

Specifications

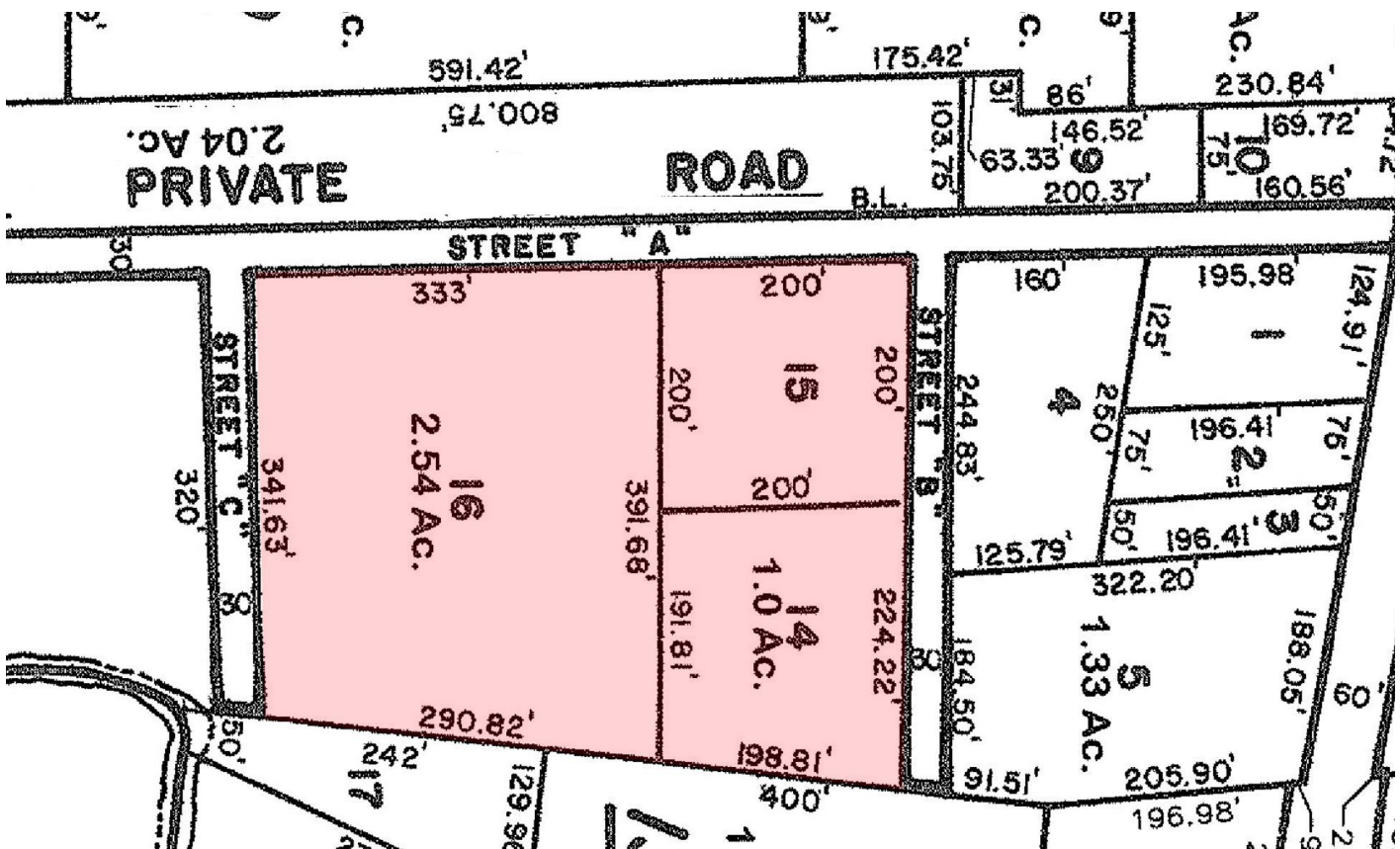
① B Street	② 2 Avenue A
±1.86 AC ACREAGE	±2.61 AC ACREAGE
±7,731 SF BUILDING SIZE	±6,686 SF BUILDING SIZE
6 TB, 2 DI LOADING	27 Doors LOADING
Transload Facility Maintenance Area Concrete Truck Court PROPERTY FEATURE	Gated Fenced-In Yard Concrete Truck Court PROPERTY FEATURE
9/1/2025 AVAILABILITY	7/1/2025 AVAILABILITY

