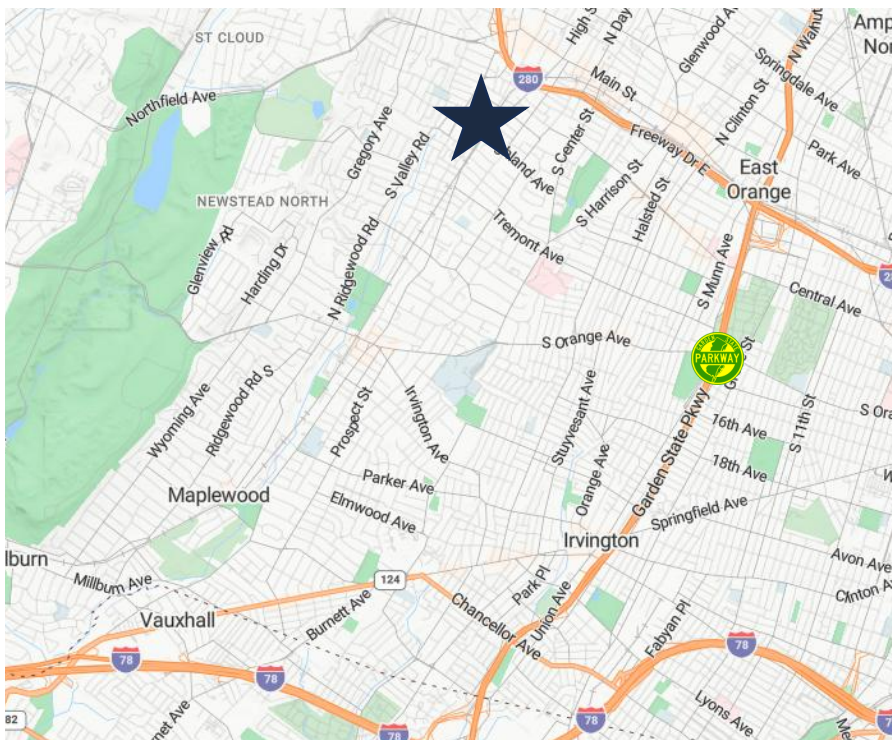




THE BLAU & BERG COMPANY

363-367 South Jefferson Street, Orange, NJ

±19,976 SF Industrial Opportunity for Sale or Lease



Specifications

±19,976 SF

BUILDING SIZE

 $\pm 0.575 \text{ AC}$

Block 4001, Lot 1

LOT SIZE

1 Dock / Bay

LOADING

12' – 29'

CEILING HEIGHTS

\$62,485.71

TAXES (2025)

