

Specifications

±247,446 SF TOTAL BUILDING SIZE	±6.69 AC TOTAL LOT SIZE
±40,000 – 125,725 SF AVAILABLE 1 <sup>ST</sup> FLOOR	±40,000 - 121,721 SF AVAILABLE BASEMENT
±12,380 SF AVAILABLE OFFICE	17 TRAILER STALLS
43 CAR SPACES	1 DRIVE-IN DOOR
6 DOCK-HIGH DOORS	40'5" x 60'0" COLUMN SPACING
±16' First Floor ±10' Basement CEILING HEIGHTS	\$16 PSF NNN - 1 <sup>ST</sup> Floor \$8 PSF NNN - Basement LEASE RATES
±\$2.36 PSF TAXES (2025)	Please Call SALE PRICE
2 Miles to Elizabeth Port Areas 2.6 Miles to EWR ACCESSIBILITY	

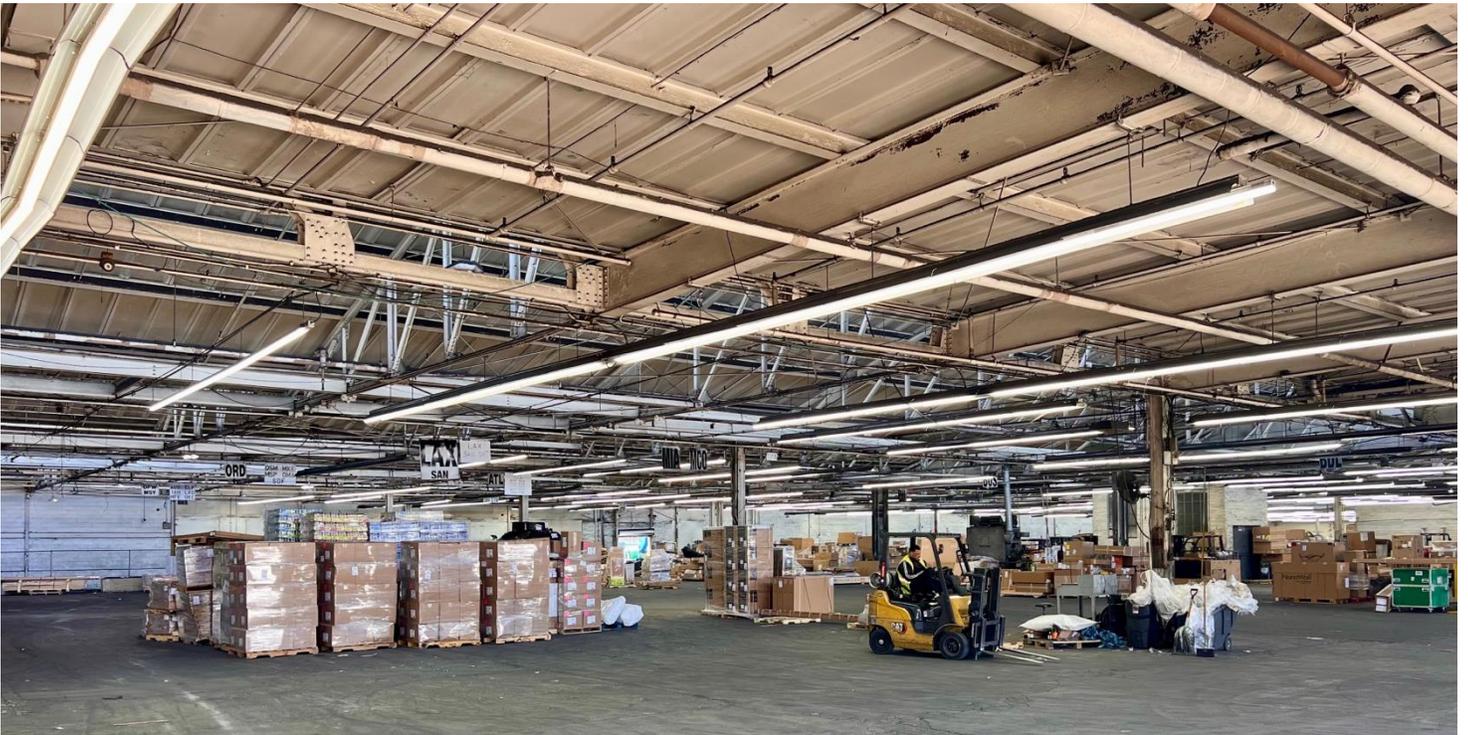
For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR**  
Chief Executive Officer  
973.379.6644 x 122  
jmcrimmins@blauberg.com

