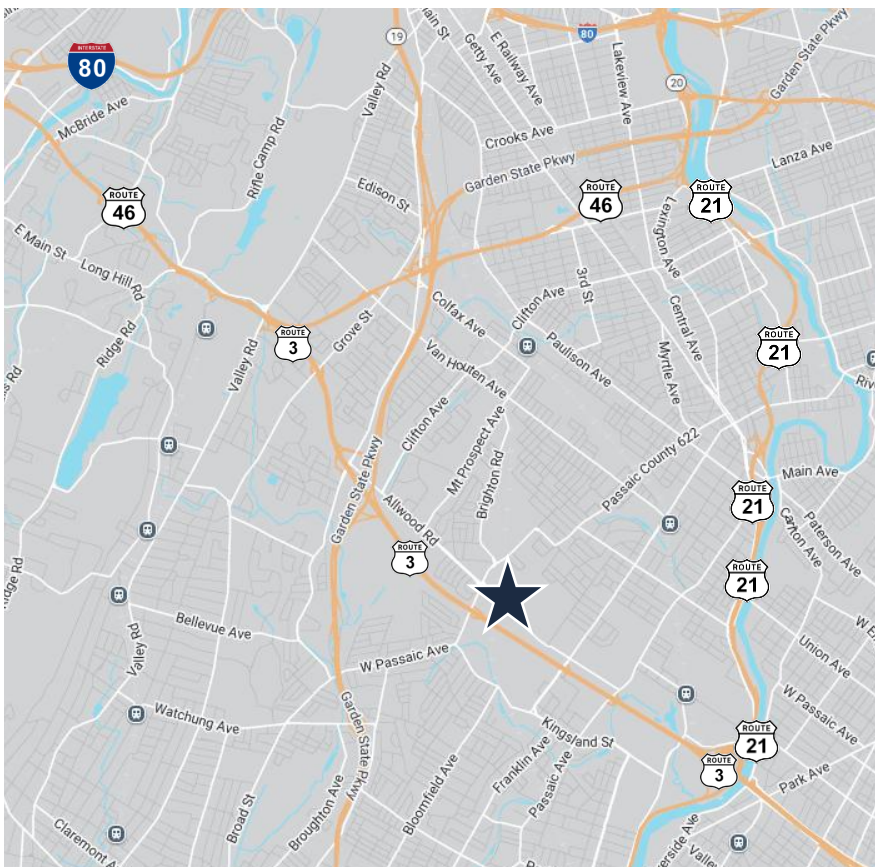




Specifications

±65,000 SF on ±2.15 AC
AVAILABLE SPACE

±3,000 SF
OFFICE SPACE

20' Clear
CEILING HEIGHT

4
LOADING DOCKS

2
DRIVE-INS

M-2
ZONING

\$10.00 PSF NNN
LEASE

±40,000 SF (440 Allwood Road)

±85,000 SF (440 Allwood Road)

±65,000 SF (400 Allwood Road)

UNIT BREAKDOWNS

**Can be combined with 440 Allwood Road bringing total square footage to ±150,000 sf.*

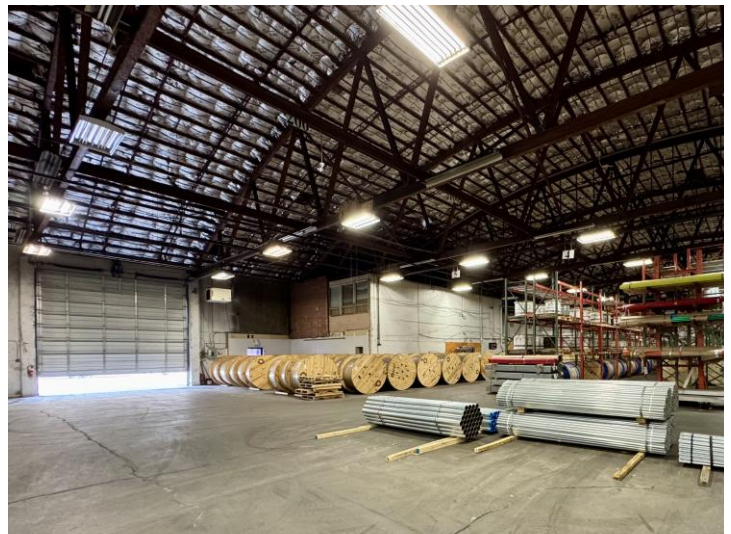
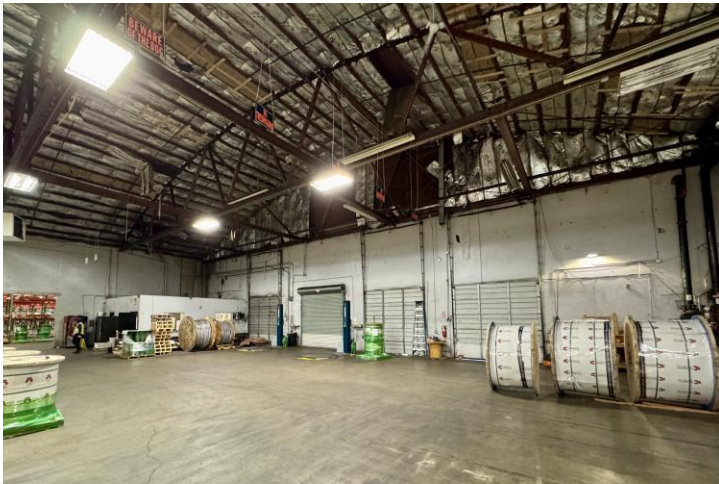
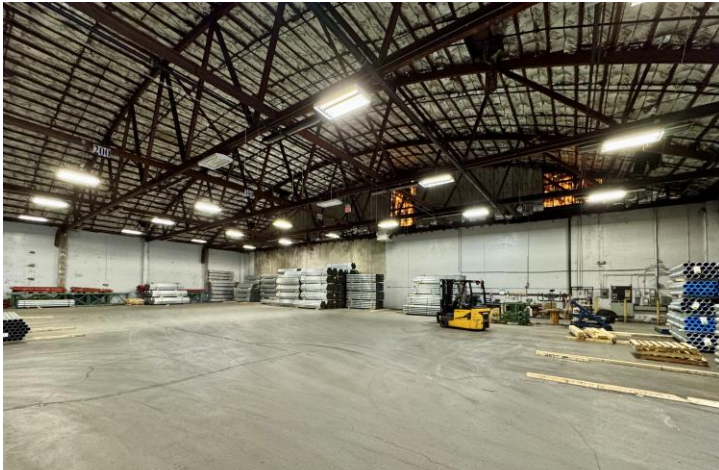
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