CAM: \$0.55

Insurance: \$0.40

Real Estate taxes: \$2.90

Total: \$3.85 PSF

OPEX

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

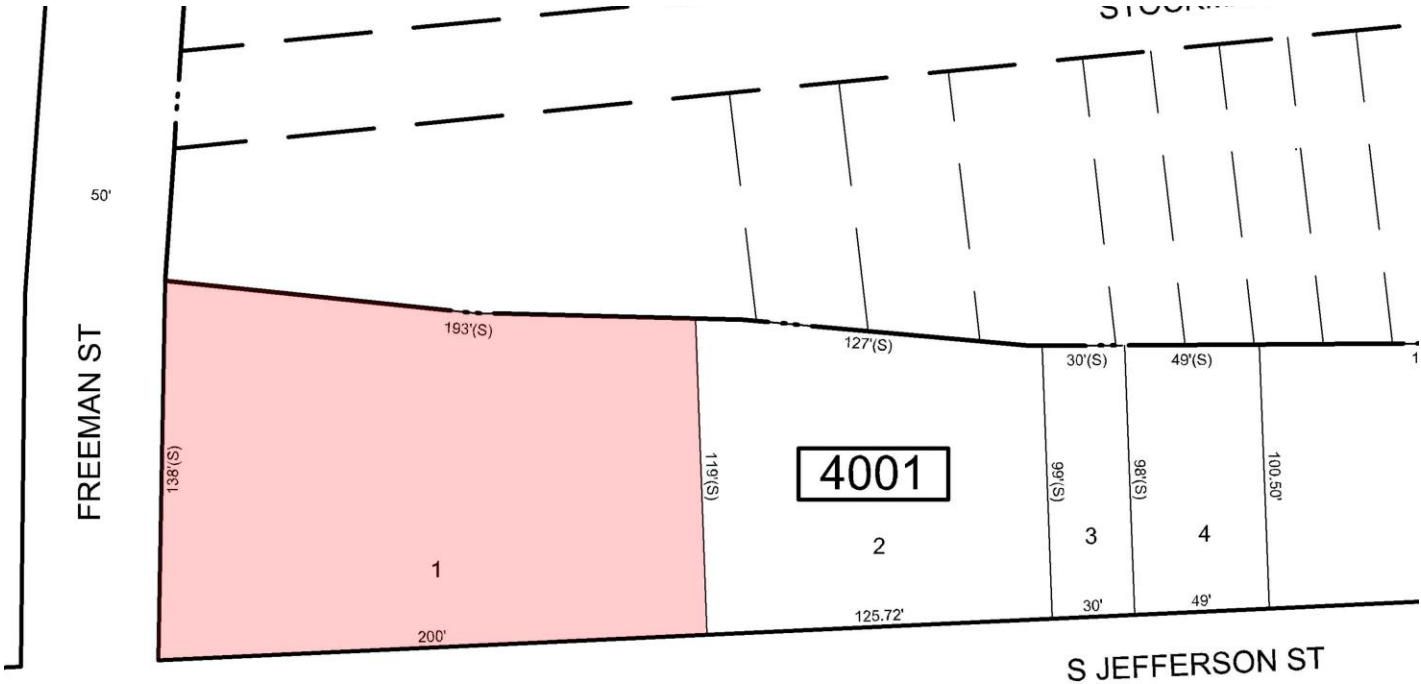
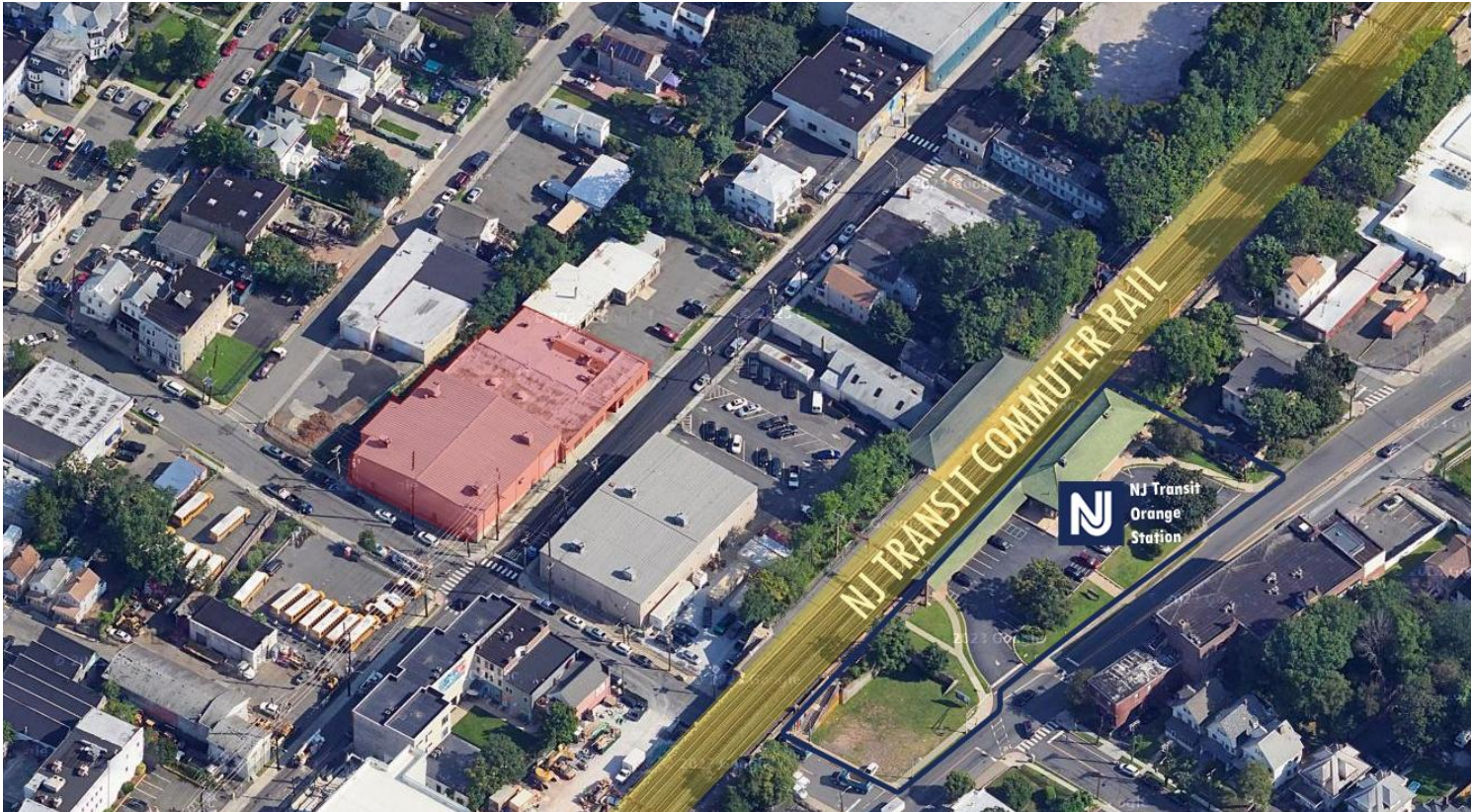
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com

Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com

Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com

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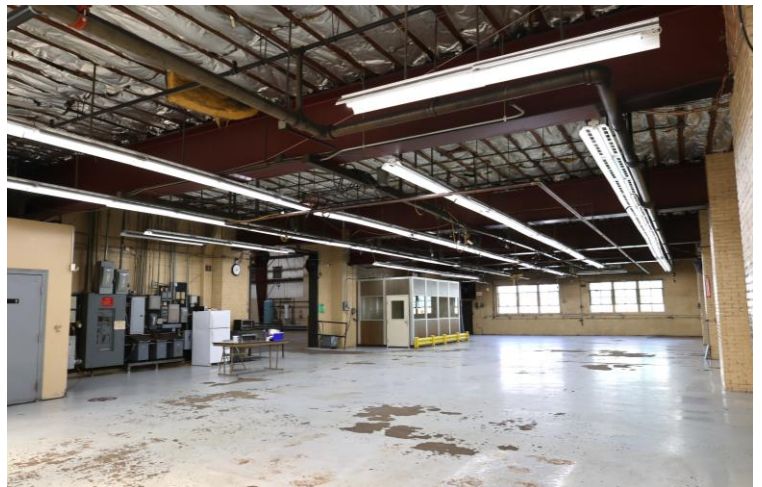




