

Specifications

±55,235 SF (Divisible)
TOTAL BUILDING SIZE

±47,604 SF
WAREHOUSE

±7,631 SF
OFFICE

14'-6"
CEILING HEIGHT

9 Exterior
DOCKS

800 Amps, 208V, 3 Phase, 4 Wire
POWER

±2.17 AC (Block 5505, Lot 8)
LOT ACREAGE

32-Car Parking
PARKING LOT

0.8 Miles to I-78
2.2 Miles to Garden State Parkway
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, aconte@blauberg.com
- Peter J. Murano, Jr., Managing Executive Director**, 973.379.6644 x 114, pjmurano@blauberg.com
- Nicholas Bio, Associate**, 973.379.6644 x 233, nbio@blauberg.com

LEASE PLAN

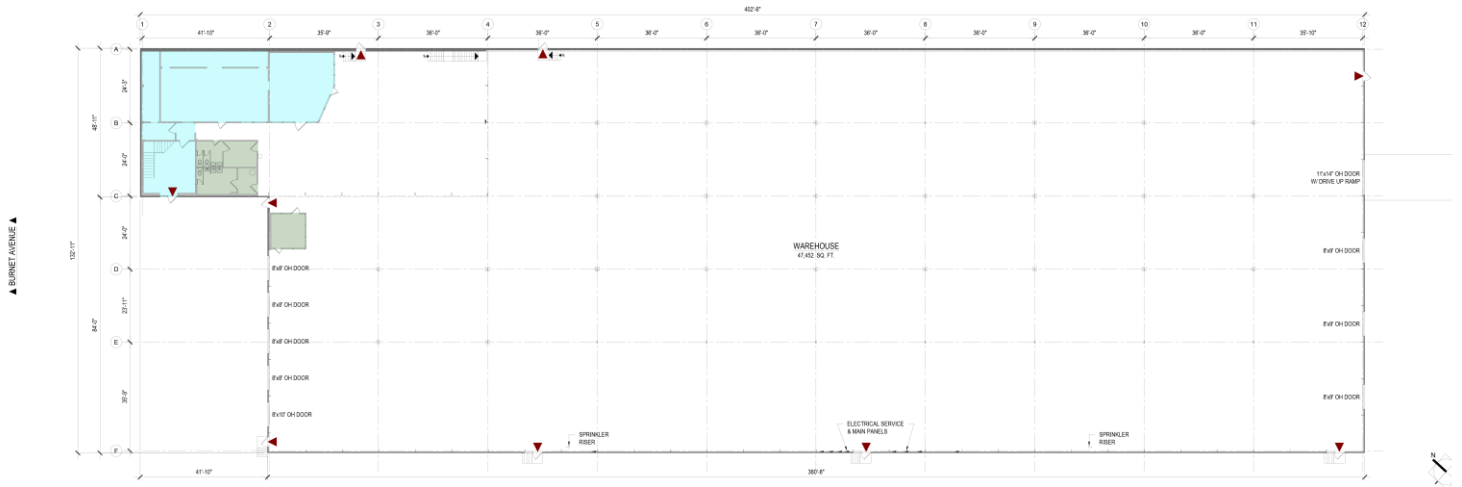


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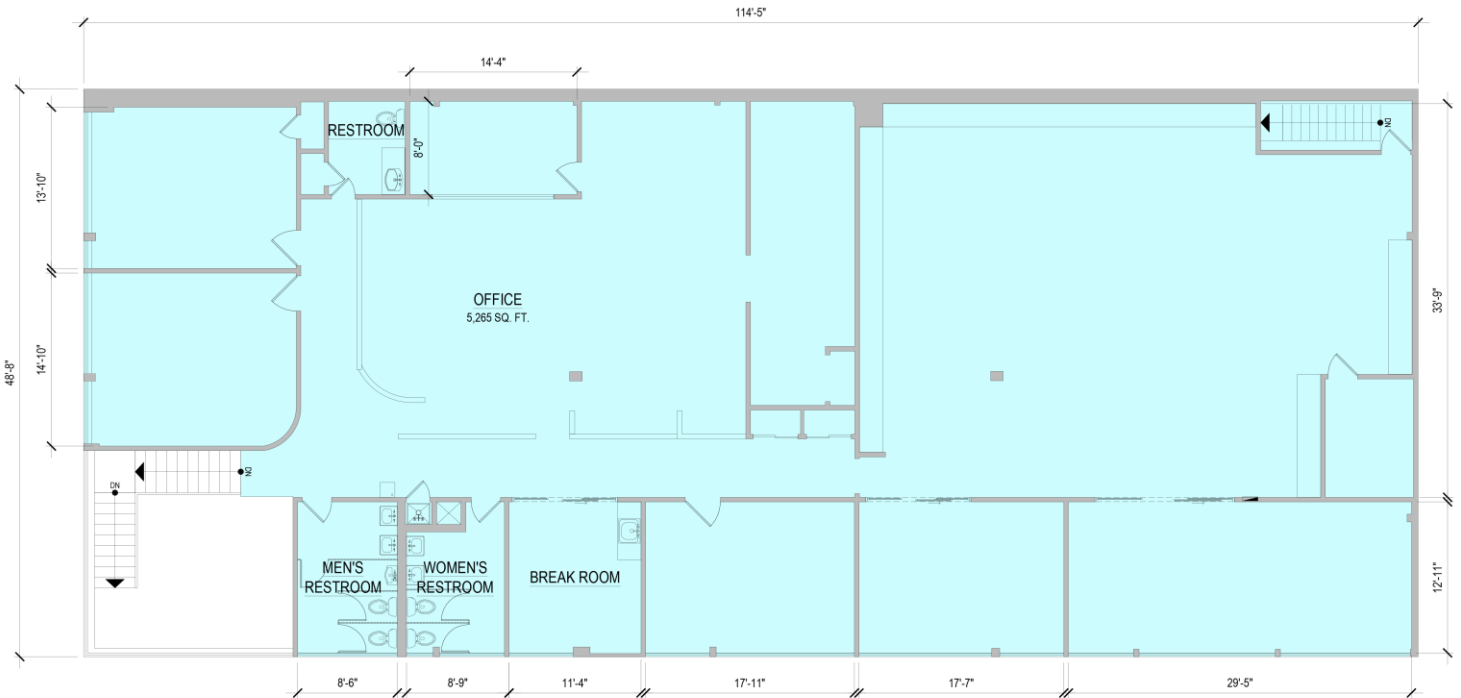
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OVERALL BUILDING PLAN – GROUND FLOOR