**Alessandro (Alex) Conte, CCIM, SIOR**  
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**Peter J. Murano, Jr., SIOR**  
Managing Executive Director  
973.379.6644 x 114  
pjmurano@blauberg.com

FOR SALE OR LEASE | 327-347 1<sup>ST</sup> STREET | ELIZABETH, NJ



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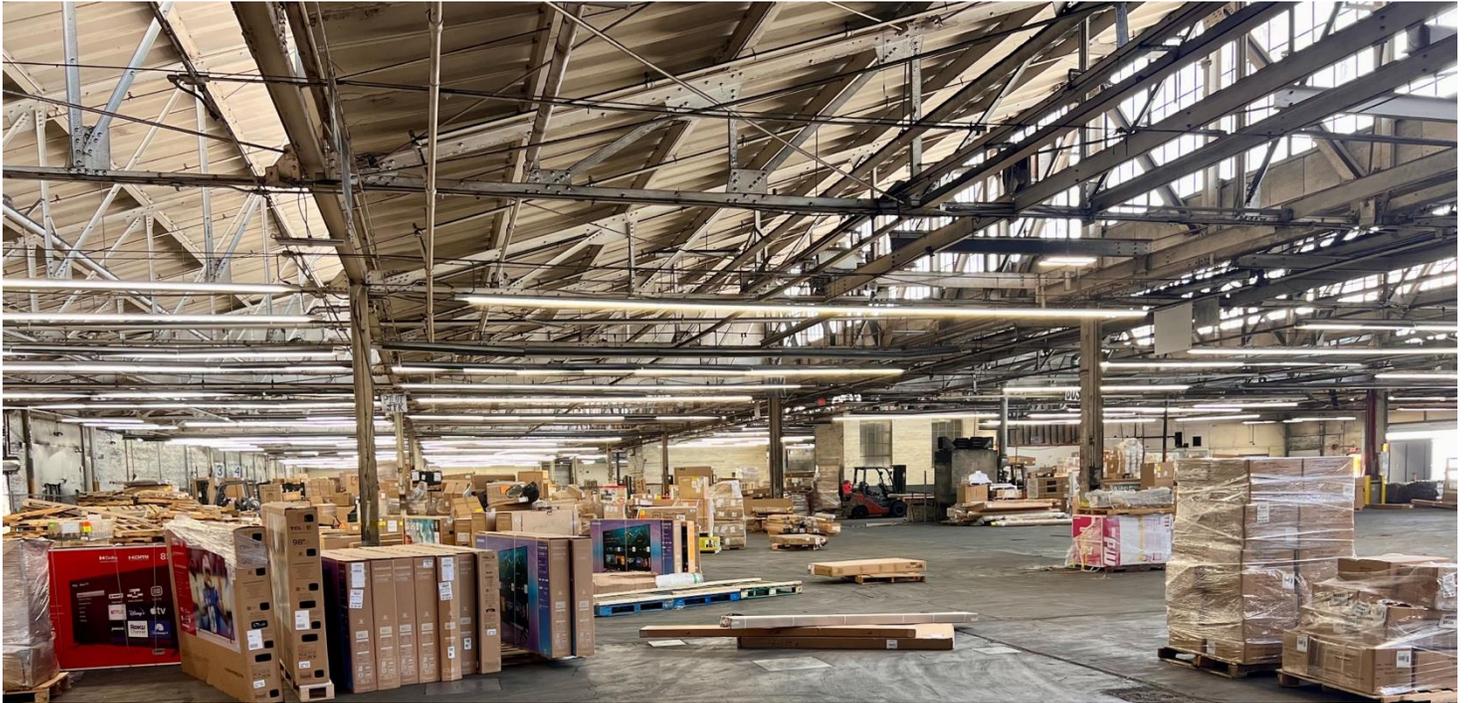
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