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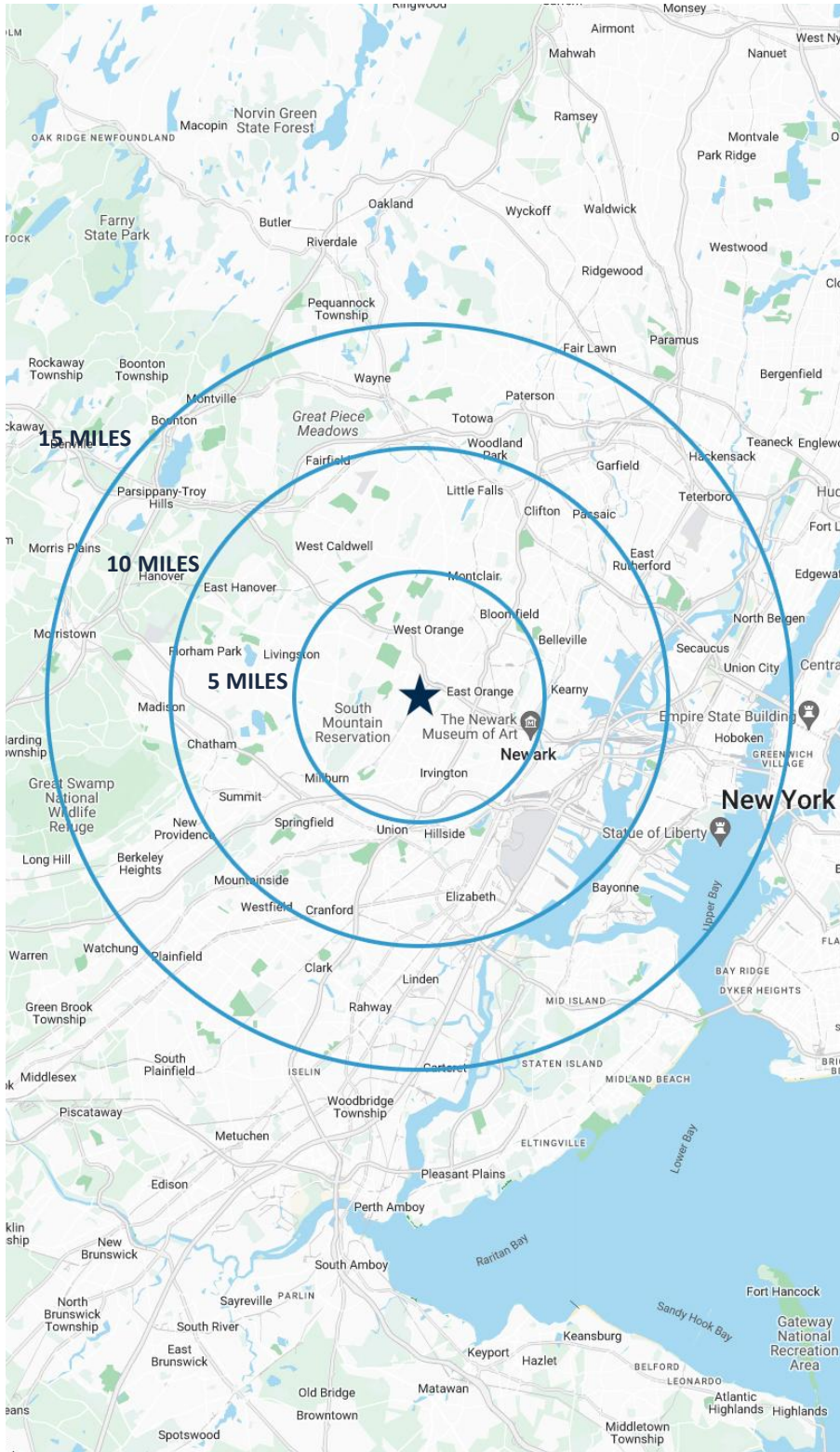
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5 MILES

- Total Population: 775,792
- Households: 289,926
- Median Household Income: \$95,735
- Average Household Size: 2.6
- Transportation to Work: 401,039
- Labor Force: 615,578

