

Specifications

±24,000 SF TOTAL BUILDING SIZE	±1,625 SF AVAILABLE SPACE
±1.50 Acres LOT SIZE	HVAC HEAT
3.25 / 1,000 SF PARKING	Wet System SPRINKLER
B-3 General Business ZONING	
High-End Finishes COMMENT	
Chatham Train Station Short Hills Mall NEARBY	
\$29 PSF + \$2 PSF TE LEASE RATE	
0.7 Miles to Route 24 3.3 Miles to I-78 ACCESSIBILITY	

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

Jason M. Crimmins, CCIM, SIOR
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jmcrimmins@blauberg.com

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FOR LEASE (AVAILABLE 4/1/26) | 127 MAIN STREET | CHATHAM, NJ



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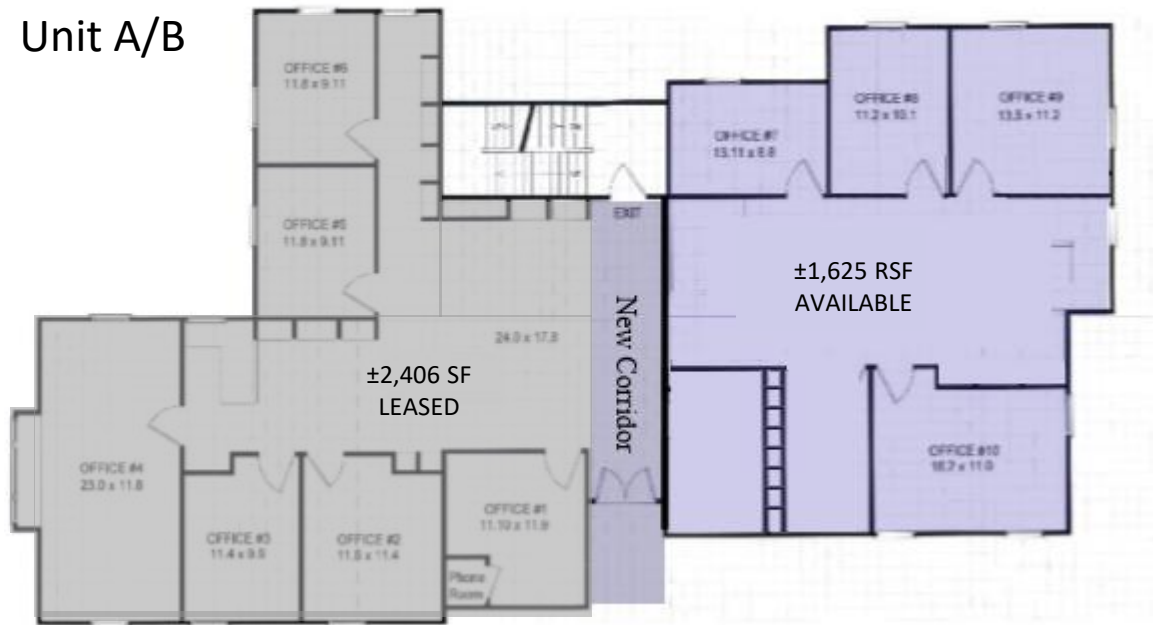
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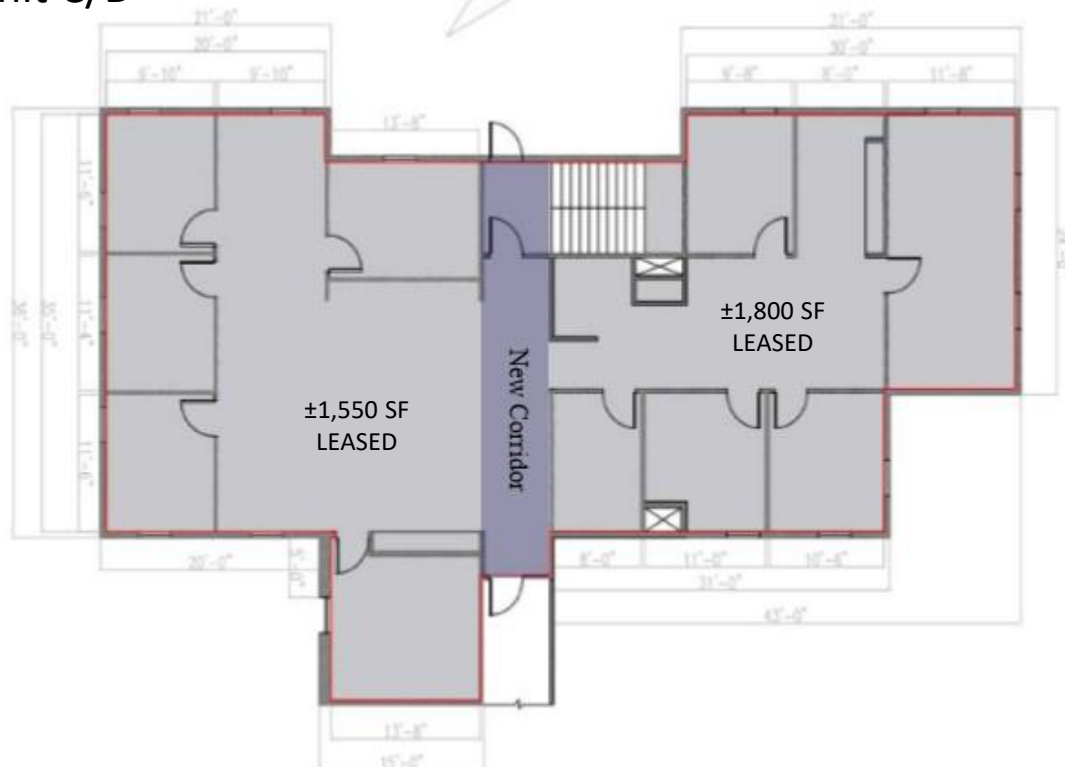
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Unit A/B