OFFICE PLAN – SECOND FLOOR

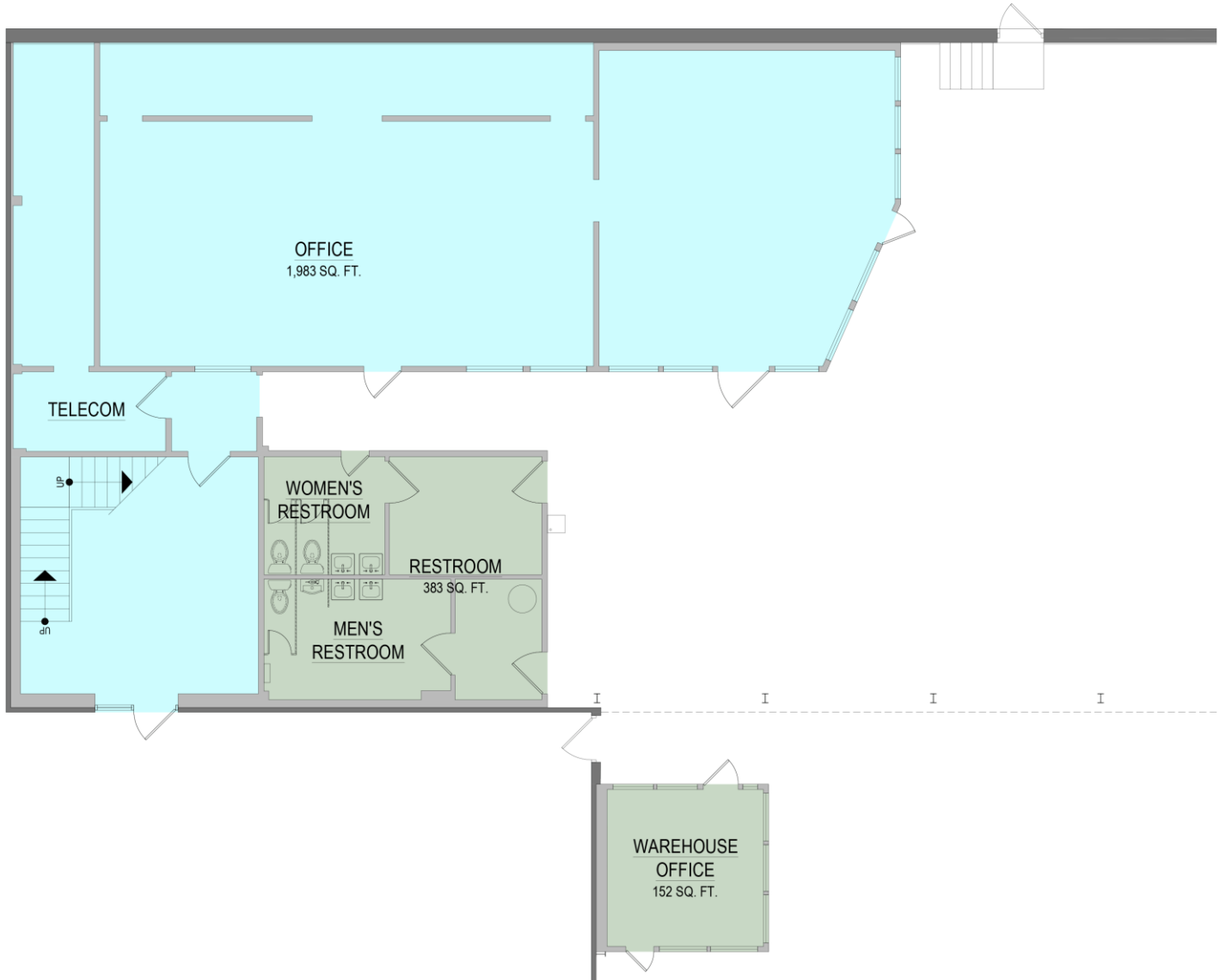


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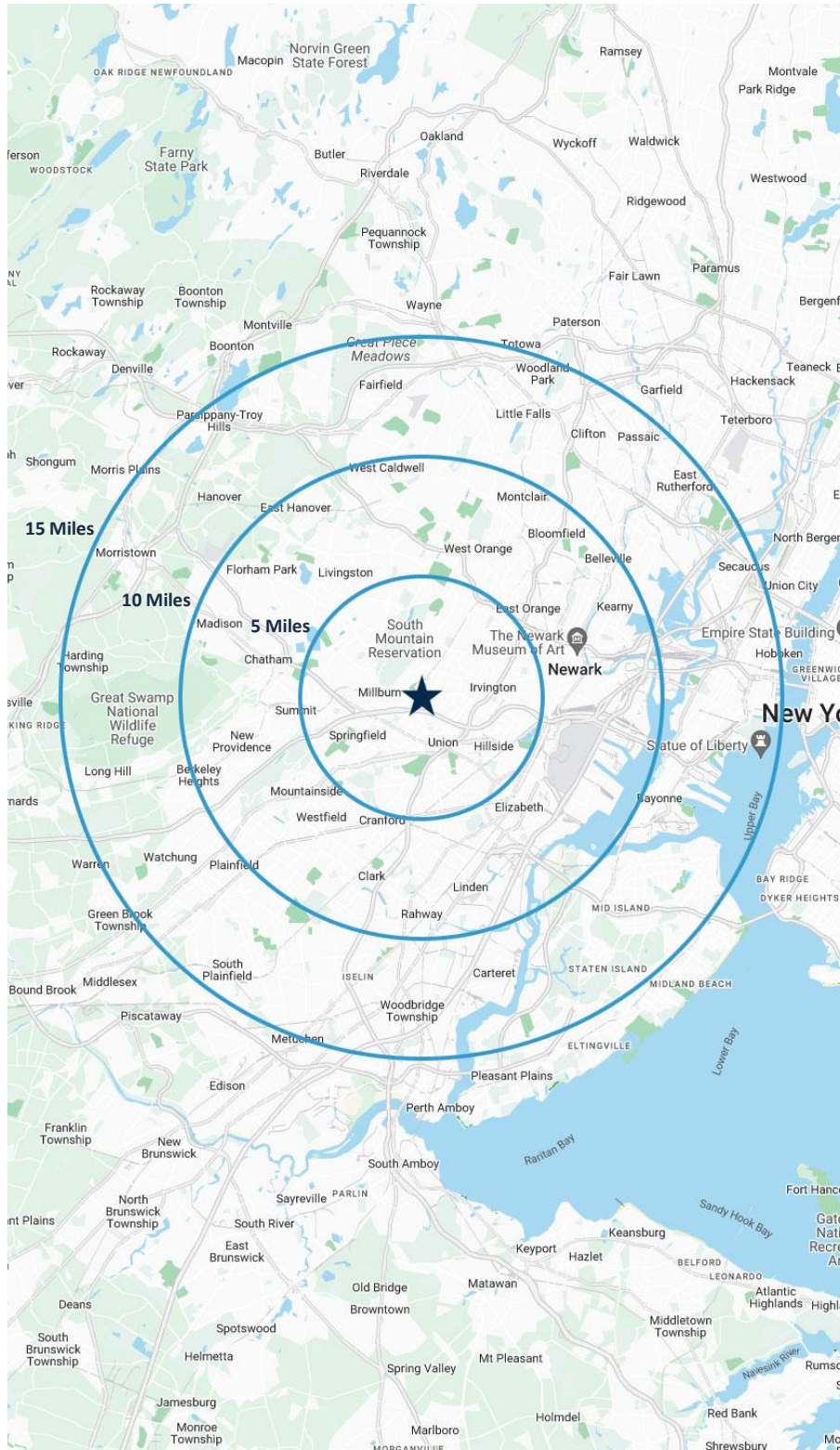
OFFICE PLAN – GROUND FLOOR



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5 MILES

- Total Population: 711,024
- Households: 257,466
- Median Household Income: \$95,786
- Average Household Size: 2.7
- Transportation to Work: 360,996
- Labor Force: 564,194

10 MILES

- Total Population: 1.92M
- Households: 702,033
- Median Household Income: \$109,790
- Average Household Size: 2.7
- Transportation to Work: 992,509
- Labor Force: 1.54M

