

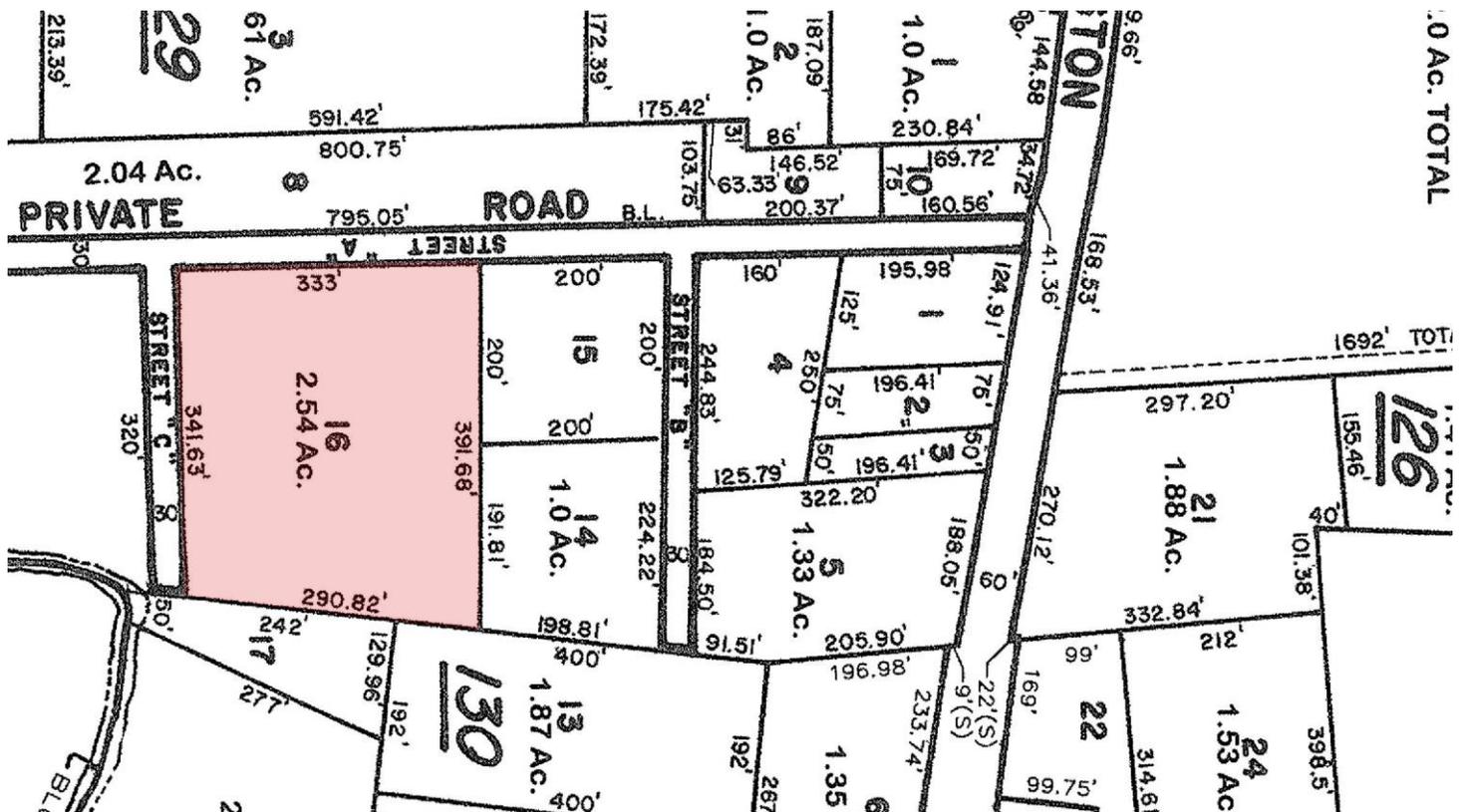
Specifications

27-Door Cross-Dock TERMINAL	±6,686 SF BUILDING SIZE
±2,000 SF – 2 Stories OFFICE	Clear Span COLUMN SPACING
±2.612 AC Expandable to ±4.47 AC TOTAL ACREAGE	(18) 8'5" x 9' (9) 8' x 8'5" DOCK DOOR SIZE
Concrete, Gated, Fenced YARD	New LED LIGHTING
±40'18" DOCK WIDTH	27 Tailboards LOADING
±12' CEILING HEIGHT	Immediate OCCUPANCY
1 Access Ramp DRIVE-IN RAMP	24/7 – 365 Days OPERATION ACCESS

