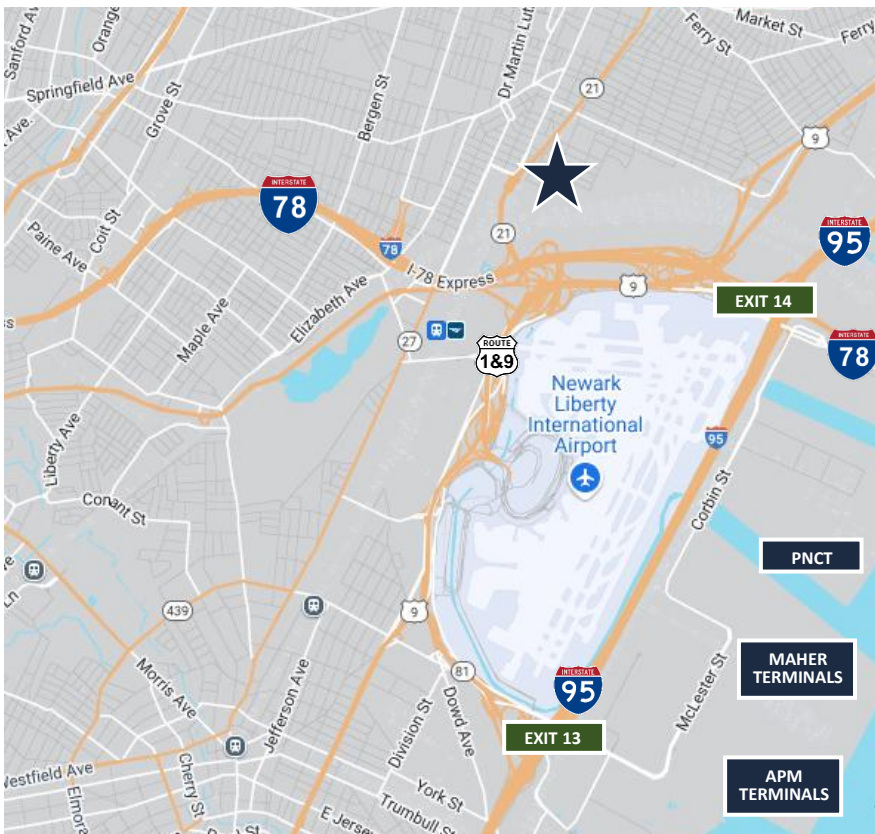




## Specifications

**±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

**\$17,763.55**  
TAXES (2026)

**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, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**

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

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

**Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com**



| #     | 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<br>3,500 SF on 2 <sup>nd</sup> Floor                            |
| 3     | 216 Miller Street<br>1 Loading Dock, 11' Ceiling Height, Multi-Story<br><b>Lease: \$3,450 / Mo. NNN</b><br><b>Sale: Please Call</b> | 0.06        | 3,000 SF           | 1,500 SF on 1 <sup>st</sup> Floor<br>1,500 SF on 2 <sup>nd</sup> Floor<br>\$5,742.56 Taxes (2026) |
| 4     | 218 Miller Street<br>1 Loading Dock, ±1,500 SF Cooler 1 <sup>st</sup> Floor, Multi-Story<br><b>Sale: \$895K</b>                     | 0.06        | 3,000 SF           | 1,500 SF on 1 <sup>st</sup> Floor<br>1,500 SF on 2 <sup>nd</sup> Floor<br>\$5,742.56 Taxes (2026) |
| 5     | 220 Miller Street<br>1 Loading Dock, ±1,500 SF Cooler 1 <sup>st</sup> Floor, Multi-Story<br><b>Sale: \$855K</b>                     | 0.06        | 3,000 SF           | 1,500 SF on 1 <sup>st</sup> Floor<br>1,500 SF on 2 <sup>nd</sup> Floor<br>\$6,278.43 Taxes (2026) |
| 6     | 222 Miller Street - <b>LEASED</b>                                                                                                   | 0.06        | 4,250 SF           | 2,500 SF on 1 <sup>st</sup> Floor<br>1,750 SF on 2 <sup>nd</sup> Floor                            |

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](mailto:jmcrimmins@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR, President**, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)

**Peter J. Murano, Jr., SIOR, Managing Executive Director**, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)

**Dylan Meade, Associate Director**, 973.379.6644 x 115, [dmeade@blauberg.com](mailto:dmeade@blauberg.com)

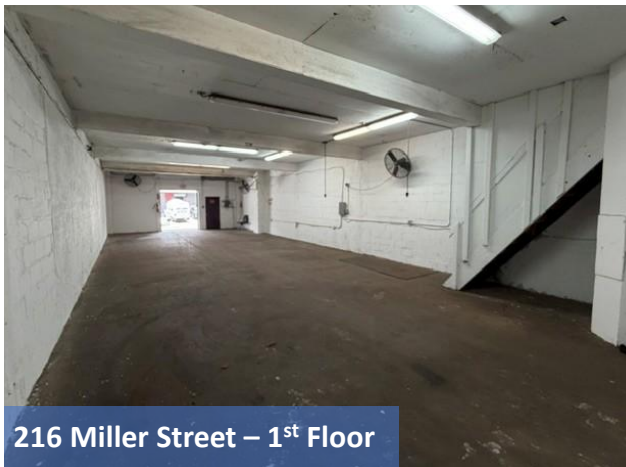
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