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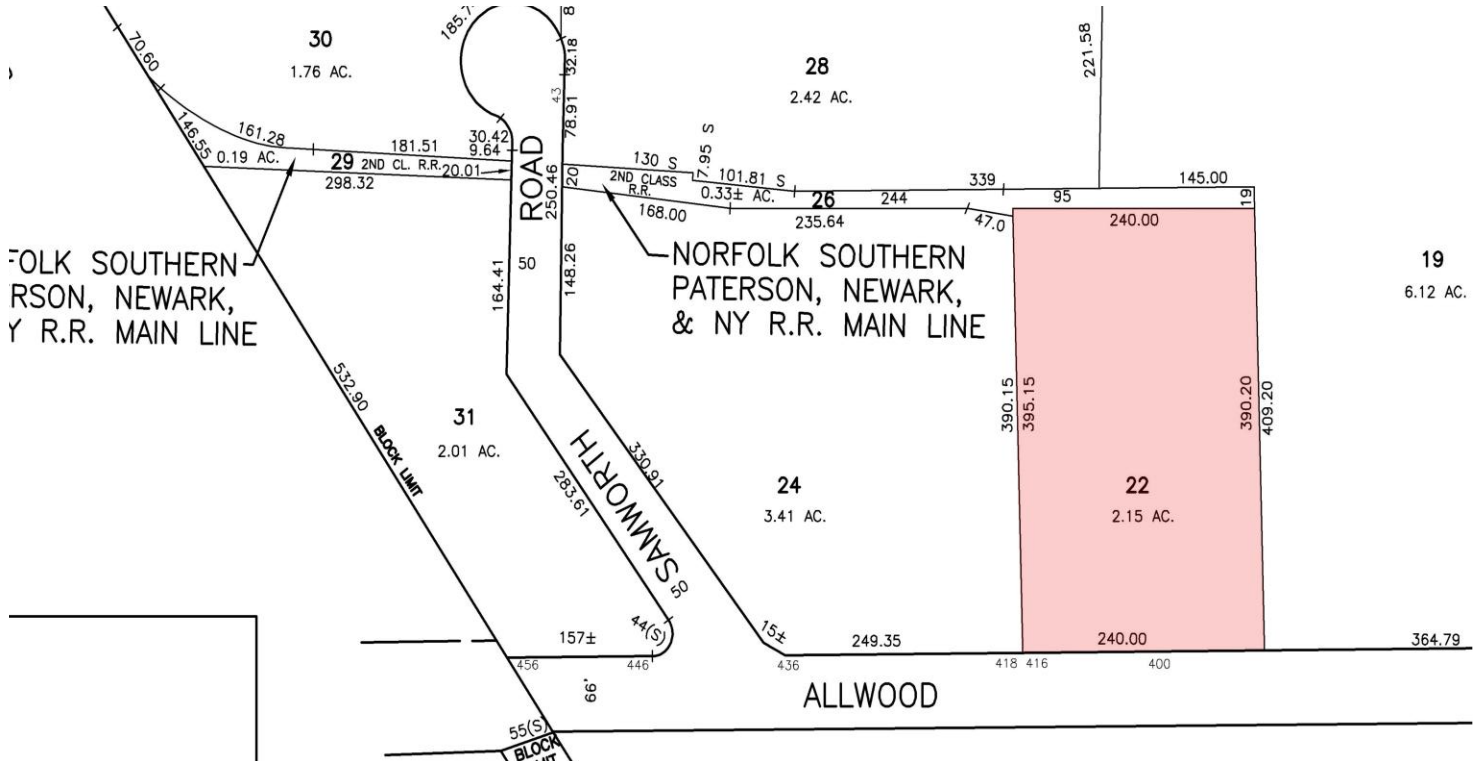
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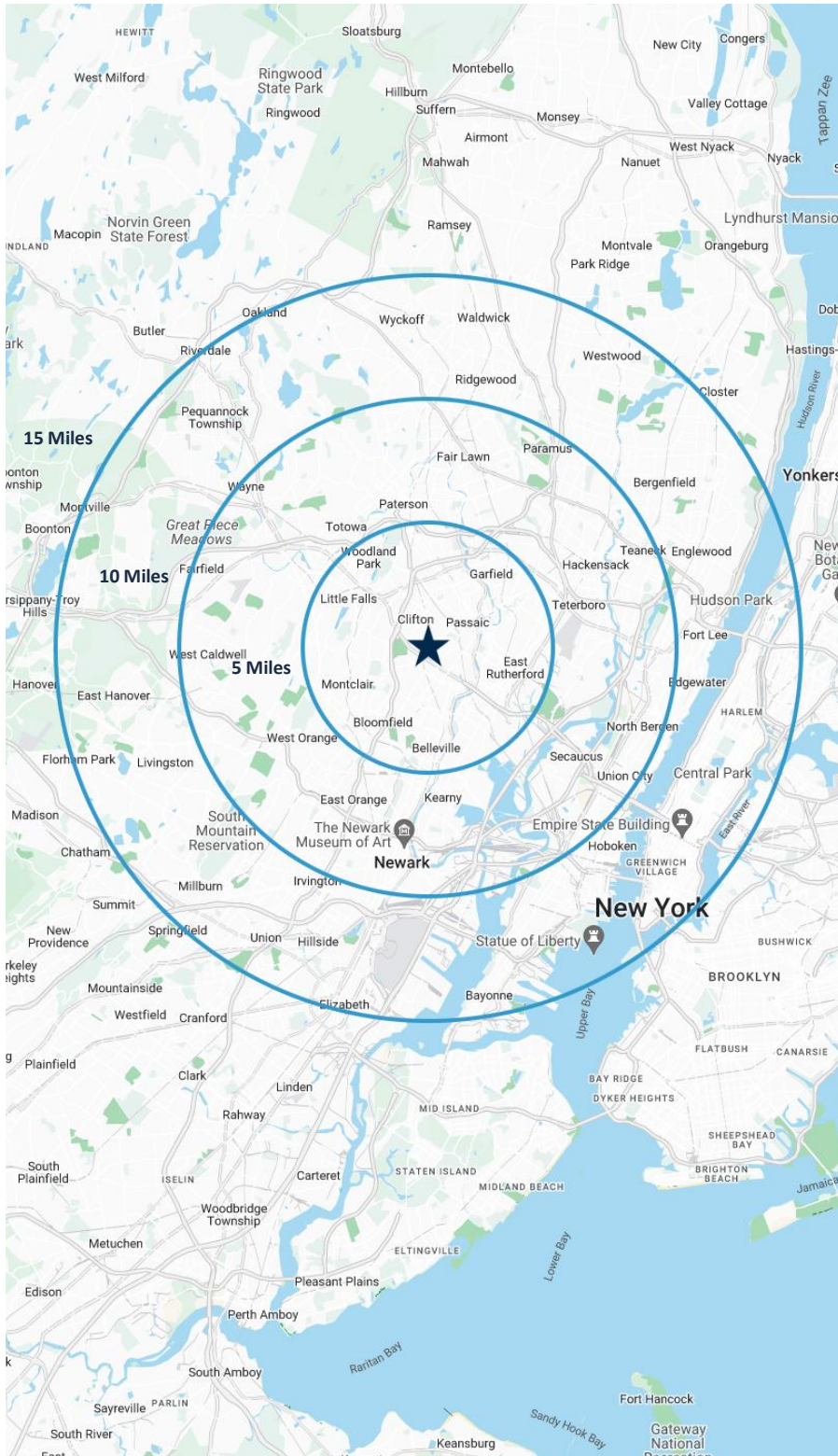
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5 MILES

- Total Population: 645,830
- Households: 238,787
- Median Household Income: \$104,216
- Average Household Size: 2.7
- Transportation to Work: 345,802
- Labor Force: 520,219

10 MILES

- Total Population: 2.47M
- Households: 940,185
- Median Household Income: \$102,811
- Average Household Size: 2.6
- Transportation to Work: 1.31M
- Labor Force: 2.0M

15 MILES

- Total Population: 6.84M
- Households: 2.82M
- Median Household Income: \$107,744
- Average Household Size: 2.4
- Transportation to Work: 3.65M
- Labor Force: 5.64M

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	0.7 MI Route 3
	1.9 MI GSP Exit 151
	2.9 MI Route 46
	5.4 MI I-95 Exit 16
	6.5 MI I-80 Exit 53
	7.8 MI I-280 Exit 12
	9.6 MI Lincoln Tunnel
	11.0 MI I-78 Exit 52
	13.9 MI GWB
	15.8 MI Newark Airport

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