10 MILES

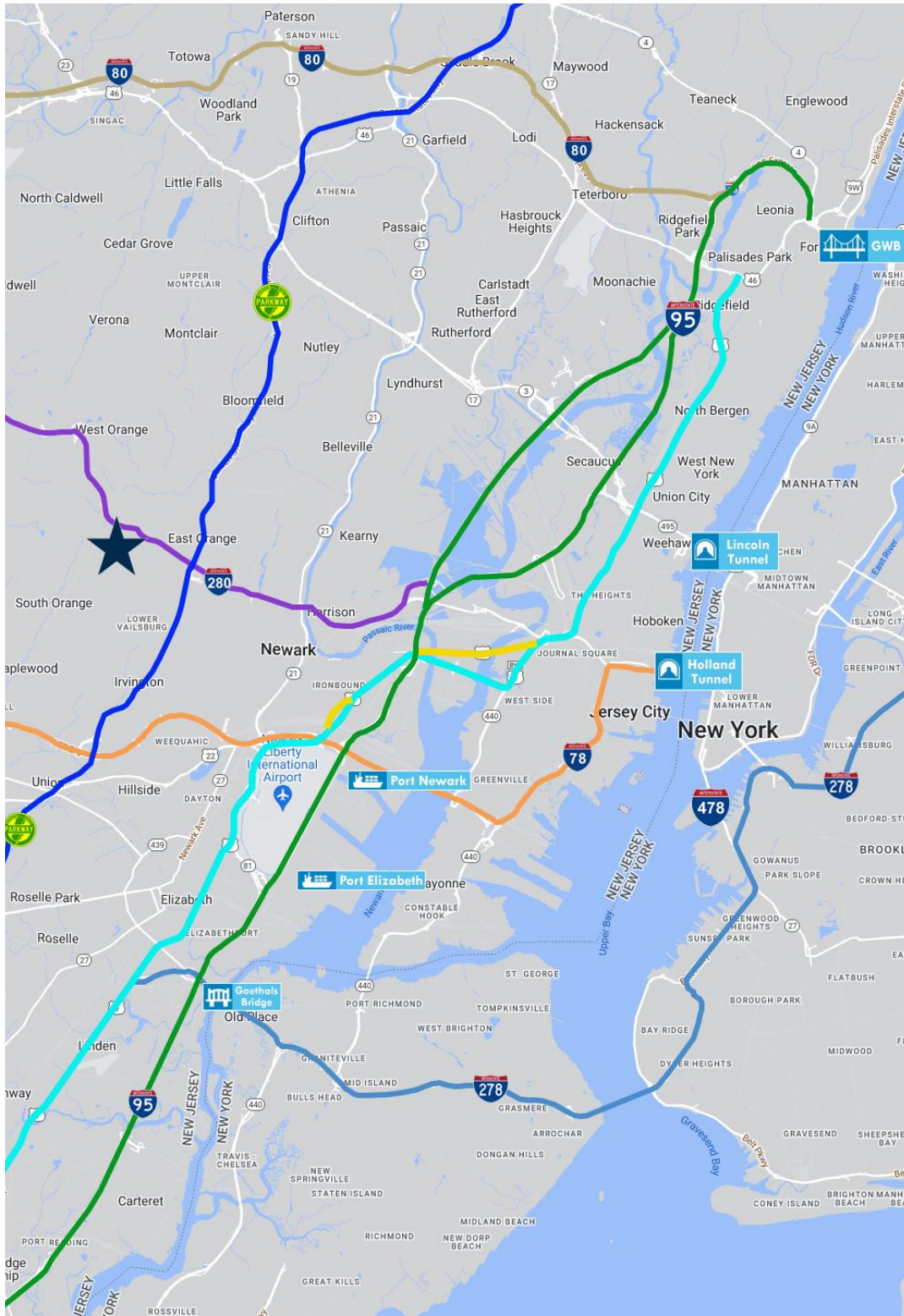
- Total Population: 2.0M
- Households: 734,682
- Median Household Income: \$106,420
- Average Household Size: 2.7
- Transportation to Work: 1.05M
- Labor Force: 1.6M

15 MILES

- Total Population: 5.13M
- Households: 2.07M
- Median Household Income: \$122,316
- Average Household Size: 2.4
- Transportation to Work: 2.79M
- Labor Force: 4.22M

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ACCESSIBILITY



0.8 MI
I-280



1.7 MI
Route 10



3.5 MI
GSP Exit 145



6.9 MI
I-78



8.5 MI
I-95 Exit 15W



11.2 MI
US Hwy 1 & 9



13.9 MI
Newark Airport

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