

Specifications

- ±16,392 SF BUILDING SIZE
- ±2,000 SF OFFICE
- ±1.4 AC (Block 150, Lot 4.01) LOT SIZE
- 600 Amps POWER
- 3 (3) 15' x 18' Oversized Grade-Level Doors LOADING
- 20' Clear CEILING HEIGHT
- \$41,981.76 TAXES (2025)
- M (Manufacturing) ZONING
- 2.1 Miles to I-280
- 3.3 Miles to I-95 Exit 15
- 11.9 Miles to Elizabeth Port Area ACCESSIBILITY

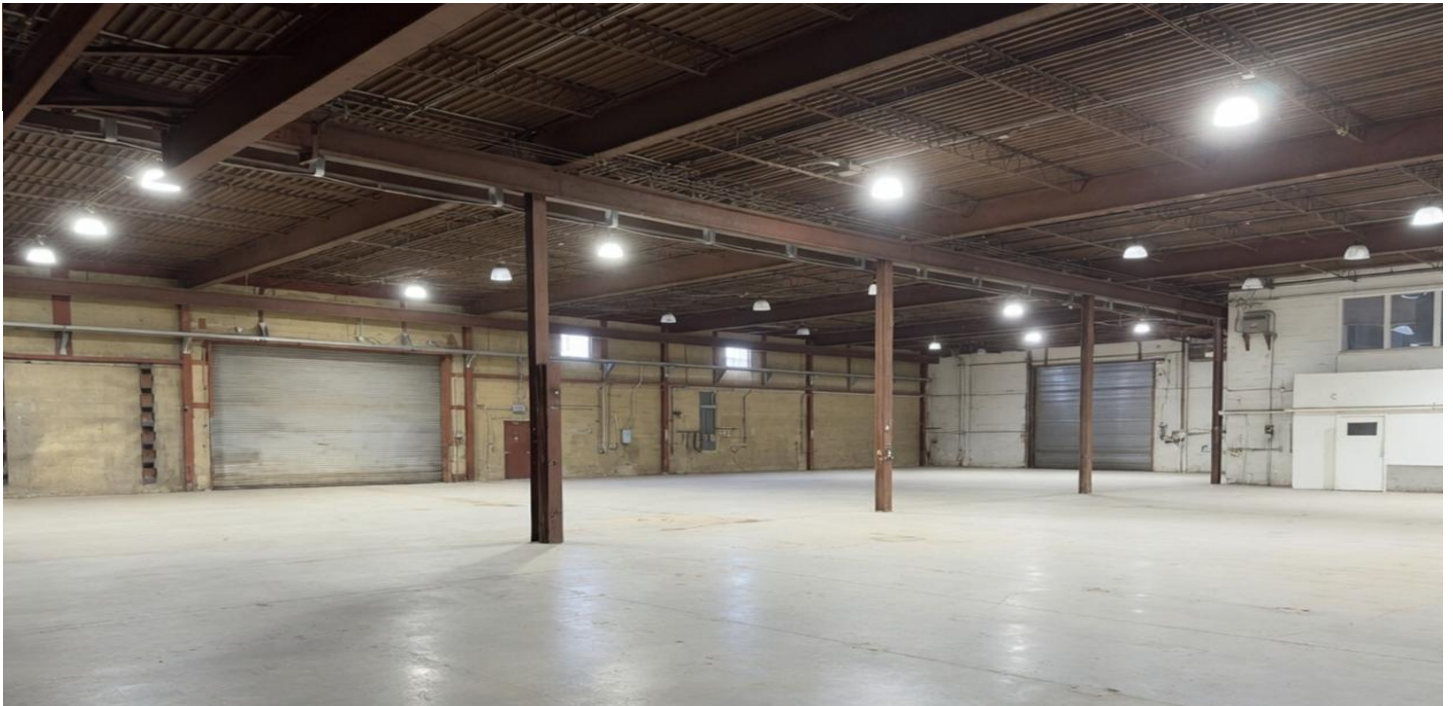
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
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 973.379.6644 x 122
 jmcrimmins@blauberg.com

