

Specifications

±7,000 SF  
WAREHOUSE

±2,500 SF  
ADDITIONAL WAREHOUSE ON GRAFTON AVENUE

5  
DRIVE-IN

±12' – 16'  
CEILING HEIGHT

±0.39  
Block 771, Lots 8 and 49  
TOTAL ACREAGE

Commercial (C1)  
ZONING

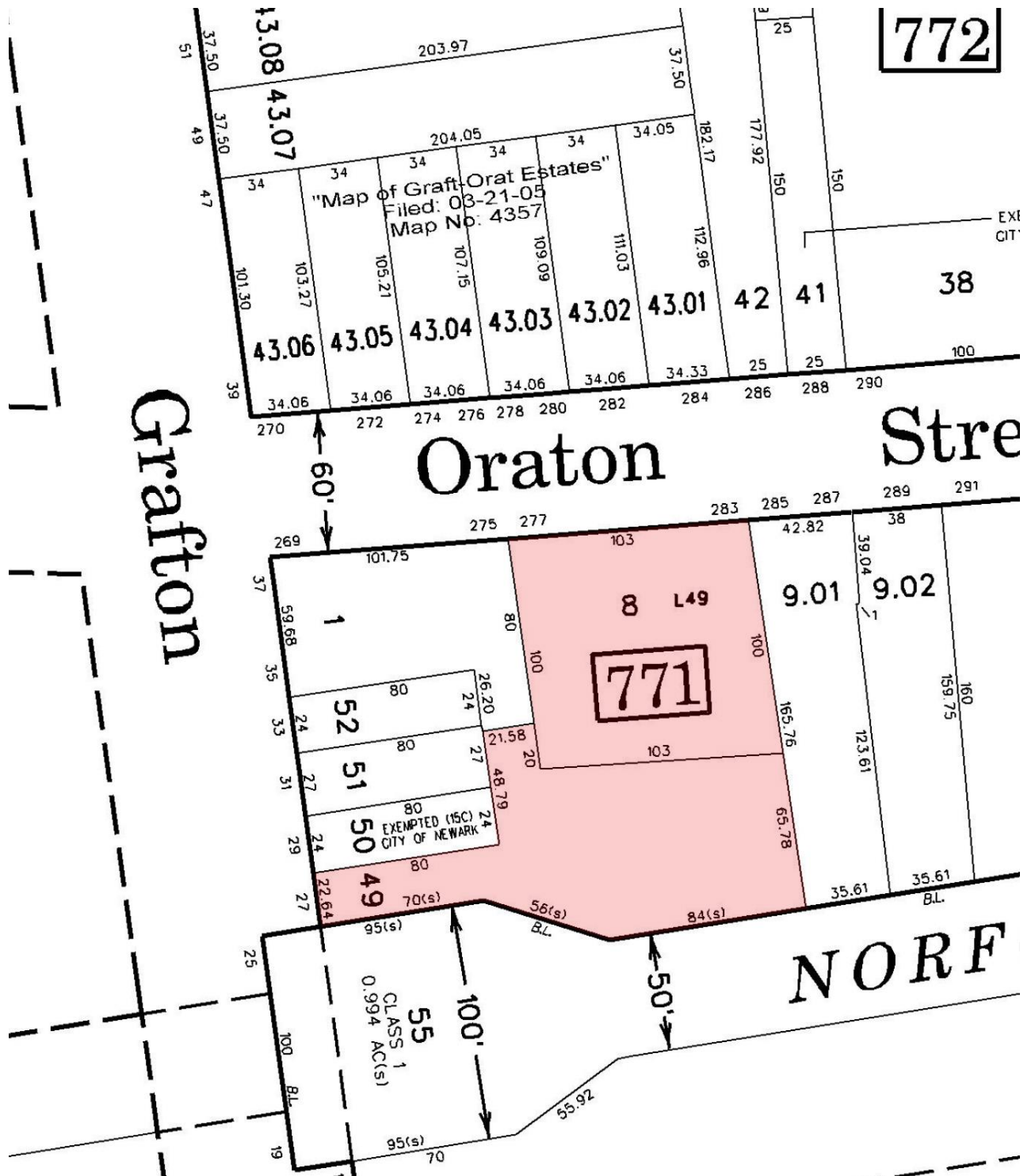
\$14,432.39  
TAXES (2024)