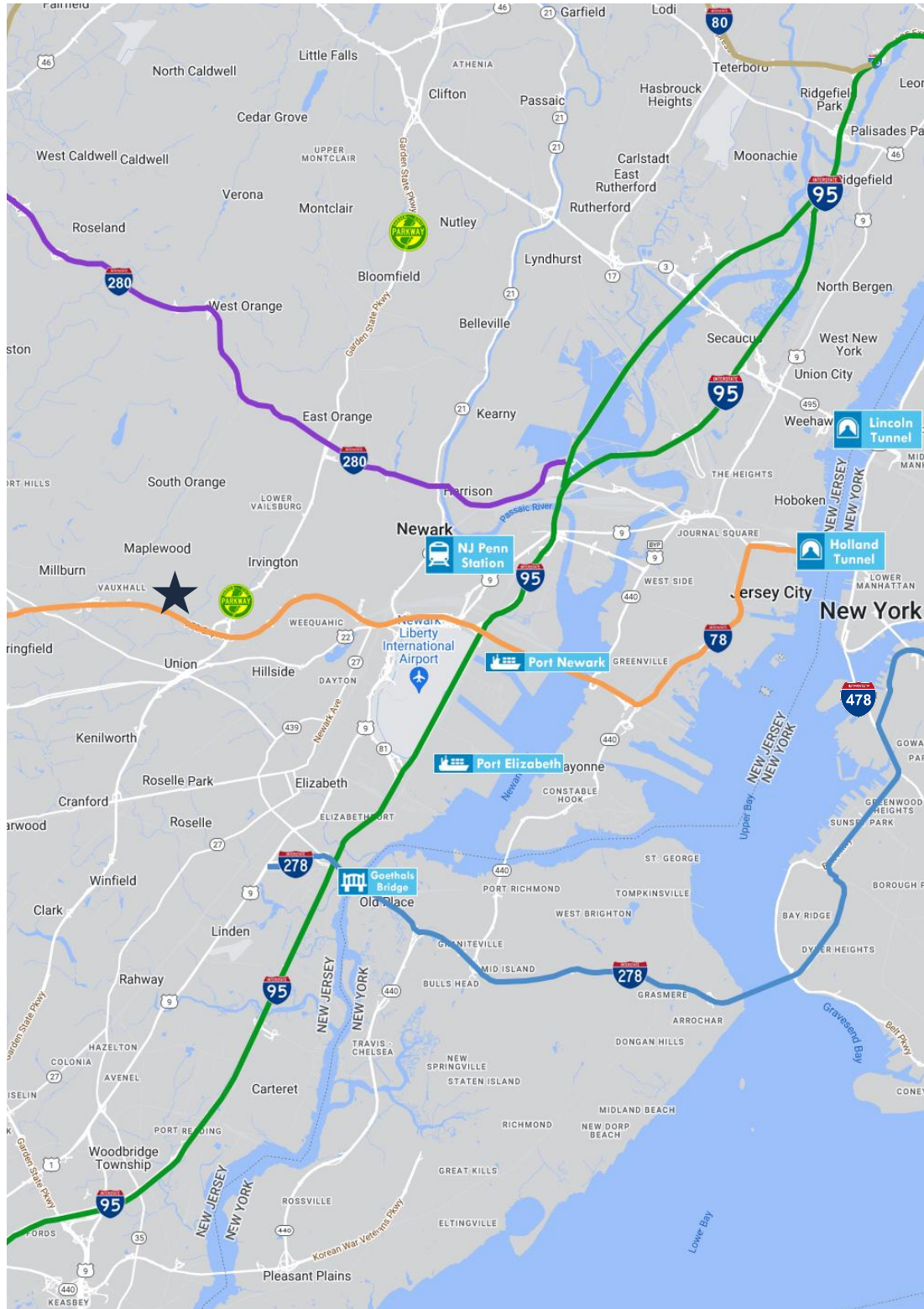
15 MILES

- Total Population: 4.66M
- Households: 1.8M
- Median Household Income: \$116,931
- Average Household Size: 2.5
- Transportation to Work: 2.5M
- Labor Force: 3.81M










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ACCESSIBILITY

-  0.8 MI
I-78
-  2.2 MI
GSP Exit 142
-  5.5 MI
I-280
-  7.6 MI
US Hwy 1 & 9
-  7.9 MI
Newark Airport
-  8.8 MI
Penn Station
-  8.9 MI
Ports Newark & Elizabeth
-  16.0 MI
Holland Tunnel
-  18.1 MI
Lincoln Tunnel

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