Unit C/D



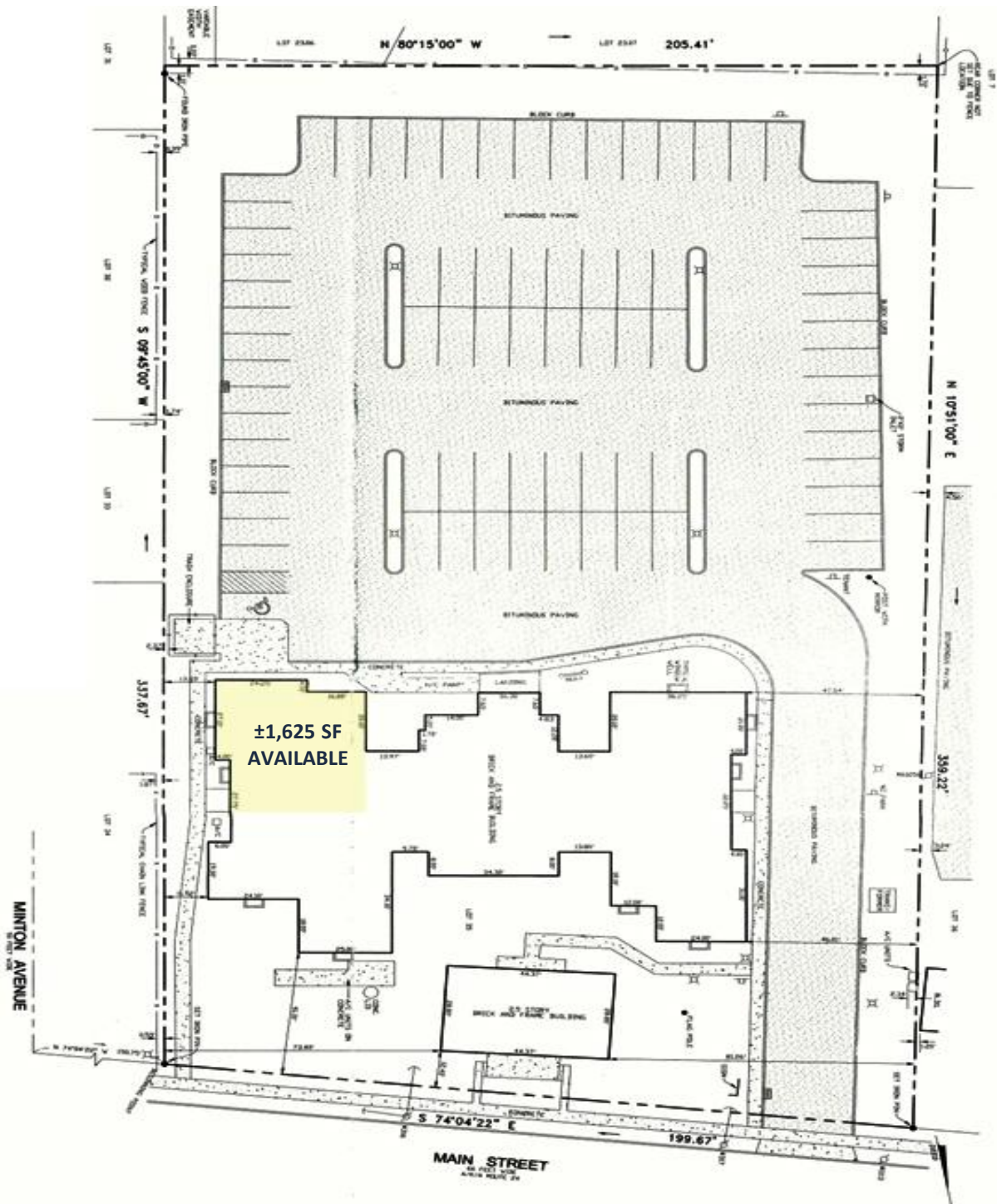
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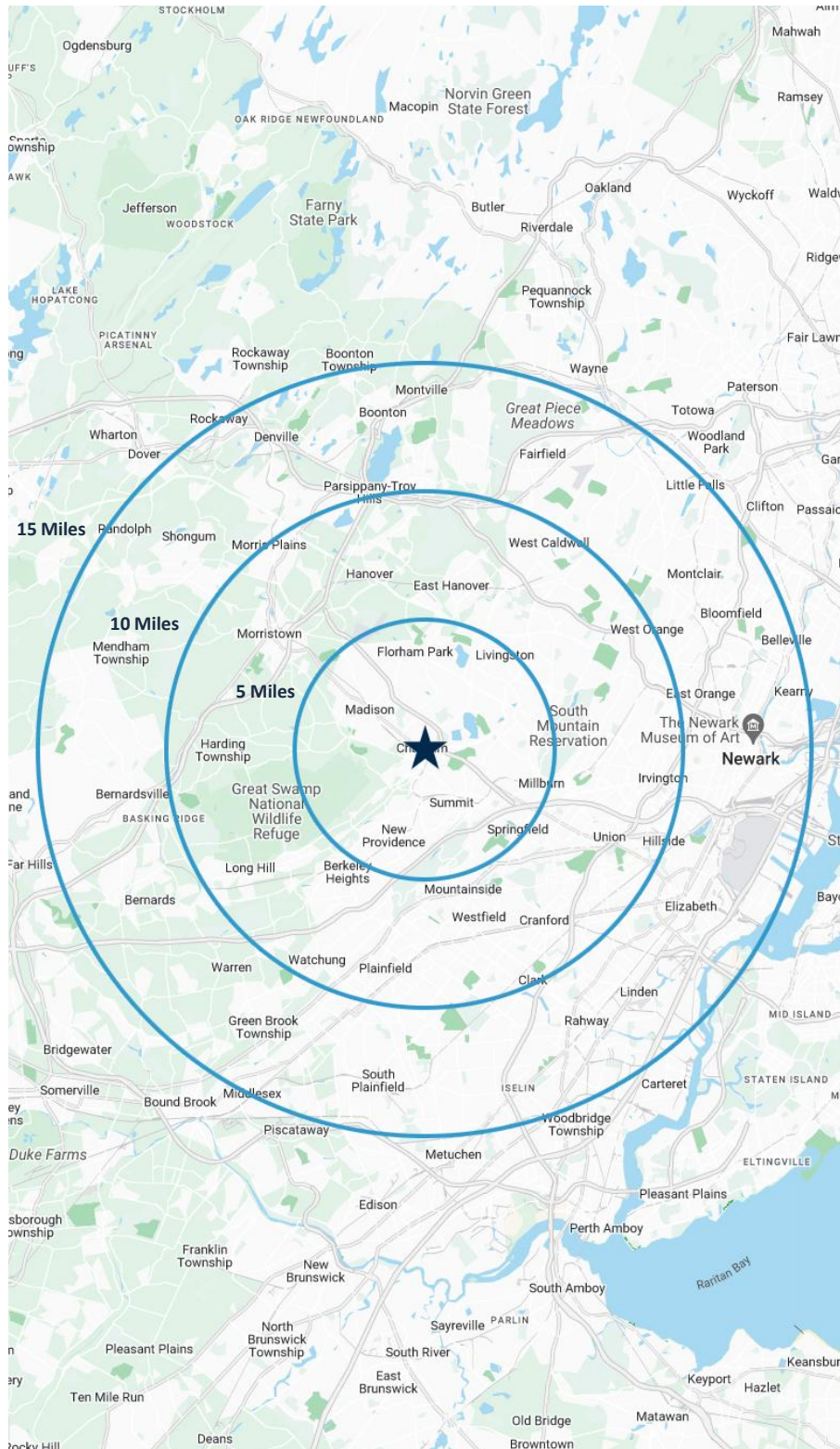
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5 MILES

- Total Population: 175,037
- Households: 64,002
- Median Household Income: \$196,008
- Average Household Size: 2.7
- Transportation to Work: 92,430
- Labor Force: 138,832