3.5 Miles to I-270  
5.9 Miles to NJ Turnpike  
ACCESSIBILITY

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

Tamara J. Blau  
Senior Director  
973.379.6644 x 148  
tblau@blauberg.com

Brad Jacobs  
Senior Director  
973.379.6644 x 143  
bjacobs@blauberg.com

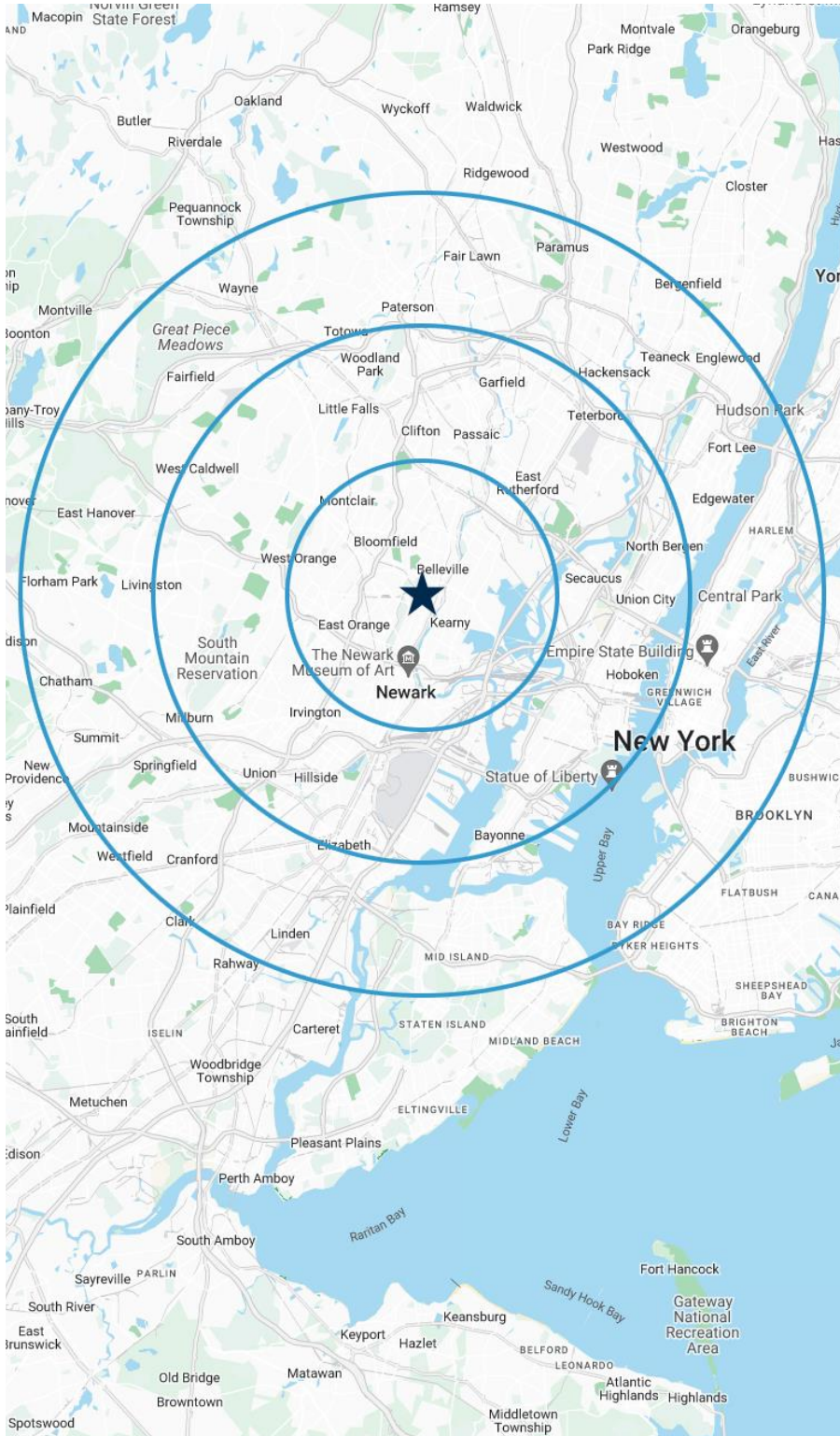


For additional property information or to arrange an inspection,  
please contact the exclusive brokers:

Tamara J. Blau  
Senior Director  
973.379.6644 x 148  
tblau@blauberg.com

Brad Jacobs  
Senior Director  
973.379.6644 x 143  
bjacobs@blauberg.com





### 5 MILES

- Total Population: 727,243
- Households: 267,677
- Median Household Income: \$81,647
- Average Household Size: 2.6
- Transportation to Work: 372,368
- Labor Force: 582,976

### 10 MILES

- Total Population: 3.29 M
- Households: 1.38 M
- Median Household Income: \$112,836
- Average Household Size: 2.3
- Transportation to Work: 1.82 M
- Labor Force: 2.72 M

