,744
- Labor Force: 1.4M

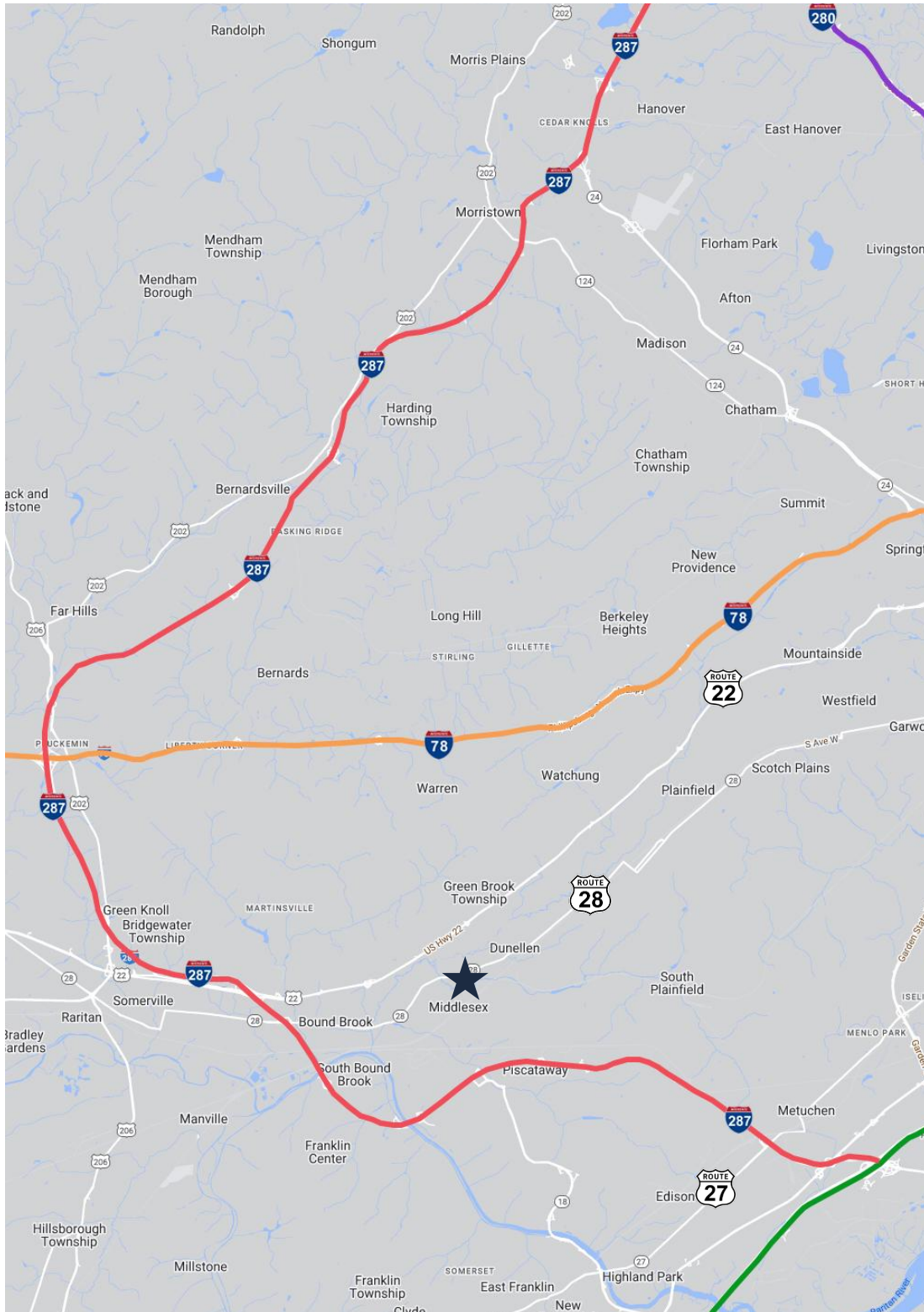
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

Alex Dombrowski
Associate
973.379.6644 x 229
adombrowski@blauberg.com



ACCESSIBILITY



2.2 MI
Route 22



2.7 MI
I-287



7.8 MI
Route 27



8.7 MI
US Hwy 1 & 9



10.1 MI
I-95 Exit 10



23.4 MI
Goethals Bridge



27.1 MI
Ports Newark
and Elizabeth



27.8 MI
EWR



33.6 MI
Holland Tunnel



34.5 MI
Lincoln Tunnel

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

Alex Dombrowski
Associate
973.379.6644 x 229
adombrowski@blauberg.com