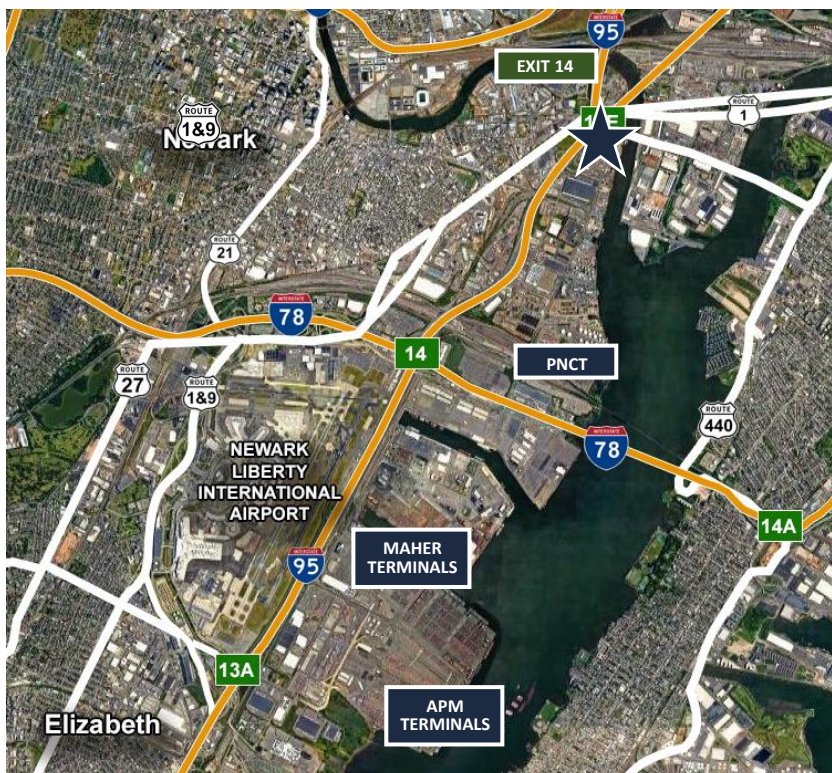




Specifications

±40,794 SF
TOTAL BUILDING SIZE

±5.34 AC
TOTAL ACREAGE

±31,160 SF
MAINTENANCE FACILITY

±9,634 SF
TOTAL OFFICE

Gas Suspended
HEAT

Wet System
SPRINKLER SYSTEM

±16'
CEILING HEIGHT

34 Drive-Ins (12' x 14')
LOADING

Paved and Lit
YARD

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

Jason M. Crimmins, CCIM, SIOR
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FOR LEASE | 41 DOREMUS AVENUE | NEWARK, NJ



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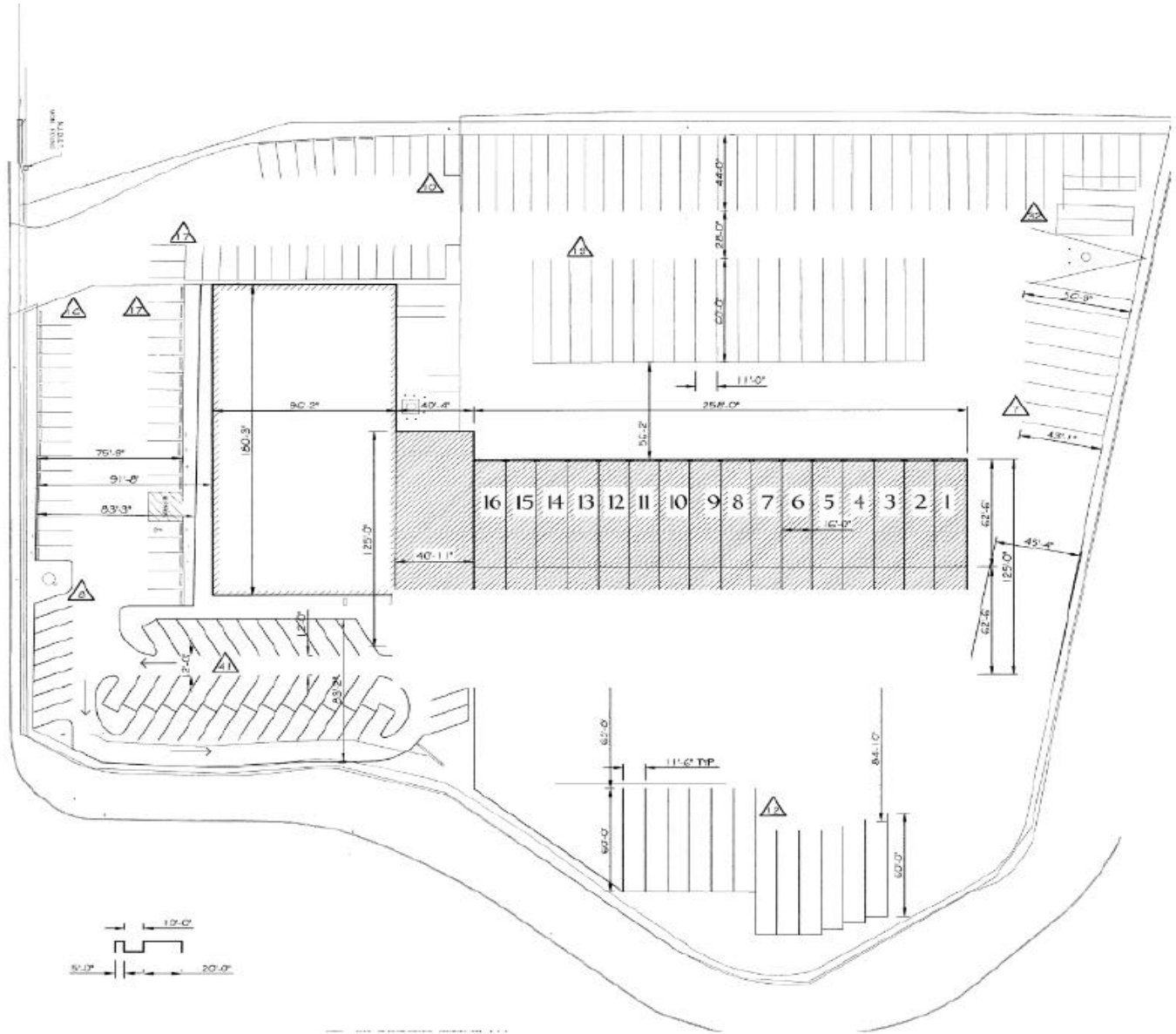
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- Total Population: 860,669
- Households: 342,343
- Median Household Income: \$98,252
- Average Household Size: 2.5
- Transportation to Work: 444,652
- Labor Force: 699,347

