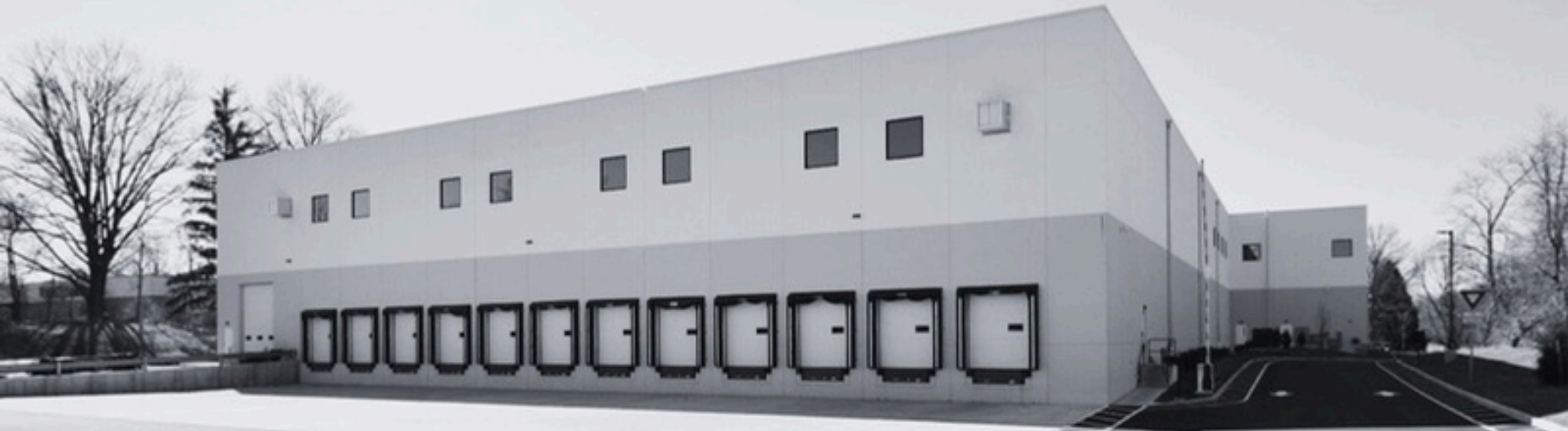




FOR SALE/LEASE | ±100,000 SF ON ±5.49



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BUILDING DETAILS



AVAILABLE SF ±100,000

OFFICE SF ±5,000

SHOWROOM TOTAL SF ±15,000
(10,000 SF ON SECOND FLOOR)

CLEAR HEIGHT 36'

COLUMN SPACING 48' X 50'

