

Specifications

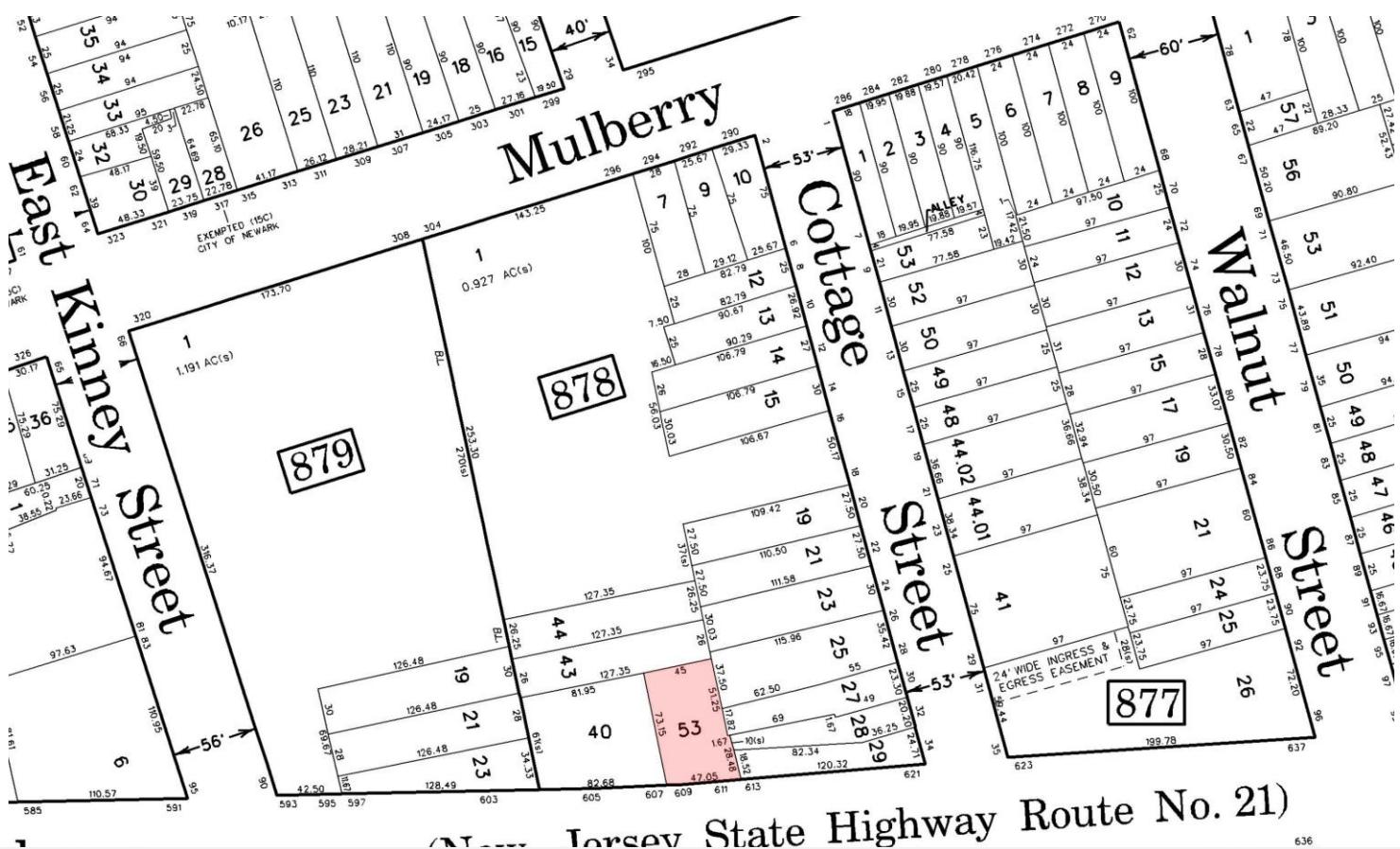
±4,000 SF	TOTAL BUILDING SIZE
±0.08 AC (Block 878, Lot 53)	TOTAL ACREAGE
(2) ±2,000 SF + Basement	TOTAL FLOORS
±4,000 SF	AVAILABLE UNIT
Yes	HEAT
Clear Span	COLUMN SPACING
±12'	CEILING HEIGHT
RDV	ZONING
\$5,324.20	\$525,000
TAXES (2025)	SALE PRICE