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 pjmurano@blauberg.com

FOR LEASE | 49-57 O'BRIEN STREET | KEARNY, NJ



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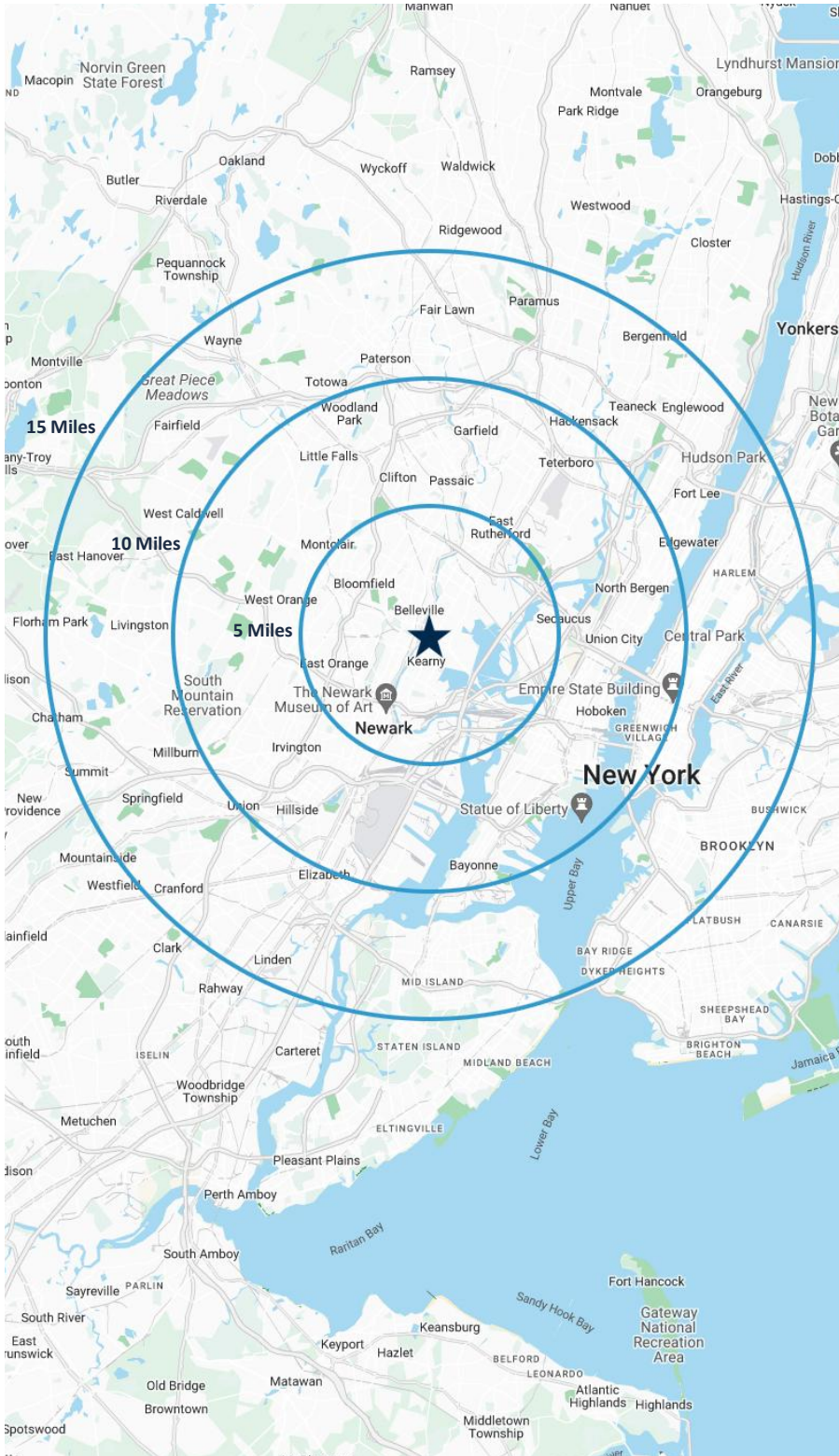
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5 MILES

- Total Population: 798,006
- Households: 303,971
- Median Household Income: \$84,980
- Average Household Size: 2.6
- Transportation to Work: 400,955
- Labor Force: 645,426

10 MILES

- Total Population: 4.06M
- Households: 1.73M
- Median Household Income: \$122,721
- Average Household Size: 2.3
- Transportation to Work: 2.23M
- Labor Force: 3.39M