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

- Jason M. Crimmins, CCIM, SIOR *Chief Executive Officer* 973.379.6644 x 122 jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR *President* 973.379.6644 x 131 acont@blauberg.com
- Peter J. Murano, Jr., SIOR *Managing Executive Director* 973.379.6644 x 114 pjmurano@blauberg.com
- Rick Vanderbeck *Executive Director* 973.379.6644 x 237 rvanderbeck@blauberg.com

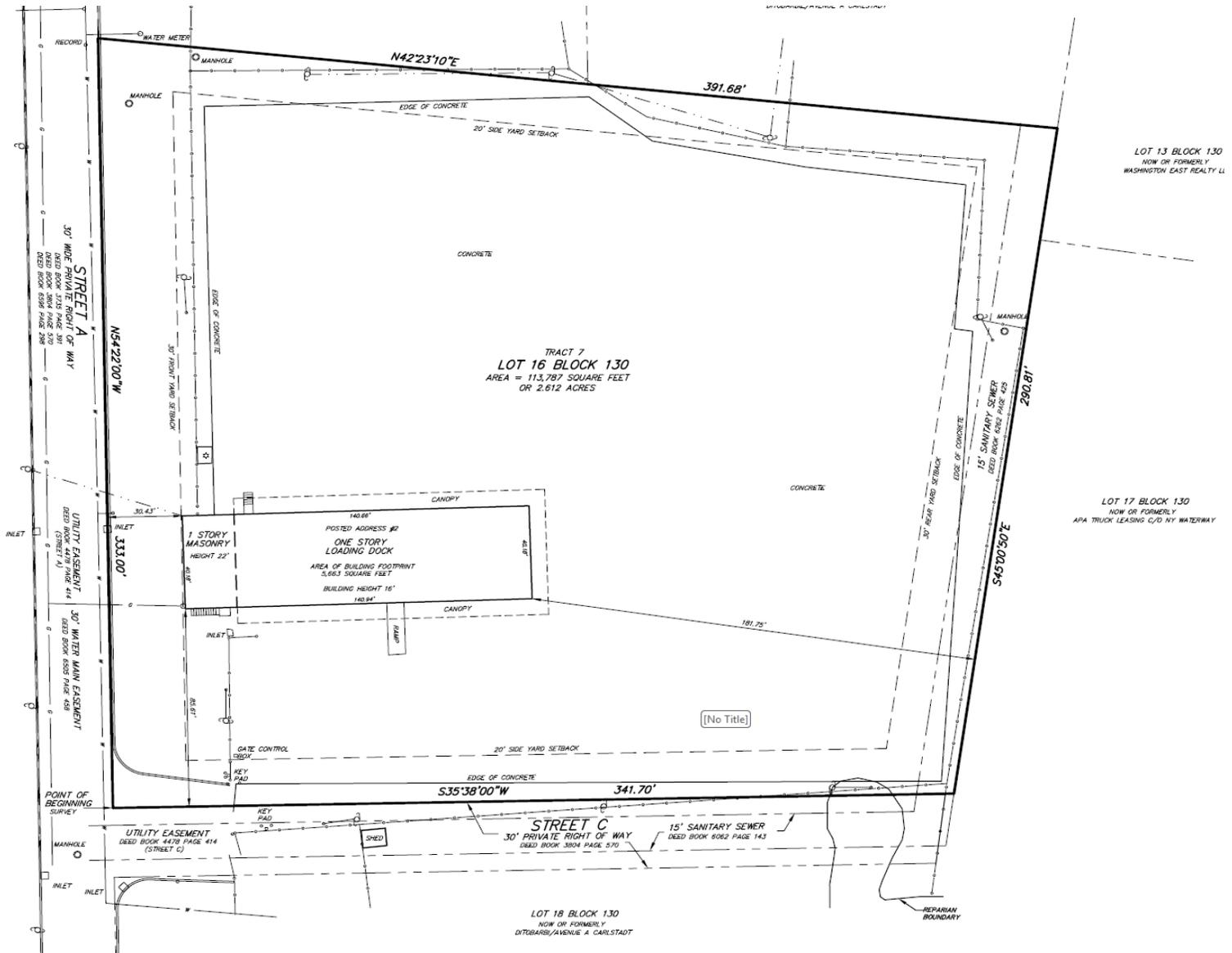