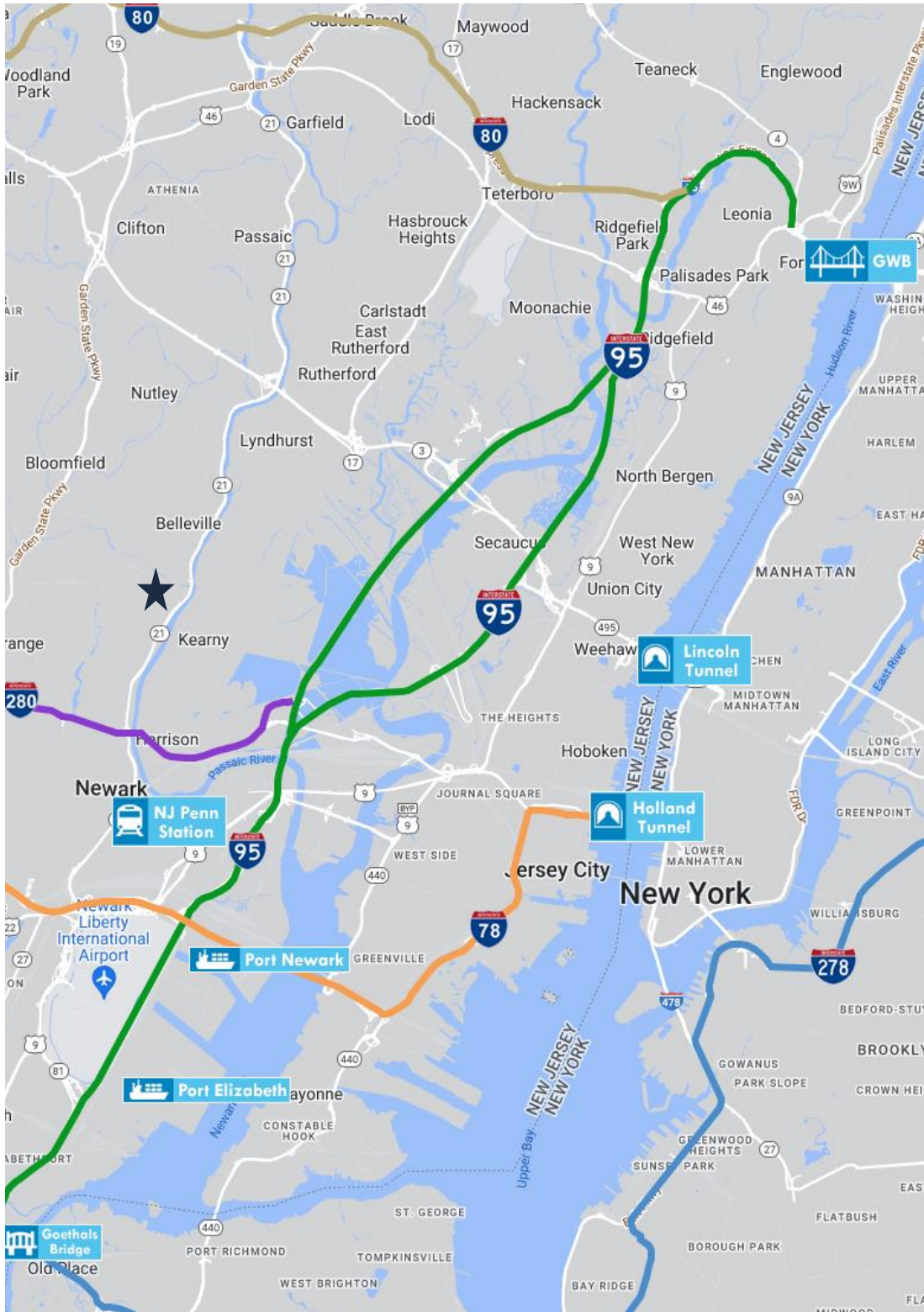
### 15 MILES

- Total Population: 8.45 M
- Households: 3.41 M
- Median Household Income: \$103,248
- Average Household Size: 2.4
- Transportation to Work: 4.47 M
- Labor Force: 6.94 M

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

Tamara J. Blau  
Senior Director  
973.379.6644 x 148  
tblau@blauberg.com

Brad Jacobs  
Senior Director  
973.379.6644 x 143  
bjacobs@blauberg.com



## ACCESSIBILITY



3.5 MI  
I-270



5.9 MI  
NJ Turnpike



6.4 MI  
Newark Airport



8.5 MI  
US HWAY 1 & 9



9.0 MI  
I-78



10.5 MI  
Holland Tunnel



11.9 MI  
Goethals Bridge



13.9 MI  
Ports Newark  
and Elizabeth



14.7 MI  
Lincoln Tunnel



14.8 MI  
Penn Station

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

Tamara J. Blau  
Senior Director  
973.379.6644 x 148  
tblau@blauberg.com

Brad Jacobs  
Senior Director  
973.379.6644 x 143  
bjacobs@blauberg.com