

**Specifications**

**±55,235 SF**  
TOTAL BUILDING SIZE

**±900 SF (1<sup>st</sup> Floor)**  
**±1,000 SF (2<sup>nd</sup> Floor)**  
OFFICE

**15'**  
CEILING HEIGHT

**8** EXTERIOR  
DOCKS

**1 (10'W x 13'H)**  
DRIVE-IN

**800** Amps, 208V, 3 Phase, 4 Wire  
POWER

**±2.17 AC** (Block 5505, Lot 5)  
LOT ACREAGE

**32 (0.58/1,000 SF)**  
PARKING SPACES

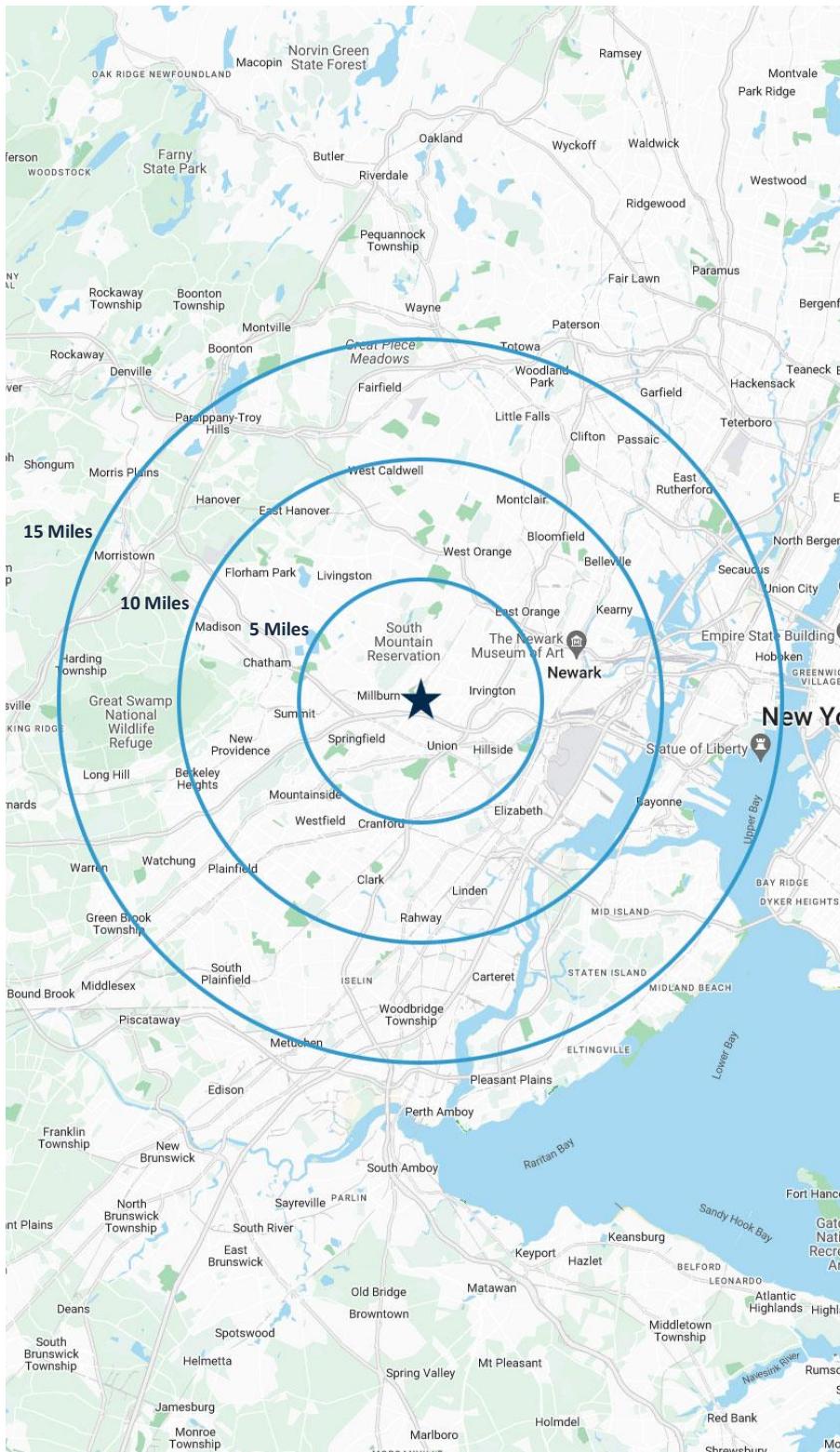
**July 1, 2026**  
AVAILABLE

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

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Managing Executive Director  
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## 5 MILES

- Total Population: 711,024
- Households: 257,466
- Median Household Income: \$95,786
- Average Household Size: 2.7
- Transportation to Work: 360,996
- Labor Force: 564,194