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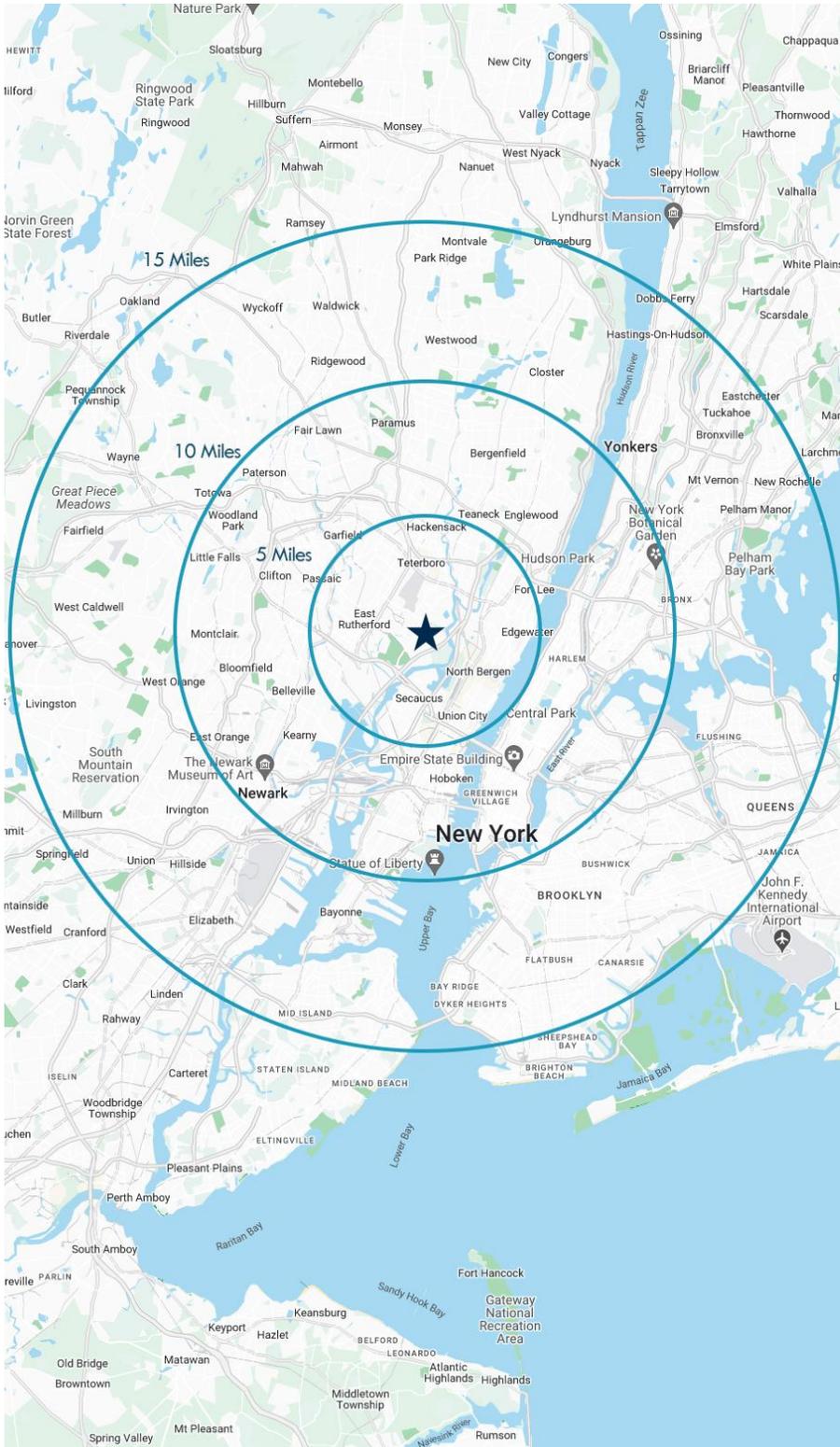




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5 MILES

- Total Population: 824,470
- Households: 331,126
- Median Household Income: \$109,185
- Average Household Size: 2.4
- Transportation to Work: 452,953
- Labor Force: 679,915

10 MILES

- Total Population: 5.24M
- Households: 2.14M
- Median Household Income: \$101,303
- Average Household Size: 2.4
- Transportation to Work: 2.71M
- Labor Force: 4.29M