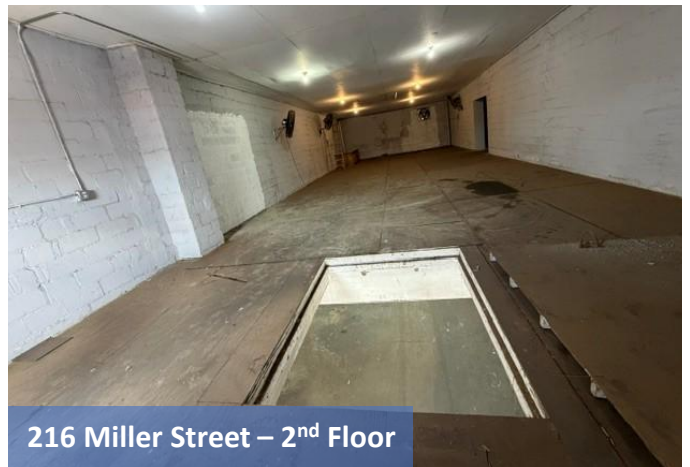
Covered Loading Platform



216 Miller Street – 1<sup>st</sup> Floor



216 Miller Street – 1<sup>st</sup> Floor



216 Miller Street – 2<sup>nd</sup> Floor



218 Miller Street – 1<sup>st</sup> Floor Cooler



218 Miller Street – 1<sup>st</sup> Floor Cooler

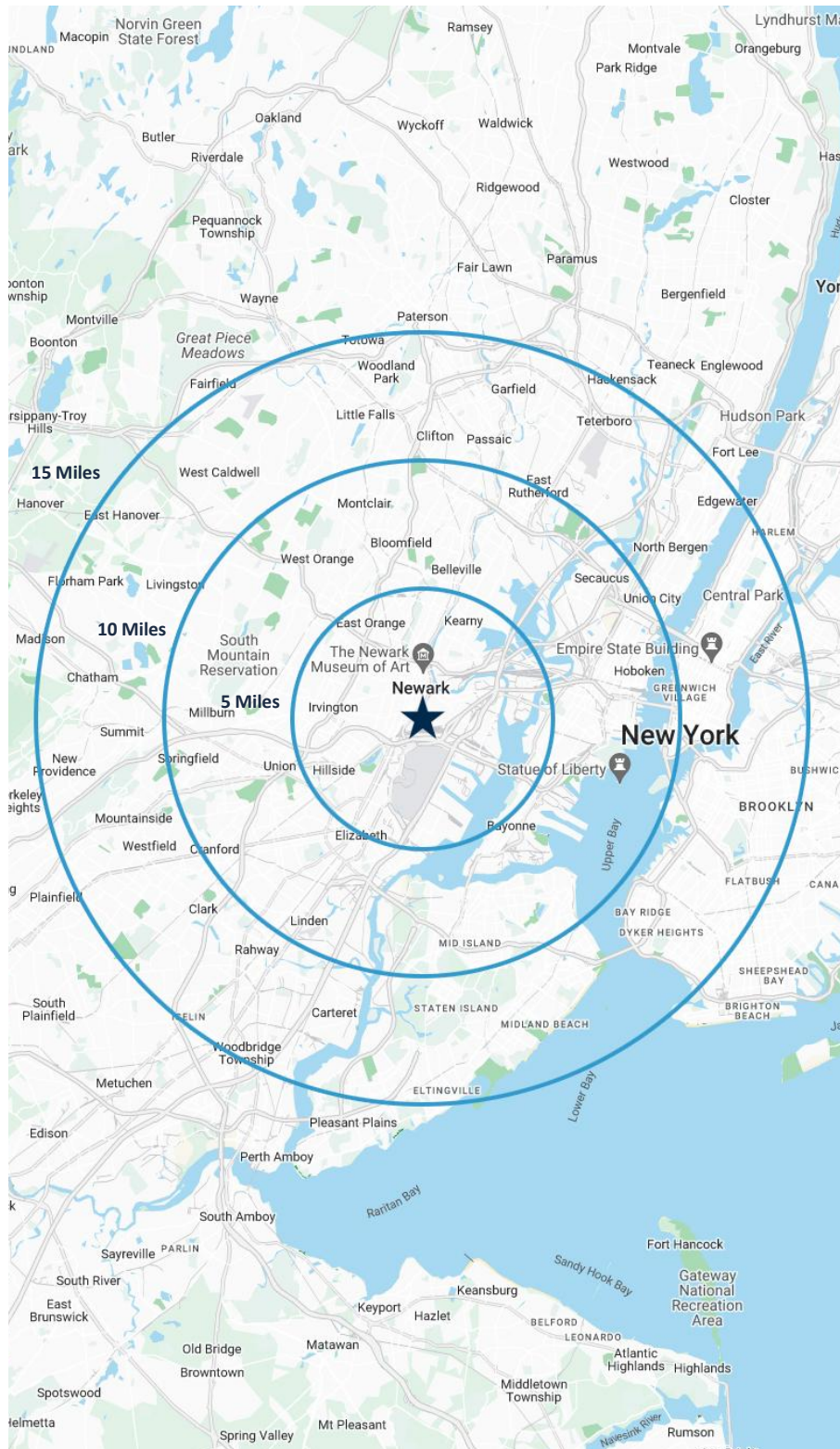
For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer**, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR, President**, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)