1.5 Miles to I-95, Interchange 16W
Minutes to Teterboro Airport, Route 3, 17, 46 & I-80

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

- Jason M. Crimmins, CCIM, SIOR *President* 973.379.6644 x 122 jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR *Executive Vice 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
- Adam Tannenbaum *Associate* 973.379.6644 x 231 atannenbaum@blauberg.com

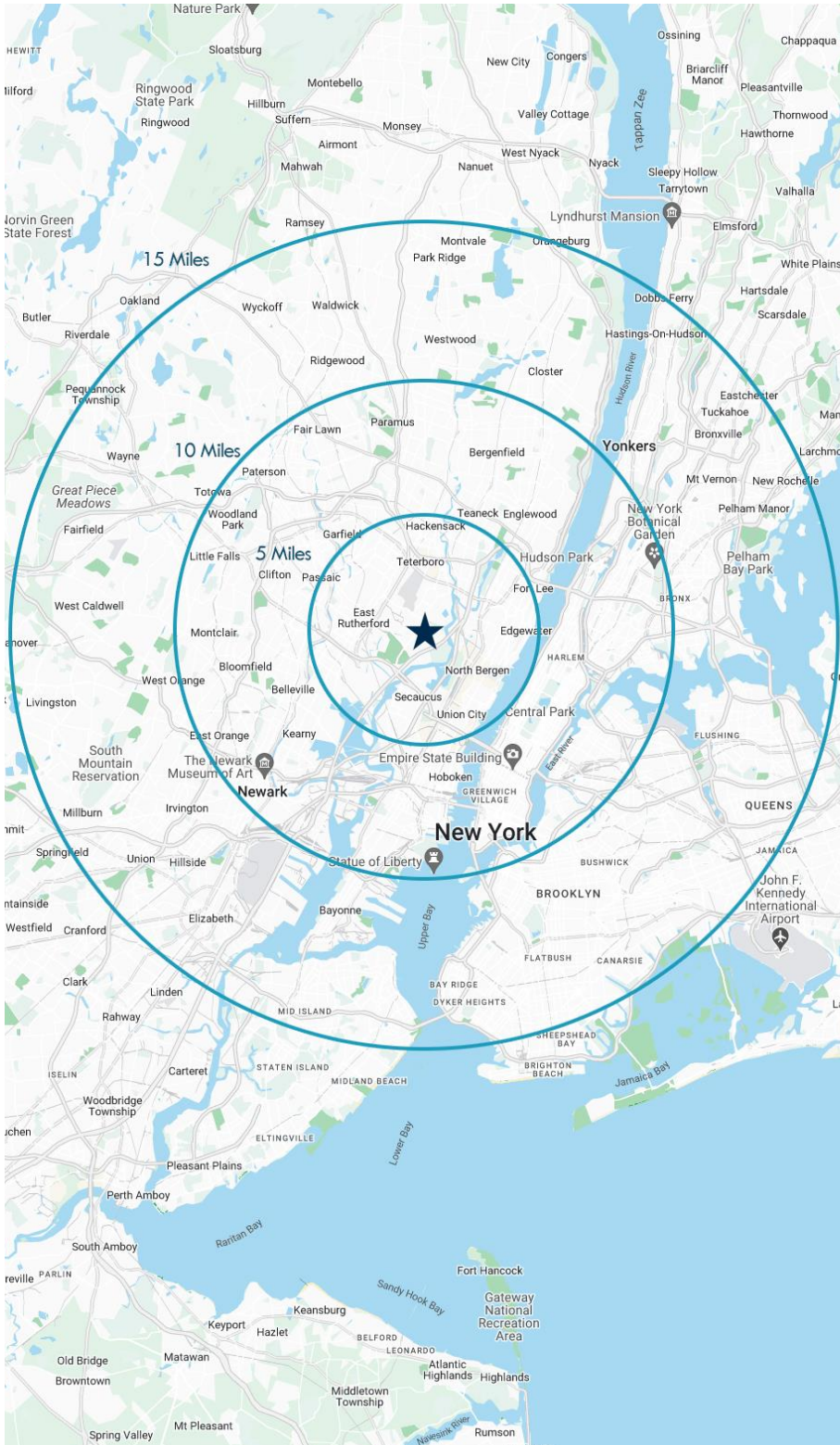




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5 MILES

- 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

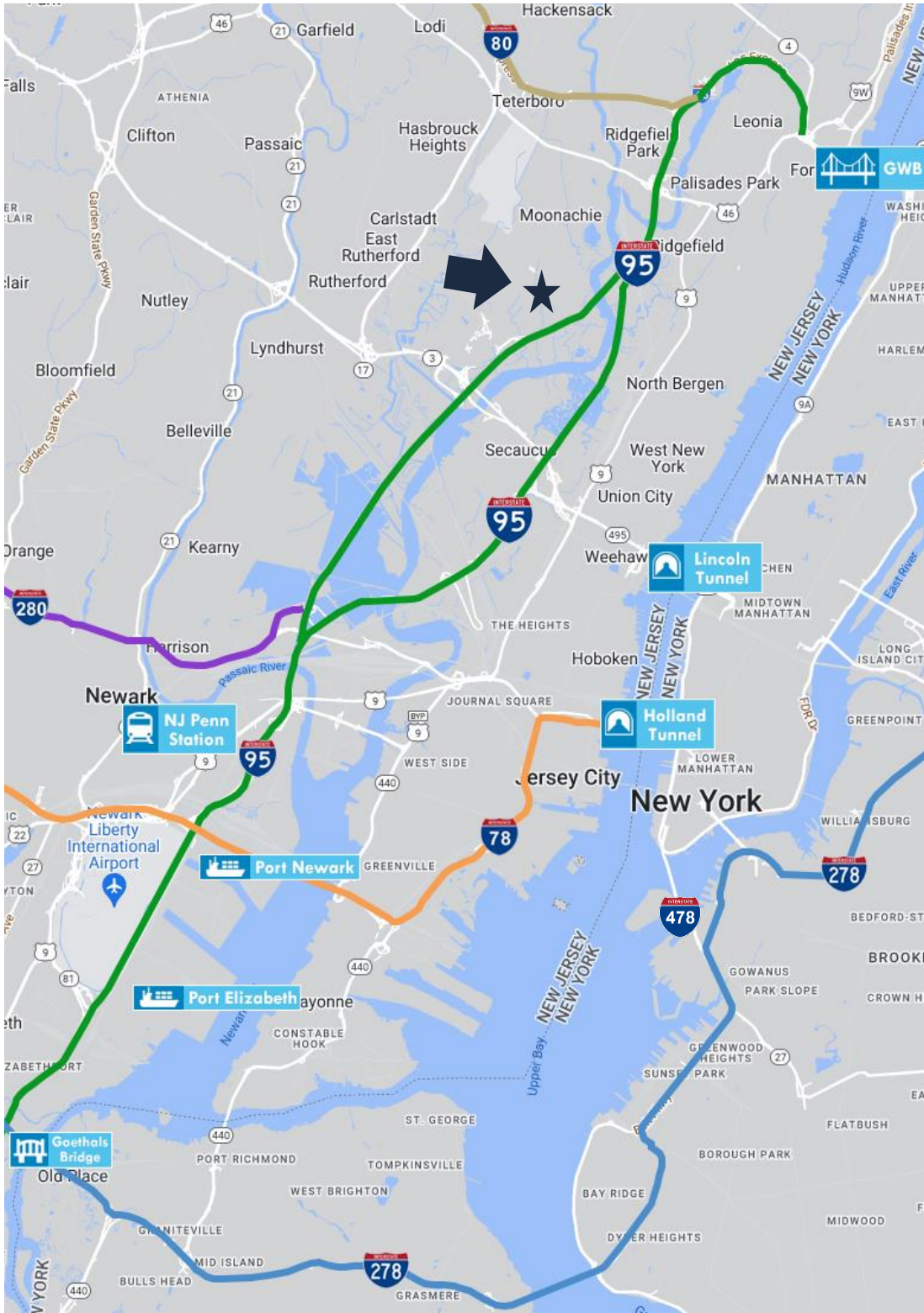
15 MILES

- 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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