DOCK DOORS 12

DRIVE-INS 1

POWER 1,000 AMPS

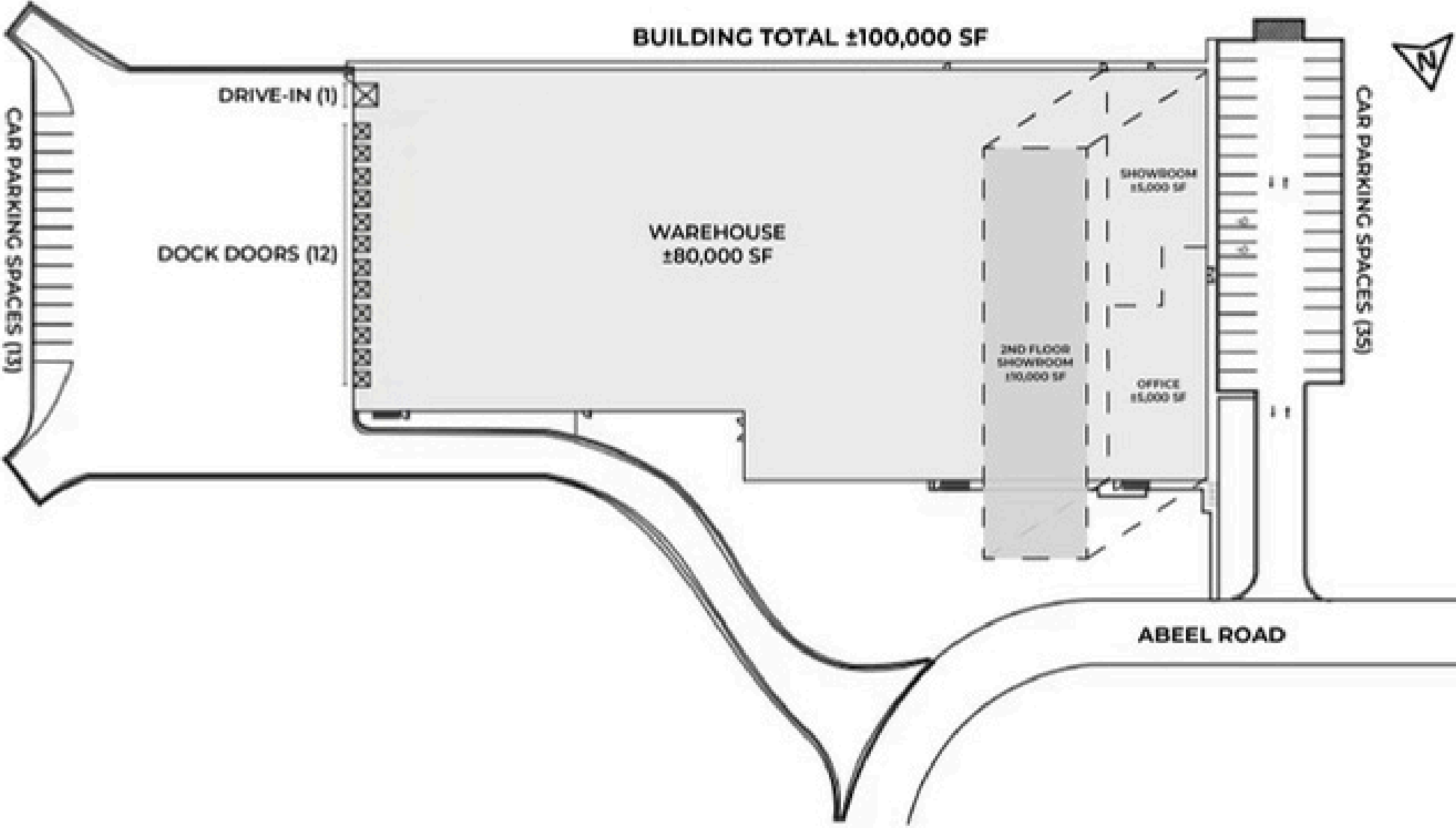
SPRINKLER ESFR

TAXES & CAM \$4.43/SF





SITE PLAN



LOCAL MAP



NJ TURNPIKE (I95)		
TO EXIT 8A	±3 Mins	±1.1 Mi
FROM EXIT 8A	±3 Mins	±1.1 Mi
EGRESS	➡➡	INGRESS ➡➡

TRUCK DRIVE TIME & DISTANCE

BRIDGES & TUNNELS

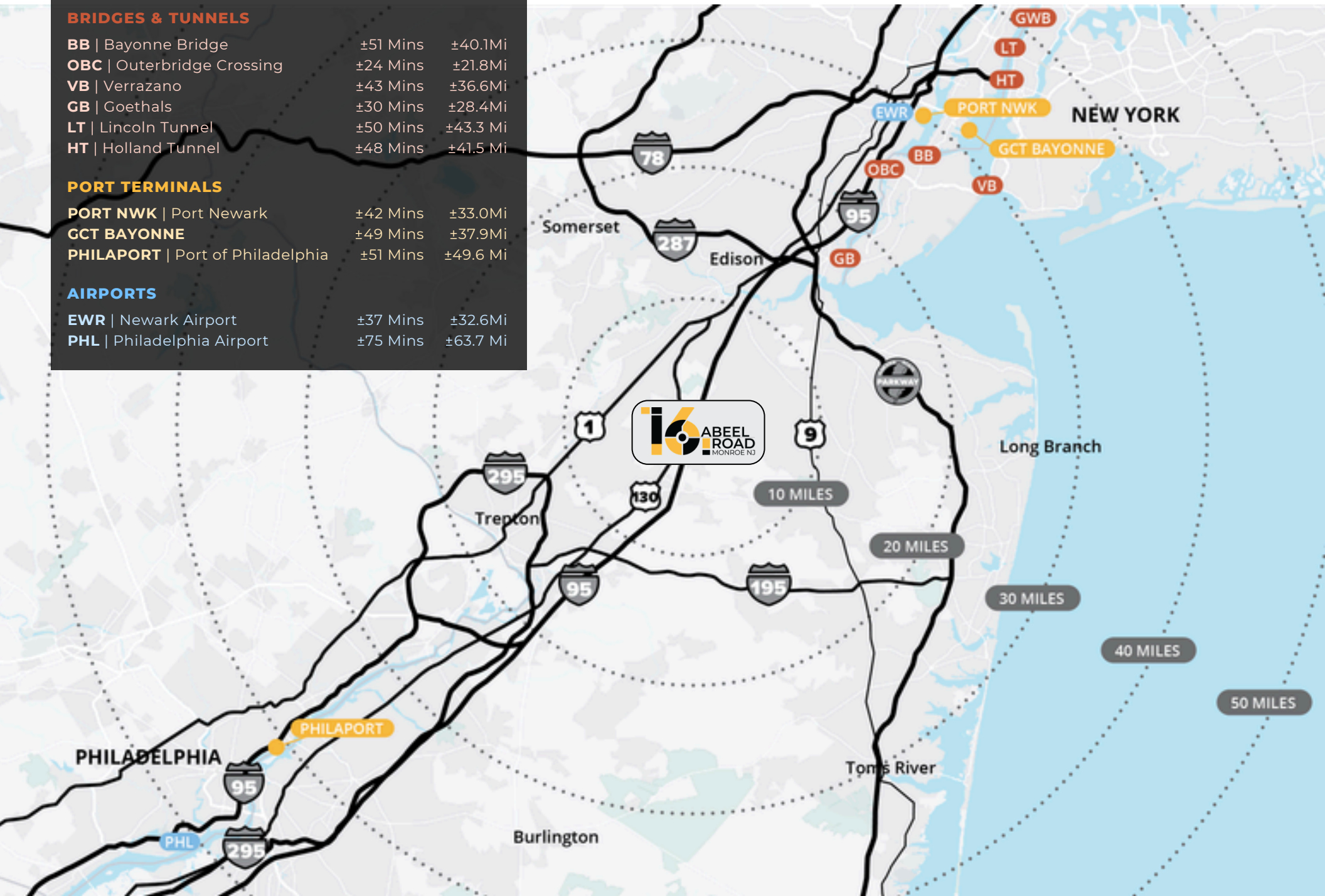
BB Bayonne Bridge	±51 Mins	±40.1Mi
OBC Outerbridge Crossing	±24 Mins	±21.8Mi
VB Verrazano	±43 Mins	±36.6Mi
GB Goethals	±30 Mins	±28.4Mi
LT Lincoln Tunnel	±50 Mins	±43.3 Mi
HT Holland Tunnel	±48 Mins	±41.5 Mi

PORT TERMINALS

PORT NWK Port Newark	±42 Mins	±33.0Mi
GCT BAYONNE	±49 Mins	±37.9Mi
PHILAPORT Port of Philadelphia	±51 Mins	±49.6 Mi

AIRPORTS

EWR Newark Airport	±37 Mins	±32.6Mi
PHL Philadelphia Airport	±75 Mins	±63.7 Mi





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