15 MILES

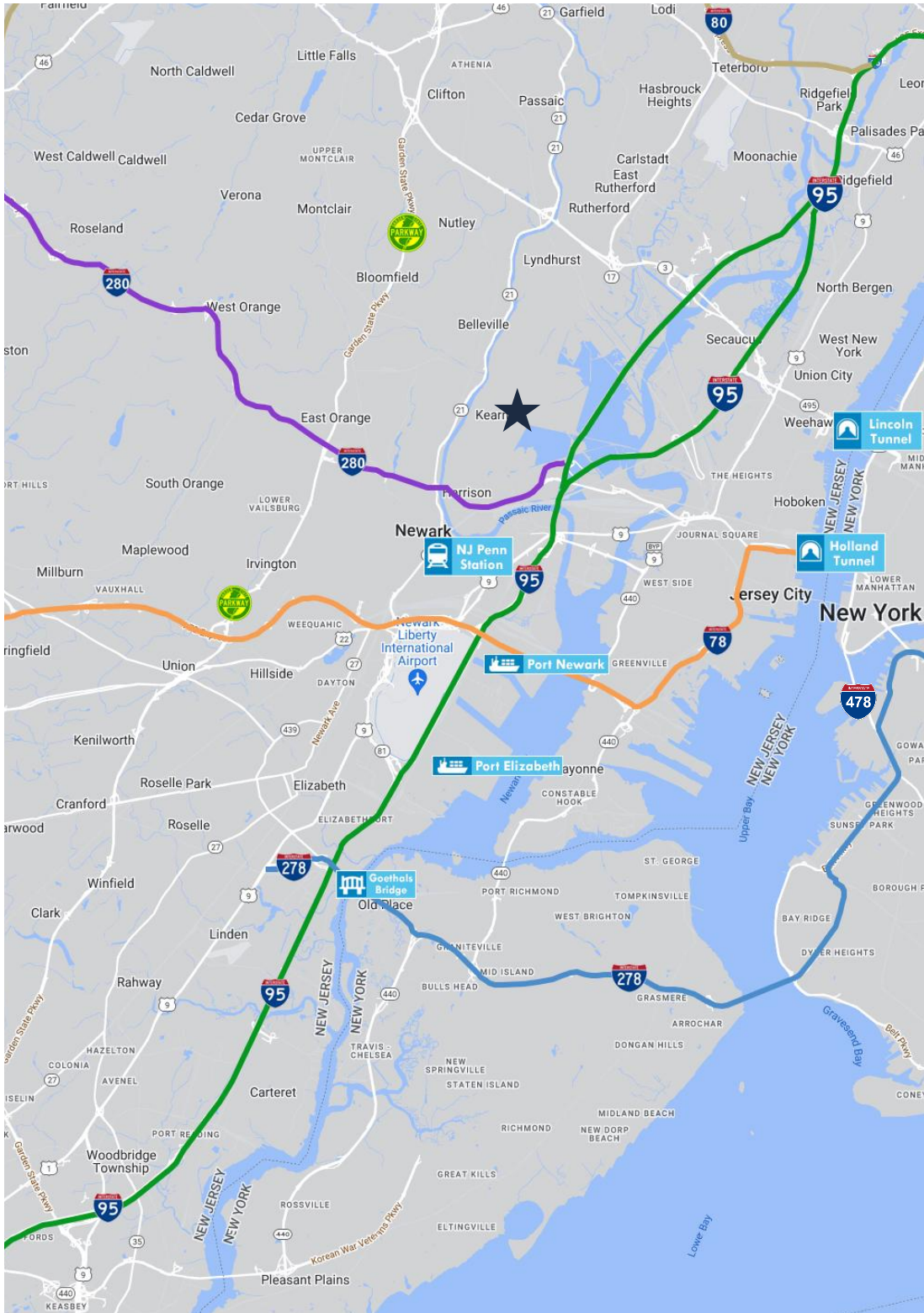
- Total Population: 9.52M
- Households: 3.76M
- Median Household Income: \$105,211
- Average Household Size: 2.5
- Transportation to Work: 4.97M
- Labor Force: 7.82M

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ACCESSIBILITY

	2.1 MI I-280
	3.3 MI I-95 Exit 15
	3.9 MI Newark Penn Station
	5.0 MI US Hwy 1 & 9
	5.7 MI GSP Exit 145
	6.9 MI I-78
	7.6 MI Holland Tunnel
	9.5 MI Lincoln Tunnel
	10.4 MI Newark Airport
	11.9 MI Ports Newark & Elizabeth

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