## 10 MILES

- Total Population: 1.92M
- Households: 702,033
- Median Household Income: \$109,790
- Average Household Size: 2.7
- Transportation to Work: 992,509
- Labor Force: 1.54M

## 15 MILES

- Total Population: 4.66M
- Households: 1.8M
- Median Household Income: \$116,931
- Average Household Size: 2.5
- Transportation to Work: 2.5M
- Labor Force: 3.81M

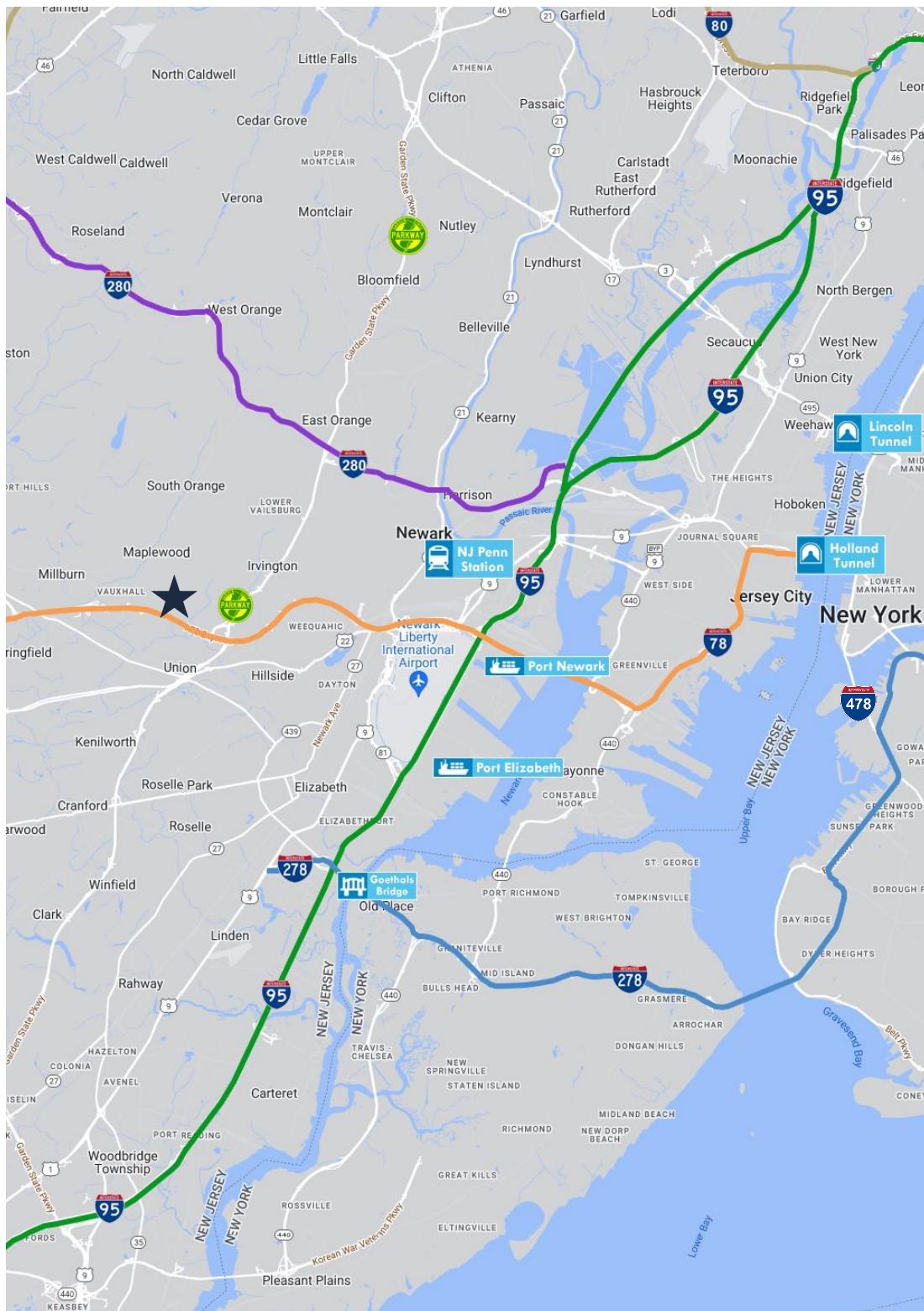
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## ACCESSIBILITY

0.8 MI  
I-78



2.2 MI  
GSP Exit 142



5.5 MI  
I-280



7.6 MI  
US Hwy 1 & 9



7.9 MI  
Newark Airport



8.8 MI  
Penn Station



8.9 MI  
Ports Newark & Elizabeth



16.0 MI  
Holland Tunnel



18.1 MI  
Lincoln Tunnel

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