



Specifications

- ±42,575 SF TOTAL SF
  - Gas Suspended HEAT
  - Three Phase POWER
  - ±16 Feet CEILING HEIGHT
  - Office Space 2ND FLOOR
  - Industrial (I-2) ZONING
  - 0.7 Miles to I-78
  - 0.9 Miles to US Highway 1 & 9
  - 4.1 Miles to Ports Newark/Elizabeth ACCESSIBILITY
- ±2,905 SF AVAILABLE
  - 1 DI Door LOADING

[VIDEO](#)

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

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*Senior Associate*  
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**FOR LEASE | 202 VANDERPOOL STREET | NEWARK, NJ**

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OPEX - \$3.94 PSF

**STRUCTURES**

Address	Structure SF	Loading	Availability
209V	±3,535	1 DI	LEASED
213V	±1,671	1 DI	LEASED
215V	±2,530	2 TB	LEASED
217V	±2,524	2 TB	LEASED
219-221V	±4,486	3 TB (1 int) with yard	Available
202V	±2,932	1 DI	Available
204-206V	±5,808	2 DI	LEASED
208V	±2,904	1 DI	LEASED
210V	±2,904	1 DI	LEASED
212V	±2,904	1 DI	LEASED
216V	±2,904	1 DI	LEASED
218-220V	±4,573	2 DI	LEASED
203V	±1,600	1 DI with yard	LEASED
227-229V	±1,894	5 TB	LEASED
	<b>±41,275</b>		

**YARD**

Address	AC	LOT
231V	± 0.15 AC (Newly Paved, Fenced)	LEASED

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**5 MILES**

- Total Population: 873,197
- Households: 314,897
- Median Household Income: \$68,335
- Average Household Size: 3.4
- Transportation to Work: 429,078
- Labor Force: 686,713

**10 MILES**

- Total Population: 2.72M
- Households: 1.06M
- Median Household Income: \$108,230
- Average Household Size: 3.2
- Transportation to Work: 1.44M
- Labor Force: 2.21M

**15 MILES**

- Total Population: 7.88M
- Households: 3.12M
- Median Household Income: \$103,538
- Average Household Size: 3.3
- Transportation to Work: 4.07M
- Labor Force: 6.42M

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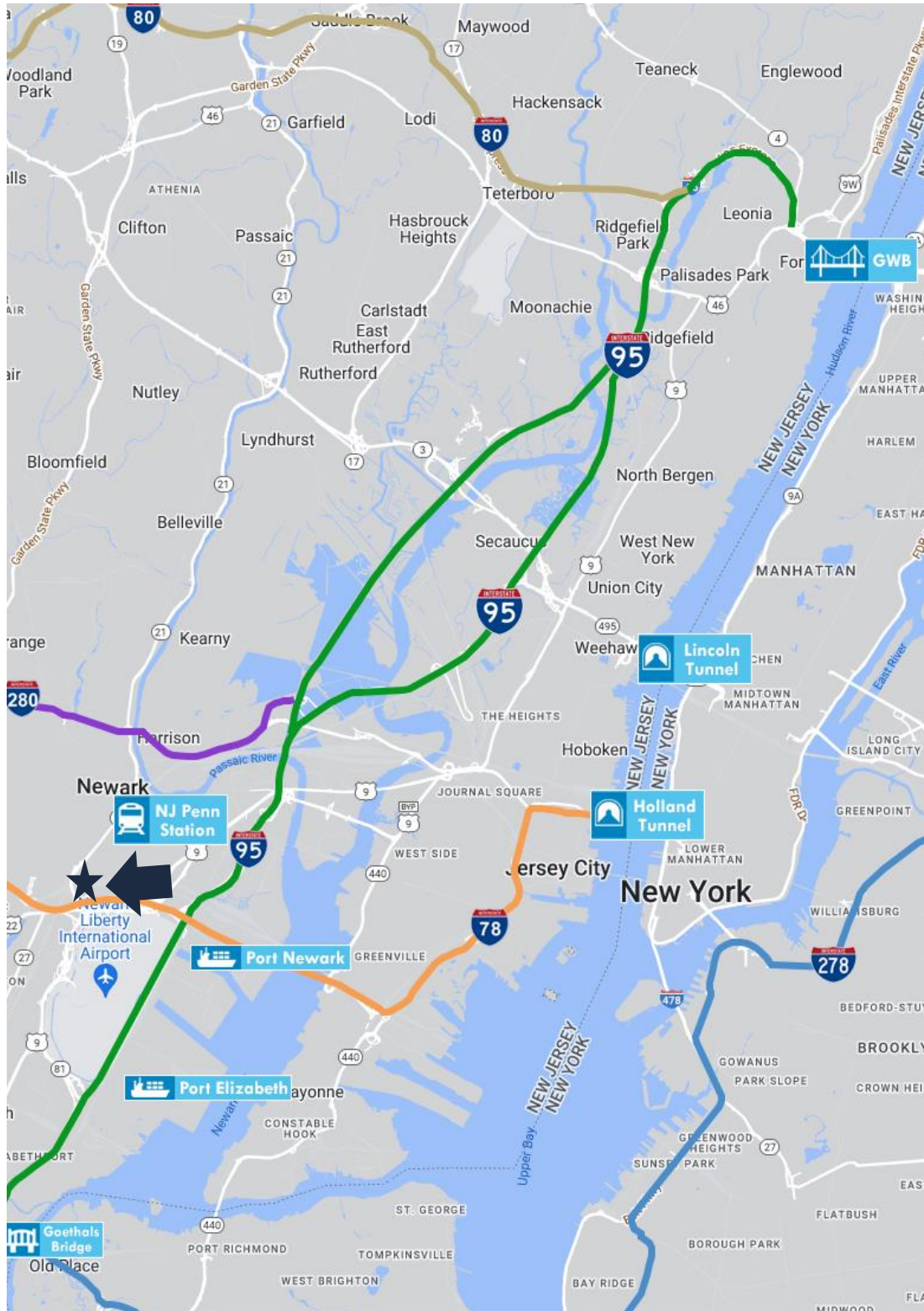
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**ACCESSIBILITY**

-  0.6 MI  
I-78
-  0.9 MI  
US HWAY 1 & 9
-  2.9 MI  
Newark Airport
-  4.1 MI  
I-95 Exit 15E
-  4.0 MI  
Ports Newark and Elizabeth
-  1.6 MI  
Penn Station
-  7.25 MI  
I-278
-  9.4 MI  
Holland Tunnel
-  14 MI  
Lincoln Tunnel
-  10.1 MI  
Goethals Bridge

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