**Peter J. Murano, Jr., SIOR, Managing Executive Director**, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)

**Dylan Meade, Associate Director**, 973.379.6644 x 115, [dmeade@blauberg.com](mailto:dmeade@blauberg.com)



## 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

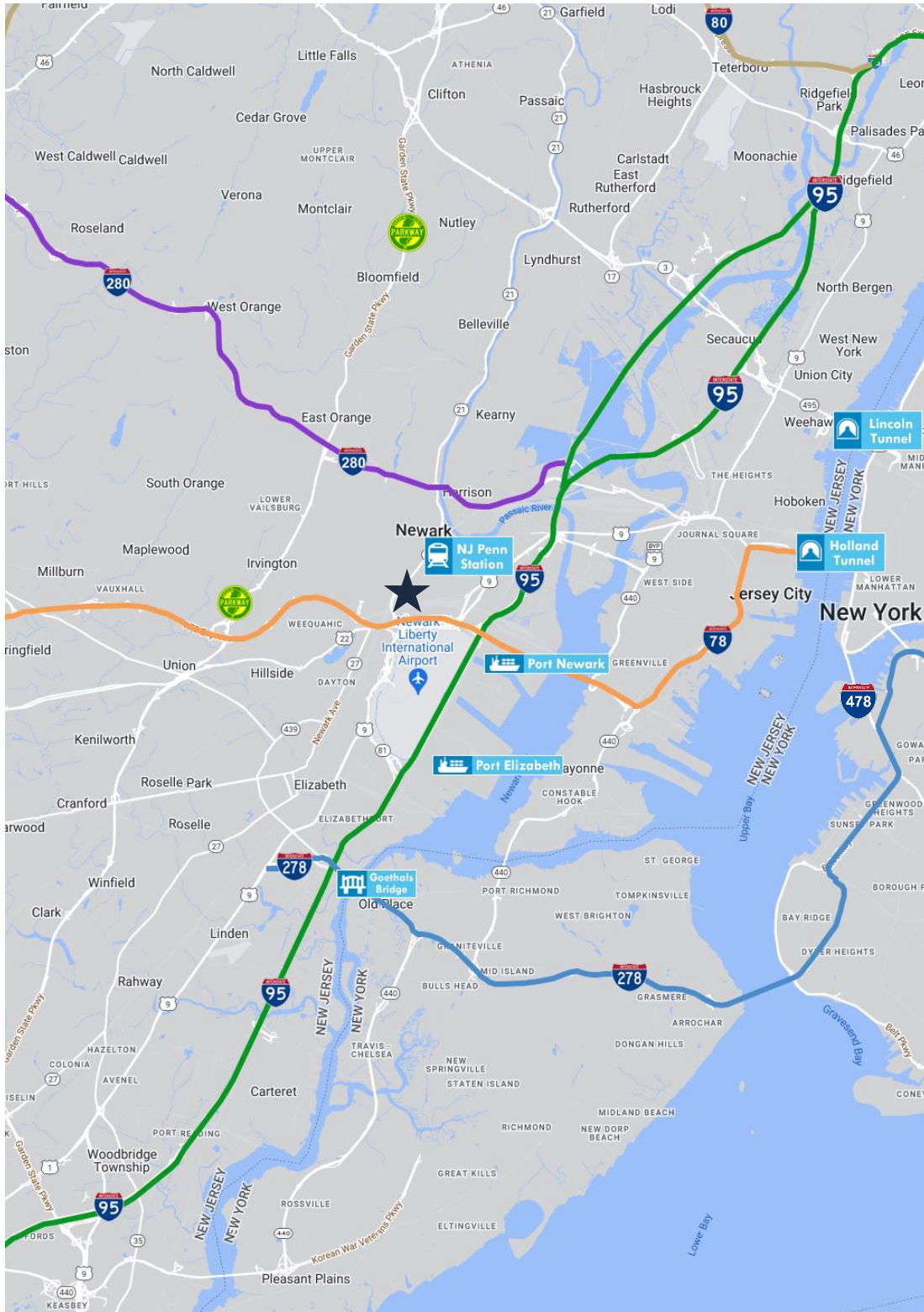
For additional property information or to arrange an inspection, please contact the exclusive brokers:

**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, acont@blauberg.com**

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

**Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com**



## 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

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](mailto:jmcrimmins@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR, President**, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)

**Peter J. Murano, Jr., SIOR, Managing Executive Director**, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)

**Dylan Meade, Associate Director**, 973.379.6644 x 115, [dmeade@blauberg.com](mailto:dmeade@blauberg.com)

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.