10 MILES

- Total Population: 1.23M
- Households: 451,818
- Median Household Income: \$123,109
- Average Household Size: 2.7
- Transportation to Work: 647,375
- Labor Force: 977,114

15 MILES

- Total Population: 2.58M
- Households: 948,186
- Median Household Income: \$117,700
- Average Household Size: 2.7
- Transportation to Work: 1.36M
- Labor Force: 2.08M

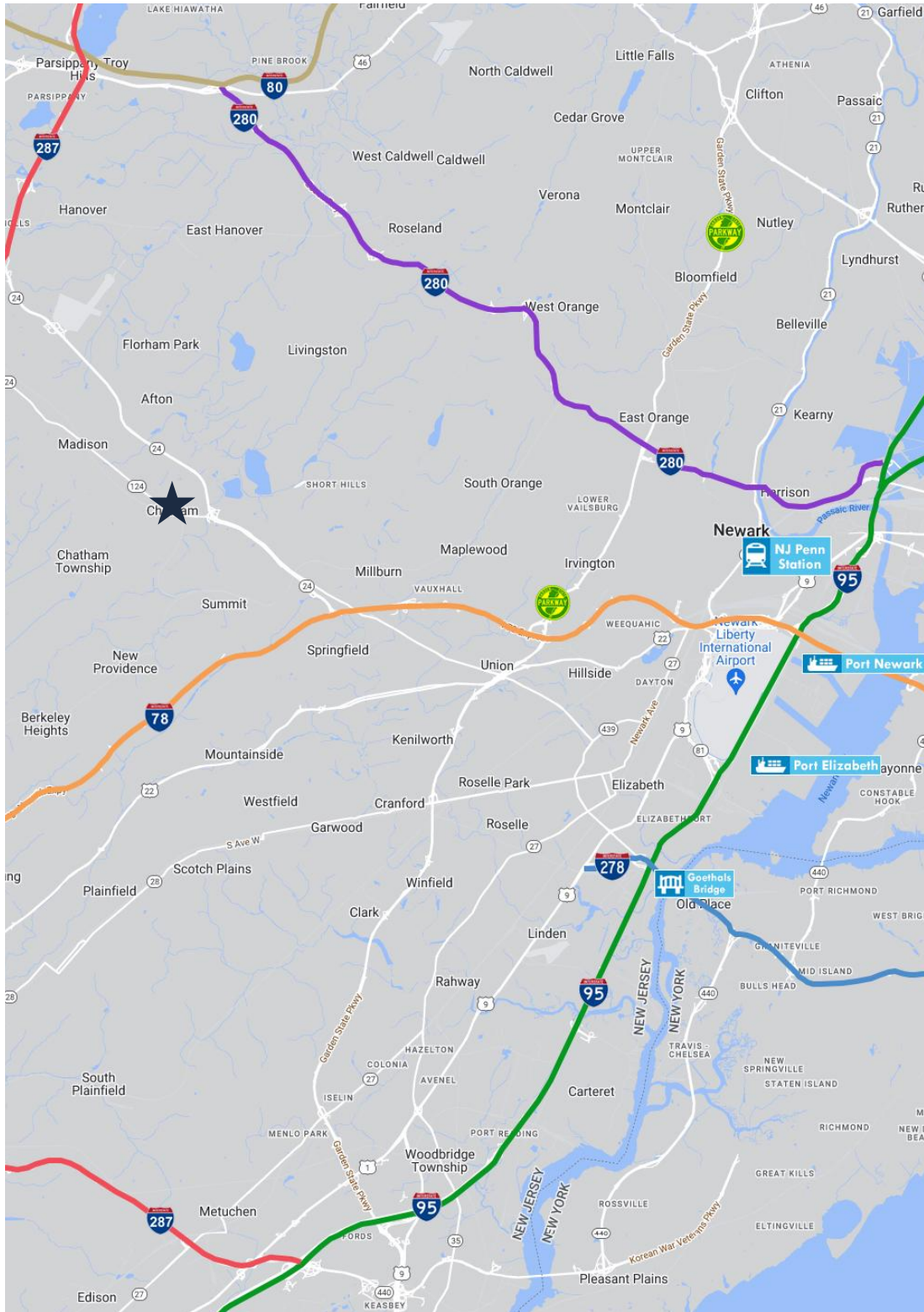
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ACCESSIBILITY



0.7 MI
Route 24



3.3 MI
I-78



6.5 MI
Route 10



6.6 MI
I-278 Exit 35



7.5 MI
GSP Exit 142



7.4 MI
I-280 Exit 5



10.7 MI
US Hwy 1 & 9



12.9 MI
Newark Airport



14.0 MI
Ports Newark & Elizabeth

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