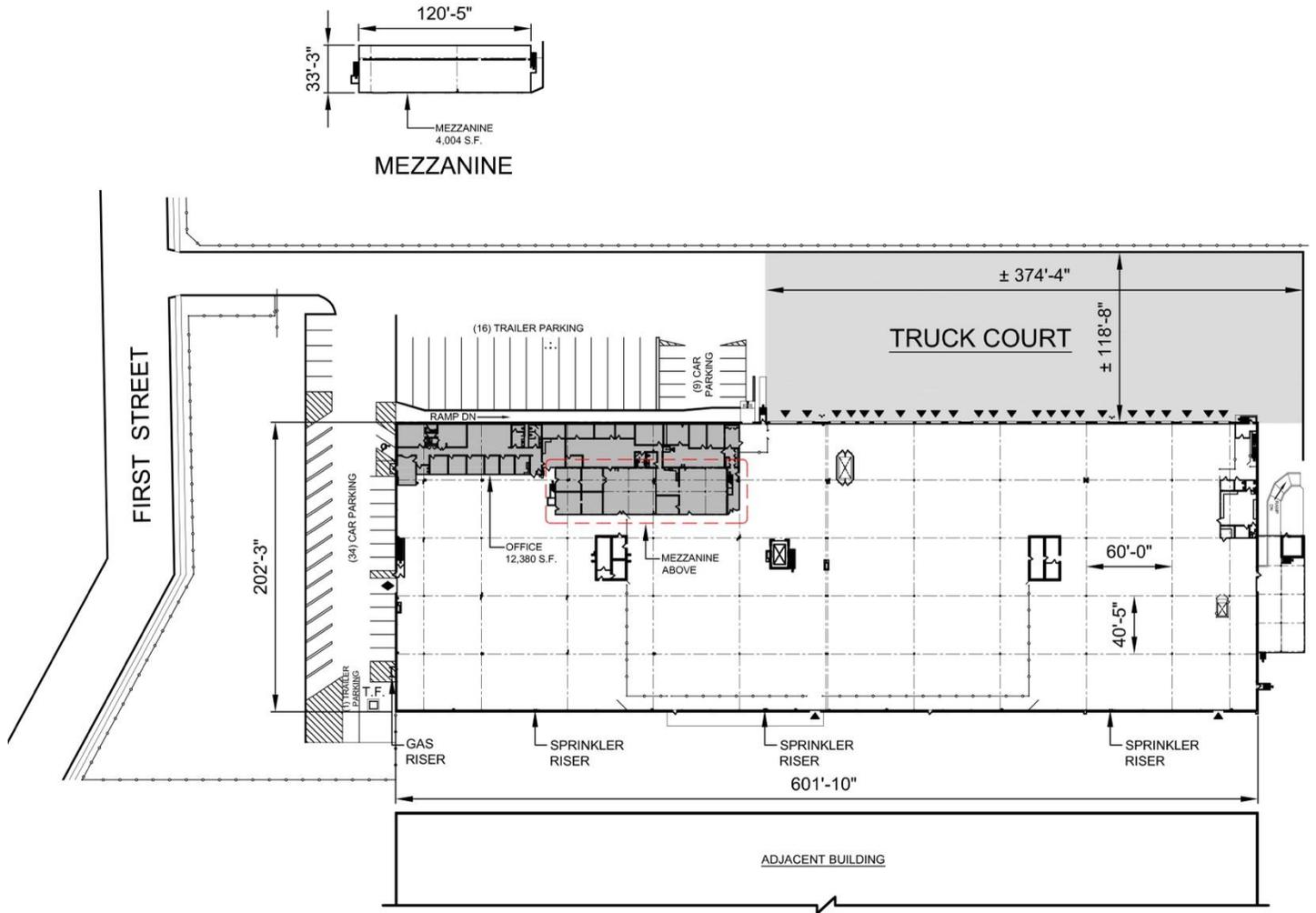
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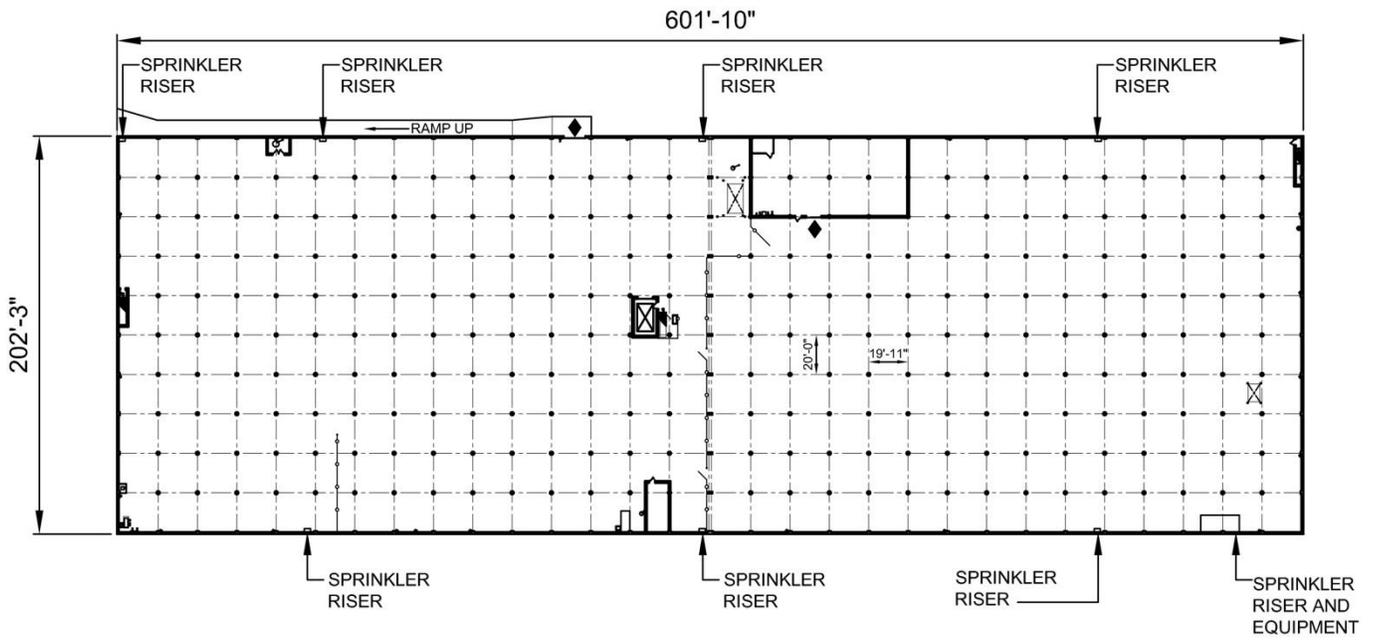
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BASEMENT