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
aconte@blauberg.com

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



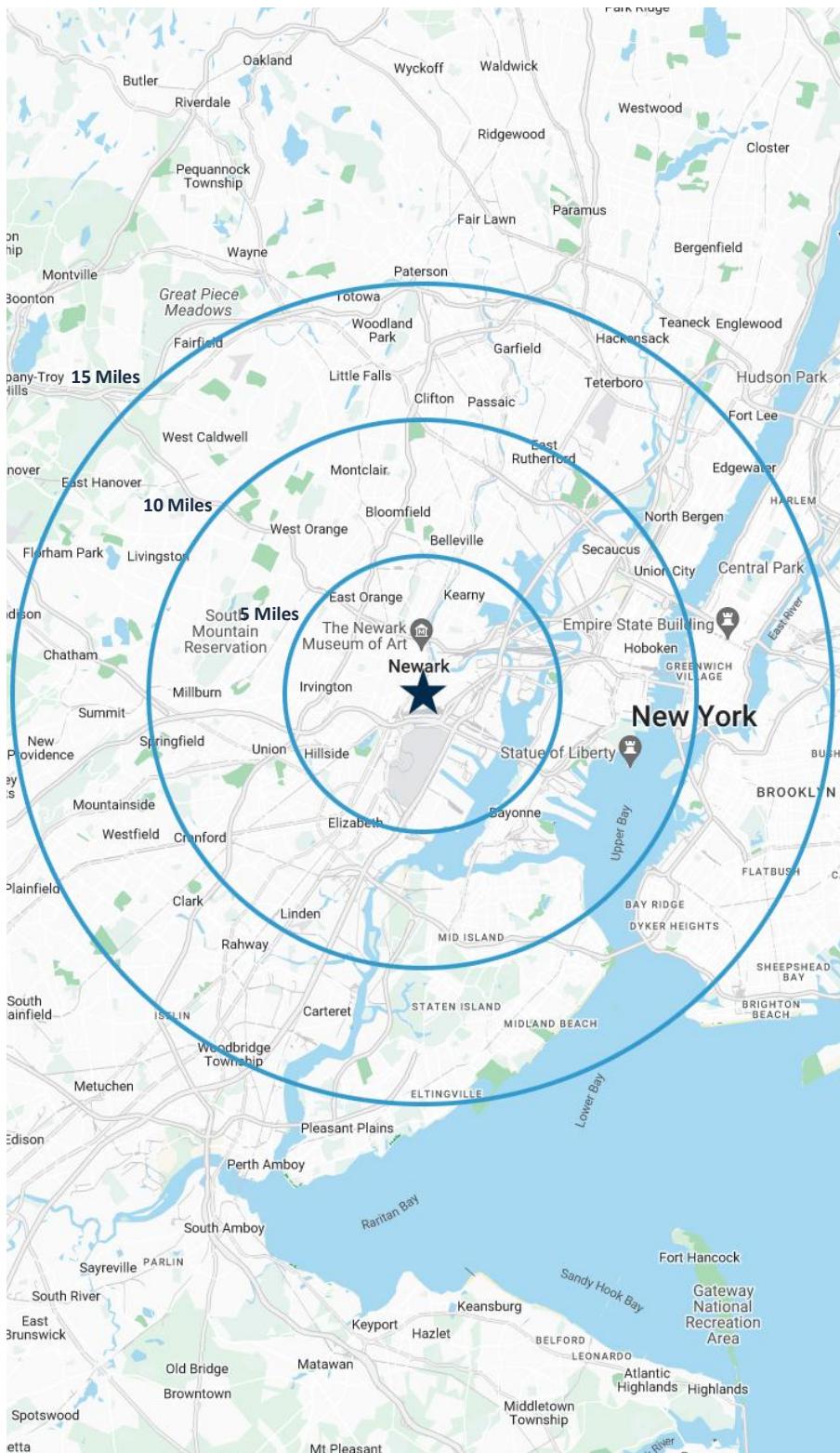
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5 MILES

- Total Population: 868,646
- Households: 320,414
- Median Household Income: \$74,349
- Average Household Size: 2.6
- Transportation to Work: 442,972
- Labor Force: 692,538

10 MILES

- Total Population: 3.06M
- Households: 1.23
- Median Household Income: \$114,483
- Average Household Size: 2.4
- Transportation to Work: 1.68M
- Labor Force: 2.51M

