

## Specifications

**±27,000 SF**  
TOTAL BUILDING SIZE

**±0.36 AC (Block 1179, Lot 34 – 39)**  
ACREAGE

**25' x 100'**  
LOT DIMENSIONS

**Gas Suspended**  
HEAT

**14 TB, 1 DI Ramp**  
LOADING

**±10' – 12'**  
CEILING HEIGHTS

**Available**  
COOLER

**I-2**  
ZONING

**\$33,473.72 (2024)**  
TAXES

**0.2 MI to Route 21**

**0.6 MI to I-78**

**1.6 MI to Penn Station**

**2.5 MI to Newark Airport**  
ACCESSIBILITY

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

Jason M. Crimmins, CCIM, SIOR  
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Dylan Meade  
Associate Director  
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#	Site Address	Lot Acreage	Lot Square Footage	Building Square Footage
1 & 2	212-214 Miller Street - <b>LEASED</b>	0.12	7,000 SF	3,500 SF on 1 <sup>st</sup> Floor 3,500 SF on 2 <sup>nd</sup> Floor
3	216 Miller Street <i>Lease: \$3,000 / Mo. NNN</i>	0.06	3,500 SF	1,750 SF on 1 <sup>st</sup> Floor 1,750 SF on 2 <sup>nd</sup> Floor
4	218 Miller Street <i>Lease: \$3,000 / Mo. NNN</i>	0.06	1,750 SF Cooler	1,750 SF 1st Floor
5	220 Miller Street <i>Sale: \$925K / Lease: \$3,000 / Mo. NNN</i>	0.06	1,750 SF Cooler	1,750 SF 1st Floor
6	222 Miller Street <i>Sale: \$975K / Lease: \$3,000 / Mo. NNN</i>	0.06	4,250 SF	2,500 SF on 1 <sup>st</sup> Floor 1,750 SF on 2 <sup>nd</sup> Floor

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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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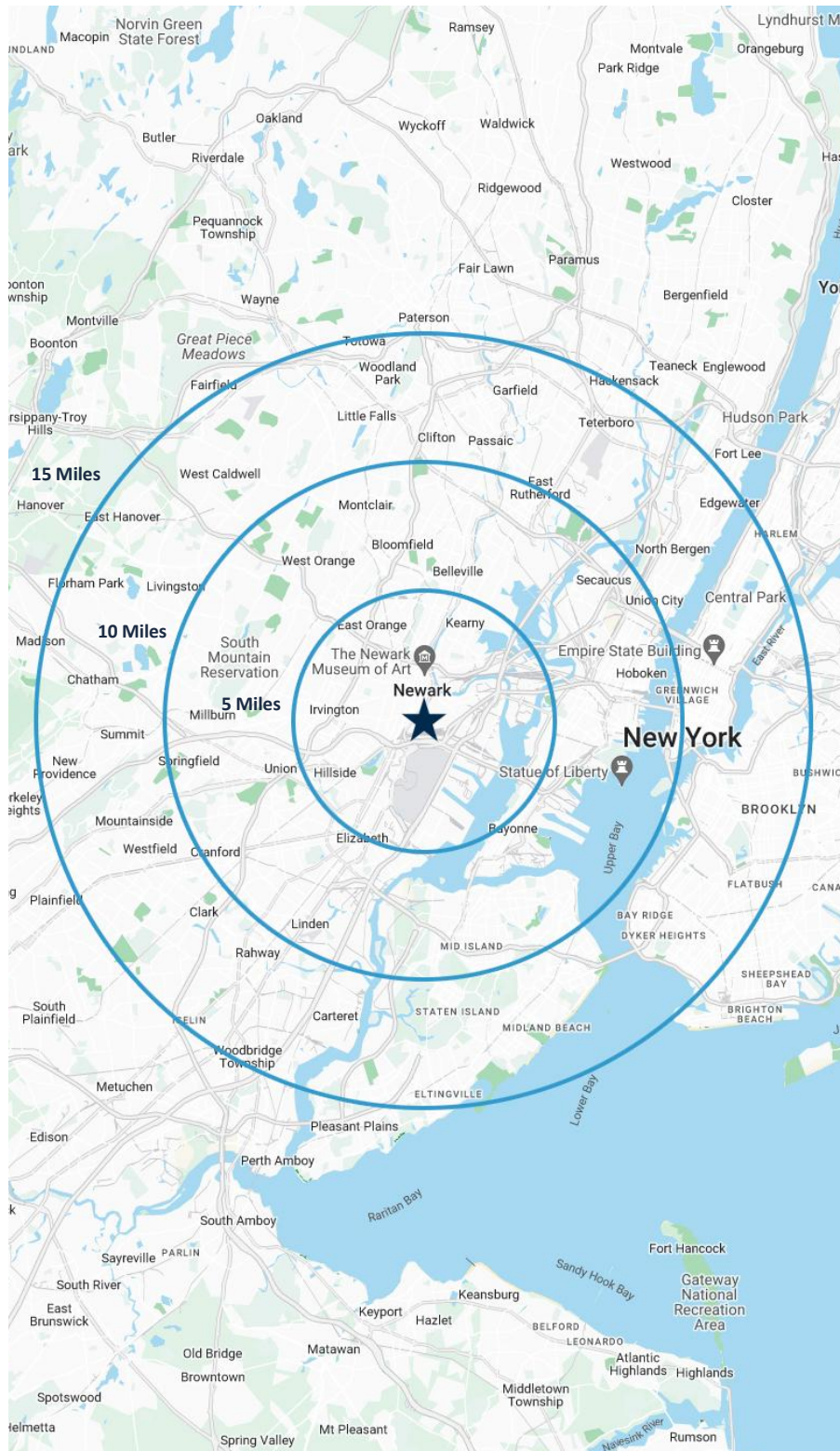
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## 5 MILES

