THE BLAU & BERG COMPANY

1185 – 1191 Morris Avenue, Union, NJ

±2,600 SF Professional Office Suites for Lease

Specifications

±11,154 SF
TOTAL BUILDING SIZE

±400, ±500 & ±1,200 SF Suites
BUILDING 1, 1ST FLOOR

±500 SF Suite
BUILDING 2, 2ND FLOOR

Reception Area, Conference Room
Training Rooms
Kitchen – Breakroom
Multiple Entrances
±30 Spaces Onsite Parking
24-Hour Security
FEATURES

Zone C
ZONING

1.0 MI to Route 22
1.7 MI to Garden State Parkway
2.4 MI to I-78
ACCESSIBILITY

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

Juan Disla
Director
973.379.6644 x 153
JD@blauberg.com

Jack Schlenger
Associate
973.379.6644 x 239
jack@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

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With great visibility and high traffic count, this property is located on Morris Avenue and has convenient access to Route 22 and Garden State Parkway. It is less than one mile to Union Town Center and within minutes to US Highway 1 & 9, I-78 and Newark Liberty International Airport.

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5 MILES

- Total Population: 668,060
- Households: 241,329
- Median Household Income: $85,251
- Average Household Size: 2.7
- Transportation to Work: 329,821
- Labor Force: 529,806

10 MILES

- Total Population: 2.07M
- Households: 762,486
- Median Household Income: $99,973
- Average Household Size: 2.7
- Transportation to Work: 1.02M
- Labor Force: 1.65M

15 MILES

- Total Population: 5.28M
- Households: 2.09M
- Median Household Income: $110,813
- Average Household Size: 2.5
- Transportation to Work: 2.74M
- Labor Force: 4.3M

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ACCESSIBILITY

ROUTE 22	1.0 MI Route 22
INTERSTATE 78	1.2 MI I-78
GARDEN STATE PARKWAY	1.4 MI GSP Exit 140A
ROUTE 1&9	4.1 MI US Hwy 1 & 9
INTERSTATE 95	7.1 MI I-95 Exit 13A
	7.2 MI Penn Station
	7.4 MI Newark Airport
	7.5 MI Ports Newark & Elizabeth
	13.1 MI Holland Tunnel
	17.8 MI Lincoln Tunnel

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