- Total Population: 4.75M
- Households: 2.02M
- Median Household Income: \$123,954
- Average Household Size: 2.3
- Transportation to Work: 2.57M
- Labor Force: 3.94M

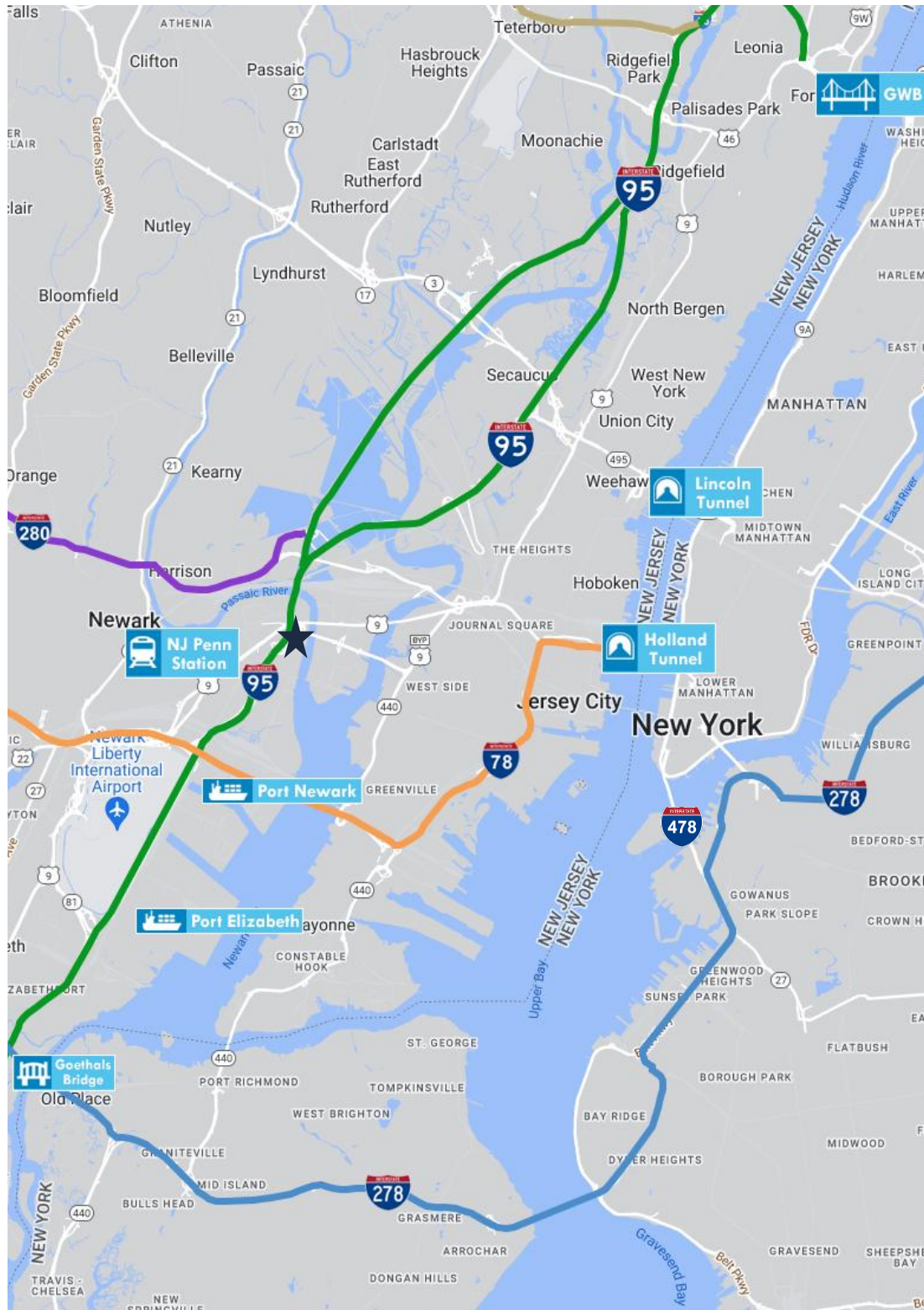
- Total Population: 9.87M
- Households: 3.94M
- Median Household Income: \$106,271
- Average Household Size: 2.4
- Transportation to Work: 5.04M
- Labor Force: 8.11M

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THE BLAU & BERG COMPANY



ACCESSIBILITY



0.4 MI
US Hwy 1 & 9



0.4 MI
I-95



3.1 MI
Penn Station



3.3 MI
I-78



5.4 MI
Ports Newark
and Elizabeth



5.9 MI
Holland Tunnel



6.2 MI
Newark Airport



8.7 MI
Lincoln Tunnel

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