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**5 MILES**

- Total Population: 586,827
- Households: 205,207
- Median Household Income: \$87,821
- Average Household Size: 2.8
- Transportation to Work: 291,023
- Labor Force: 468,092

**10 MILES**

- Total Population: 2.72M
- Households: 1.02M
- Median Household Income: \$103,179
- Average Household Size: 2.6
- Transportation to Work: 1.42M
- Labor Force: 2.19M

**15 MILES**

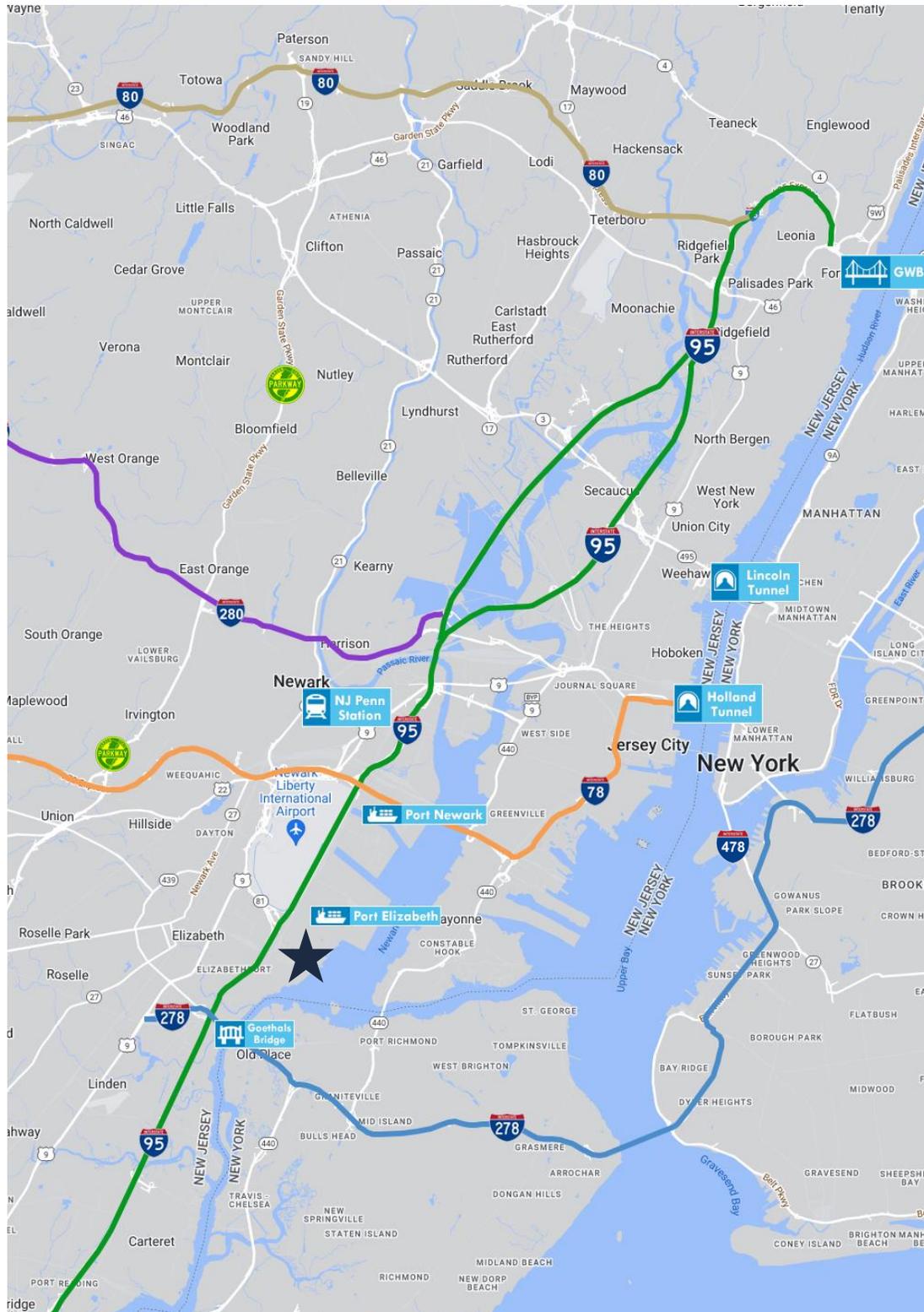
- Total Population: 7.12M
- Households: 2.87M
- Median Household Income: \$113,308
- Average Household Size: 2.4
- Transportation to Work: 3.82M
- Labor Force: 5.85M

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**ACCESSIBILITY**



2.0 MI  
Elizabeth Port  
Areas



2.3 MI  
I-95 Exit 13A



2.4 MI  
US Hwy 1 & 9



2.6 MI  
Newark Airport



4.6 MI  
I-278



5.8 MI  
Goethals Bridge



13.8 MI  
Holland Tunnel

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