- Total Population: 870,281
- Households: 320,515
- Median Household Income: \$70,109
- Average Household Size: 2.6
- Transportation to Work: 418,875
- Labor Force: 691,503

## 10 MILES

- Total Population: 2.78M
- Households: 1.11M
- Median Household Income: \$107,971
- Average Household Size: 2.4
- Transportation to Work: 1.45M
- Labor Force: 2.27M

## 15 MILES

- Total Population: 7.93M
- Households: 3.21M
- Median Household Income: \$104,184
- Average Household Size: 2.4
- Transportation to Work: 4.09M
- Labor Force: 6.51M

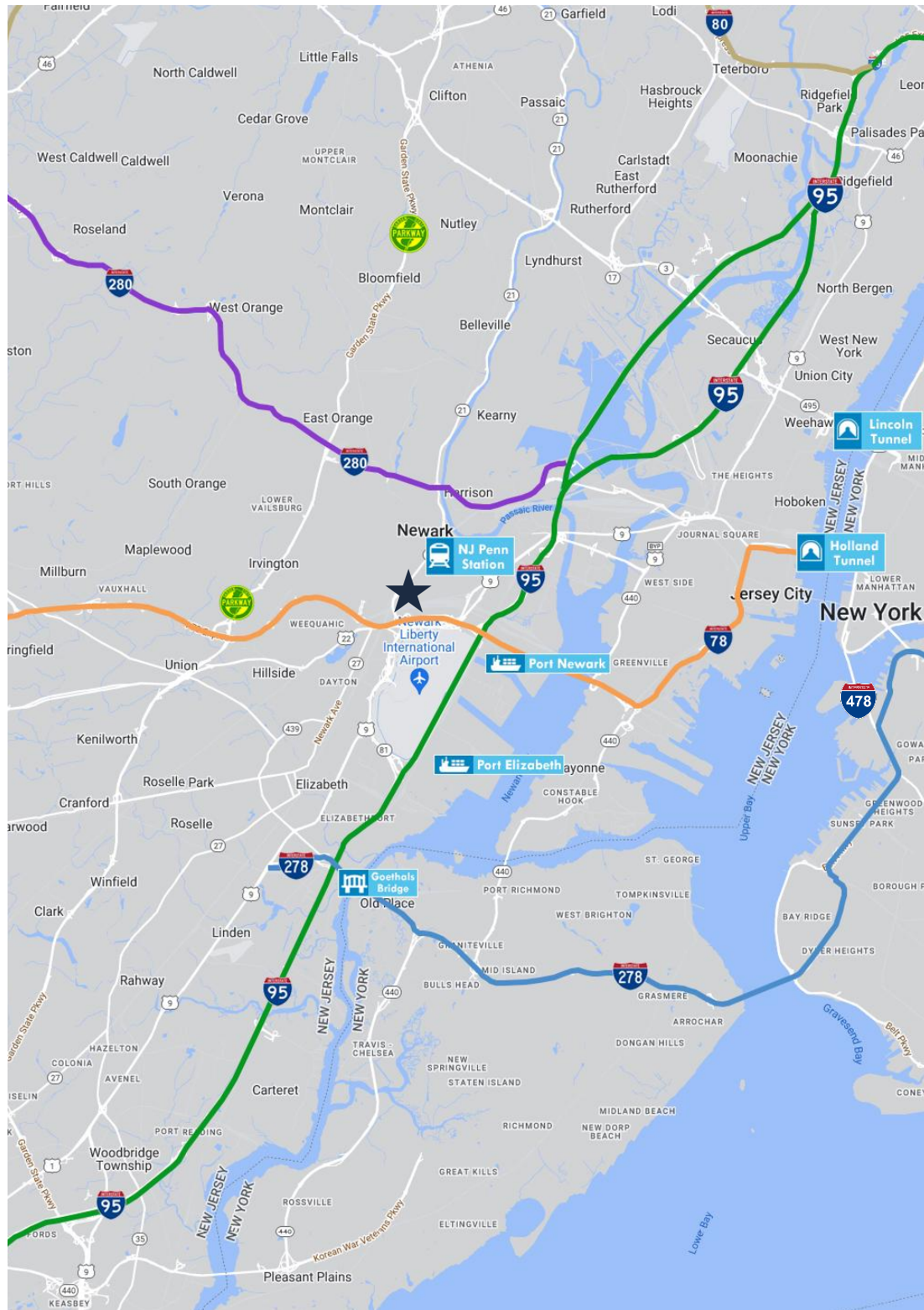
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## ACCESSIBILITY



0.2 MI  
Route 21



0.6 MI  
I-78



1.6 MI  
Penn Station



2.5 MI  
Newark Airport



3.1 MI  
I-95 Exit 13A



3.8 MI  
Ports Newark  
and Elizabeth



10.2 MI  
Holland Tunnel



13.0 MI  
Lincoln Tunnel

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