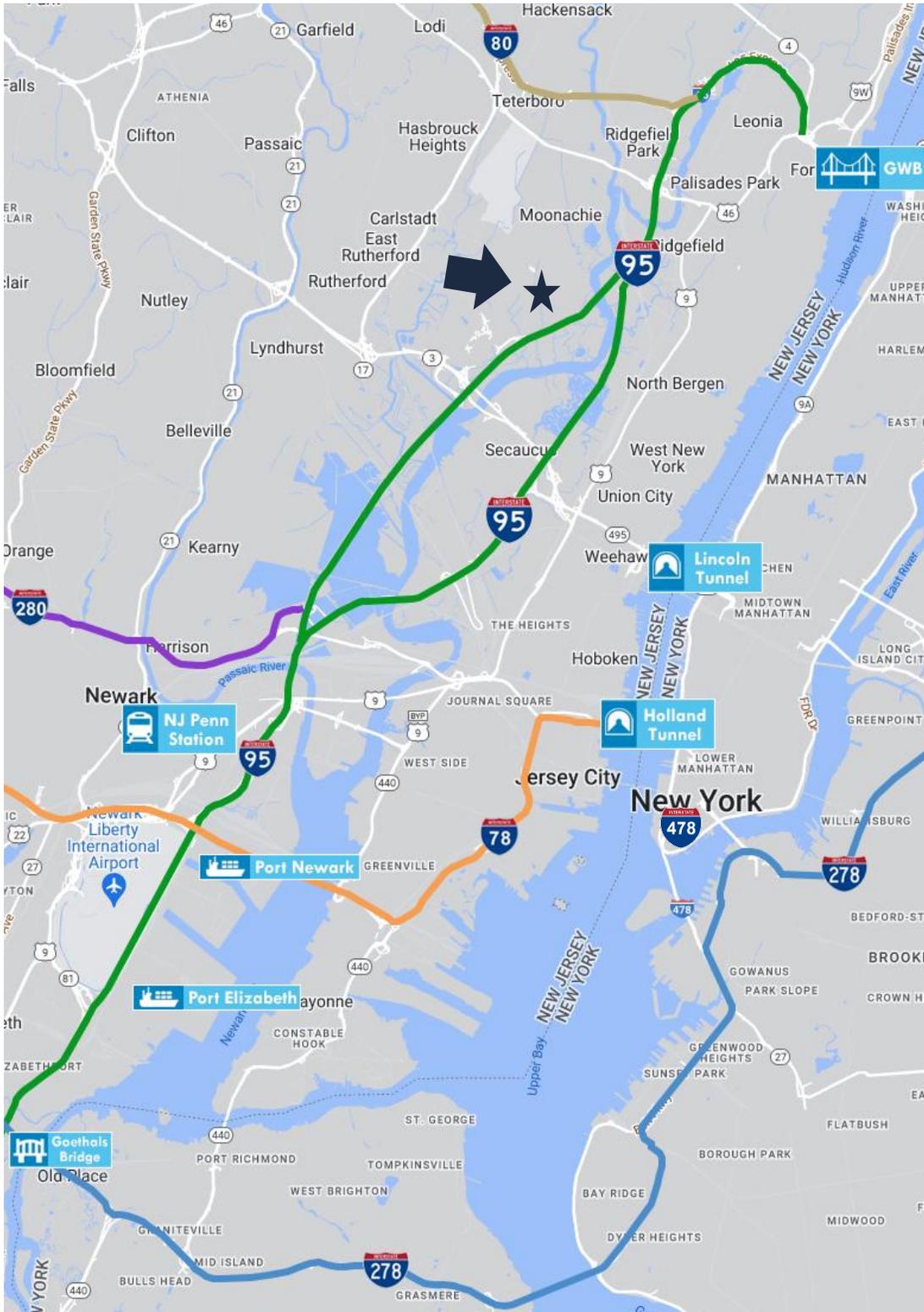
15 MILES

- Total Population: 10.1M
- Households: 3.9M
- Median Household Income: \$94,955
- Average Household Size: 2.5
- Transportation to Work: 5.06M
- Labor Force: 8.18M

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ACCESSIBILITY

	1.0 MI Route 17
	1.8 MI Route 46
	3.5 MI I-95 Exit 17
	3.6 MI I-80
	6.7 MI George Wash. Bridge
	7.1 MI Lincoln Tunnel
	10.5 MI Holland Tunnel
	11.6 MI Newark Penn Station
	15.2 MI Ports Newark / Elizabeth
	15.5 MI Newark Airport

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