15 MILES

- Total Population: 8.37M
- Households: 3.36M
- Median Household Income: \$108,844
- Average Household Size: 2.4
- Transportation to Work: 4.46M
- Labor Force: 6.88M

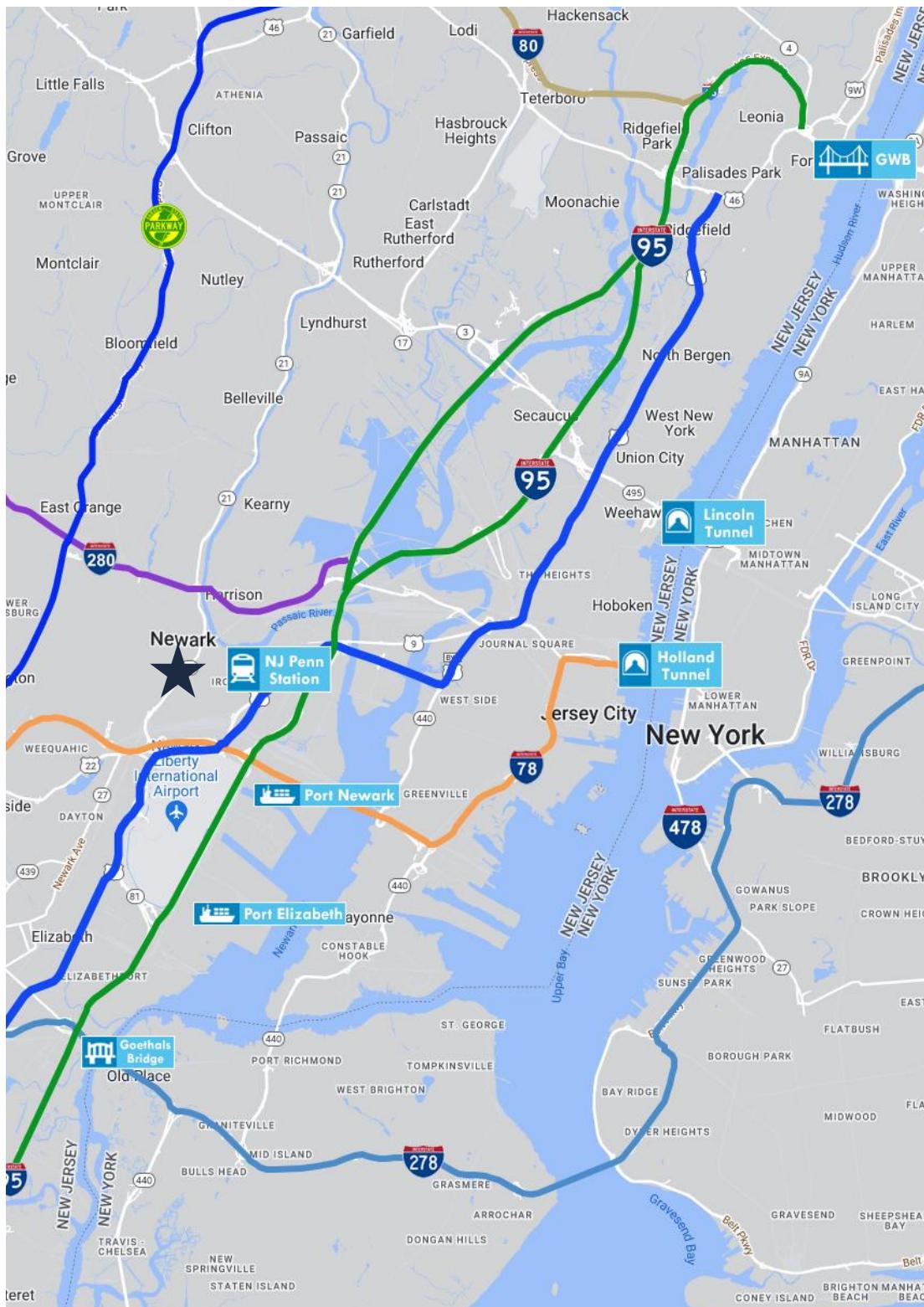
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ACCESSIBILITY



0.8 MI
Newark
Penn Station



1.4 MI
I-78 Exit 56



2.3 MI
I-280



2.3 MI
US Hwy 1 & 9



3.1 MI
I-95 Exit 14



3.6 MI
Newark Airport



4.0 MI
Ports Newark & Elizabeth



9.5 MI
Holland Tunnel



12 MI
Lincoln Tunnel

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