

**Specifications**

±31,601 SF TOTAL SIZE	1 DI GRADE-LEVEL
±5.67 AC TOTAL ACREAGE	16' CEILING HEIGHT
±4,960 SF OFFICE	1970s YEAR BUILT
±4,500 SF GARAGE	\$248,957.03 TAXES (2024)
±22,141 SF TERMINAL	At 13A of I-95 ACCESSIBILITY
52 TB LOADING DOCKS	At Heavy Weight Corridor COMMENTS
Block & Steel with Metal Facade CONSTRUCTION	

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

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## LOCATION HIGHLIGHTS

Located in Elizabeth, approximately 1.5 miles to US Highway 1 & 9, this site has direct access to I-95 with close proximity to I-78, Newark Liberty International Airport, Newark Penn Station and the Ports of Newark and Elizabeth.

## ACCESSIBILITY

US Highway 1 & 9: 1.6 Miles

Newark Liberty Int'l Airport: 3.2 Miles

Newark Penn Station: 5.9 Miles

Ports Newark & Elizabeth: 9.2 Miles

I-95: 1.1 Miles

I-78: 4.5 Miles

Holland Tunnel: 13.5 Miles

Lincoln Tunnel: 16.5 Miles

Goethals Bridge: 7.4 Miles

## PROPERTY HIGHLIGHTS

- Great Location
- Ideal IOS / Parking
- Excellent Labor Pool
- Zoned for Industrial Use

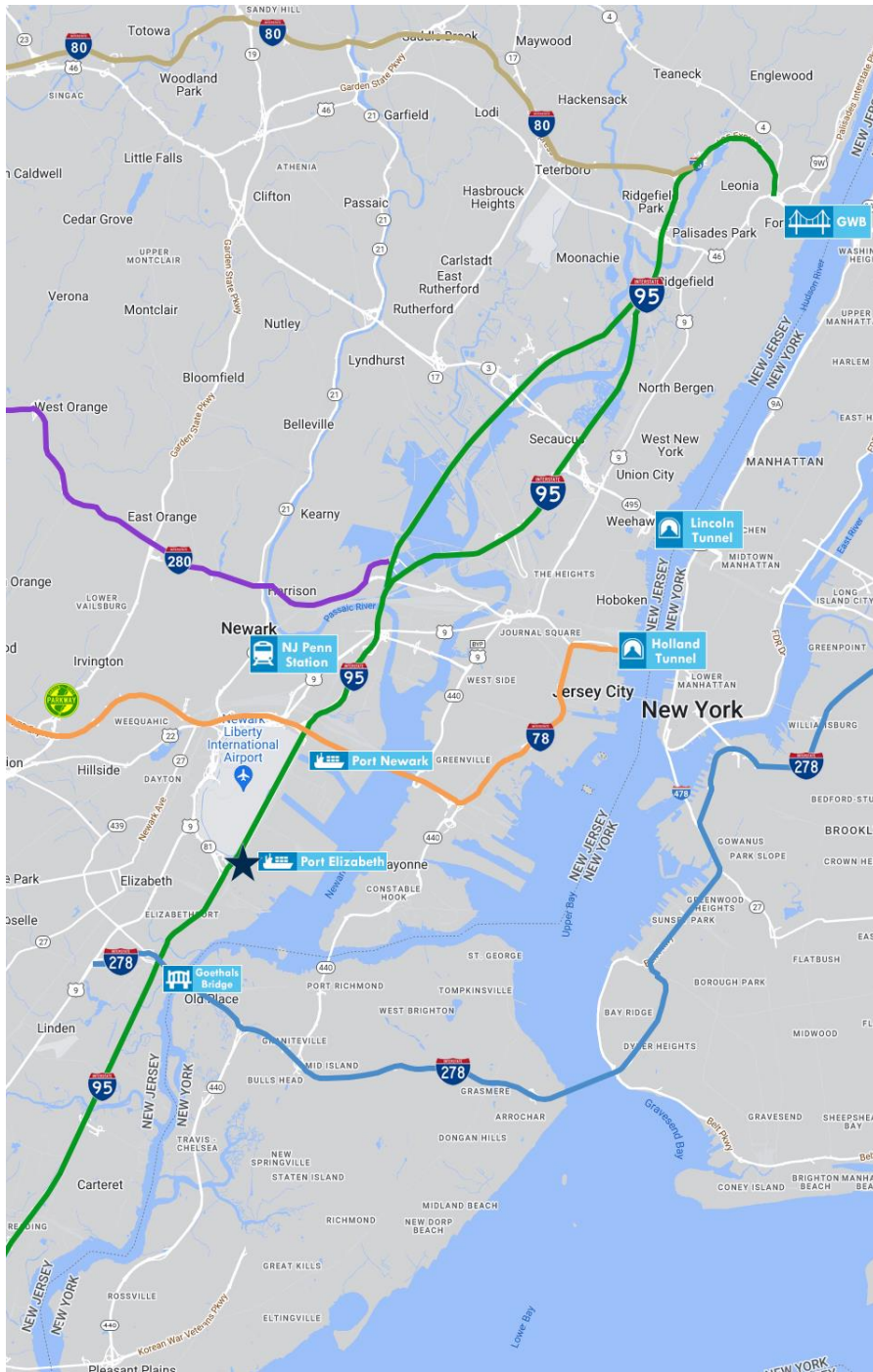
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## Proximity

1-9	US Highway 1 & 9	1.6 Miles
	Newark Liberty Airport	3.2 Miles
	Newark Penn Station	5.9 Miles
	Ports Newark & Elizabeth	9.2 Miles
	I-95	1.1 Miles
	I-78	4.5 Miles
	Holland Tunnel	13.5 Miles
	Lincoln Tunnel	16.5 Miles
	Goethals Bridge	7.4 Miles

## Demographics 5-Mile Radius

	Population	320,589
	Transportation to Work	164,406
	Total Labor Force	257,952
	Median Household Income	\$98,490

## Demographics 10-Mile Radius

	Population	1.21M
	Transportation to Work	609,899
	Total Labor Force	976,565
	Median Household Income	\$100,055

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