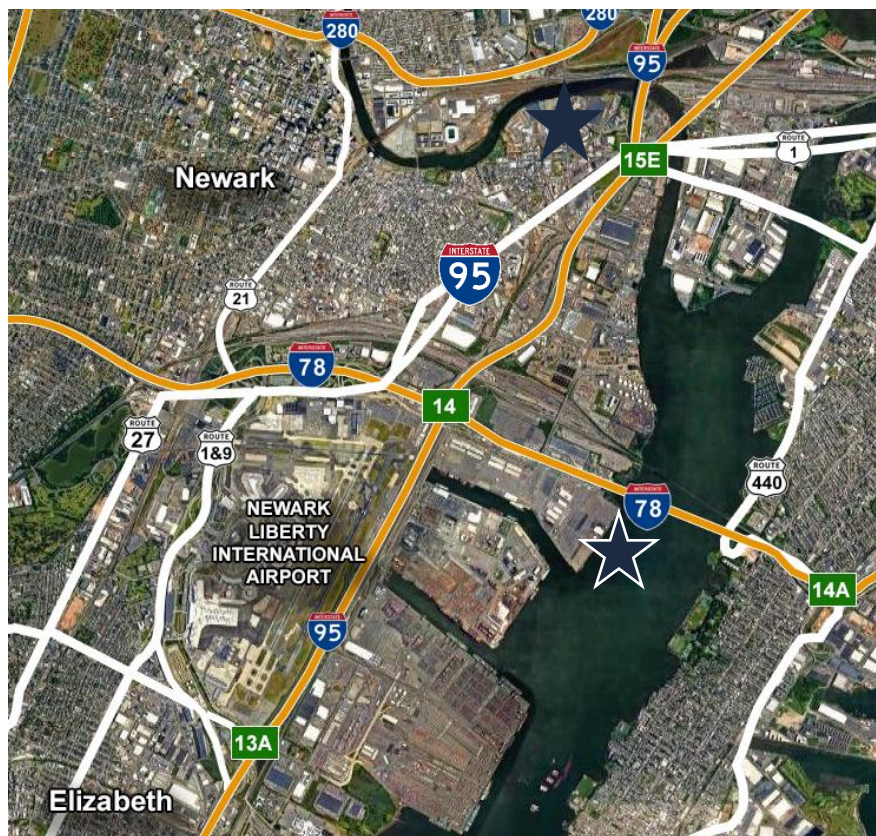




Specifications

±2,500 SF Industrial Building
BUILDING SIZE

±0.37 AC
Block 2411, Lots 41, 45 and 46
TOTAL LOT SIZE

±12,400 SF Secured Outdoor
Storage & Parking Area
OUTDOOR LOT

14' Clear
CEILING HEIGHT

\$10,629.35
TAXES (2026)

Contractor, Fleet, Warehouse,
Distribution, Manufacturing and
Industrial Outdoor Storage (IOS)
IDEAL USES

Opportunity Zone
ZONING

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

Juan Disla
Director
973.379.6644 x 226
JD@blauberg.com

Marcos Bausch
Associate
973.379.6644 x 240
Marcos@blauberg.com

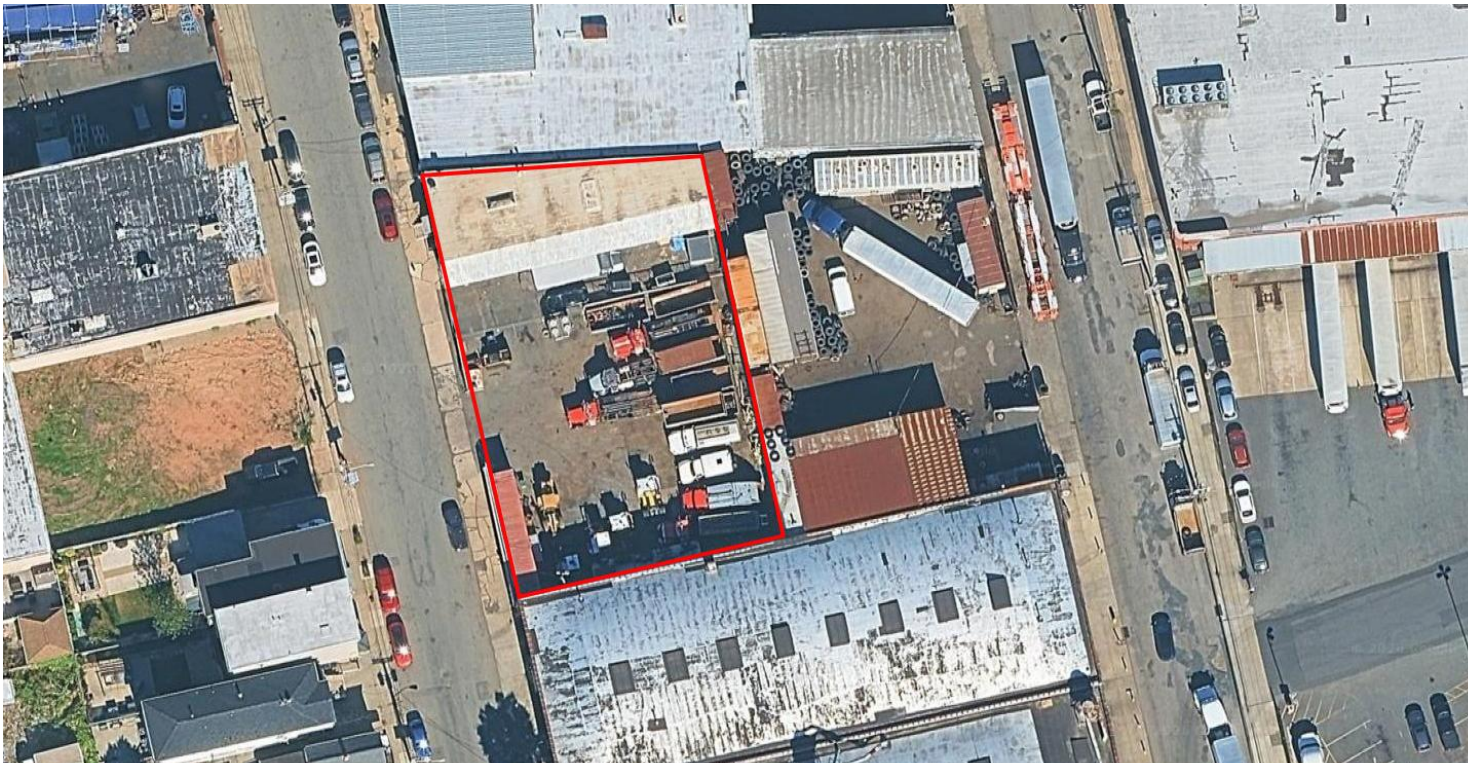


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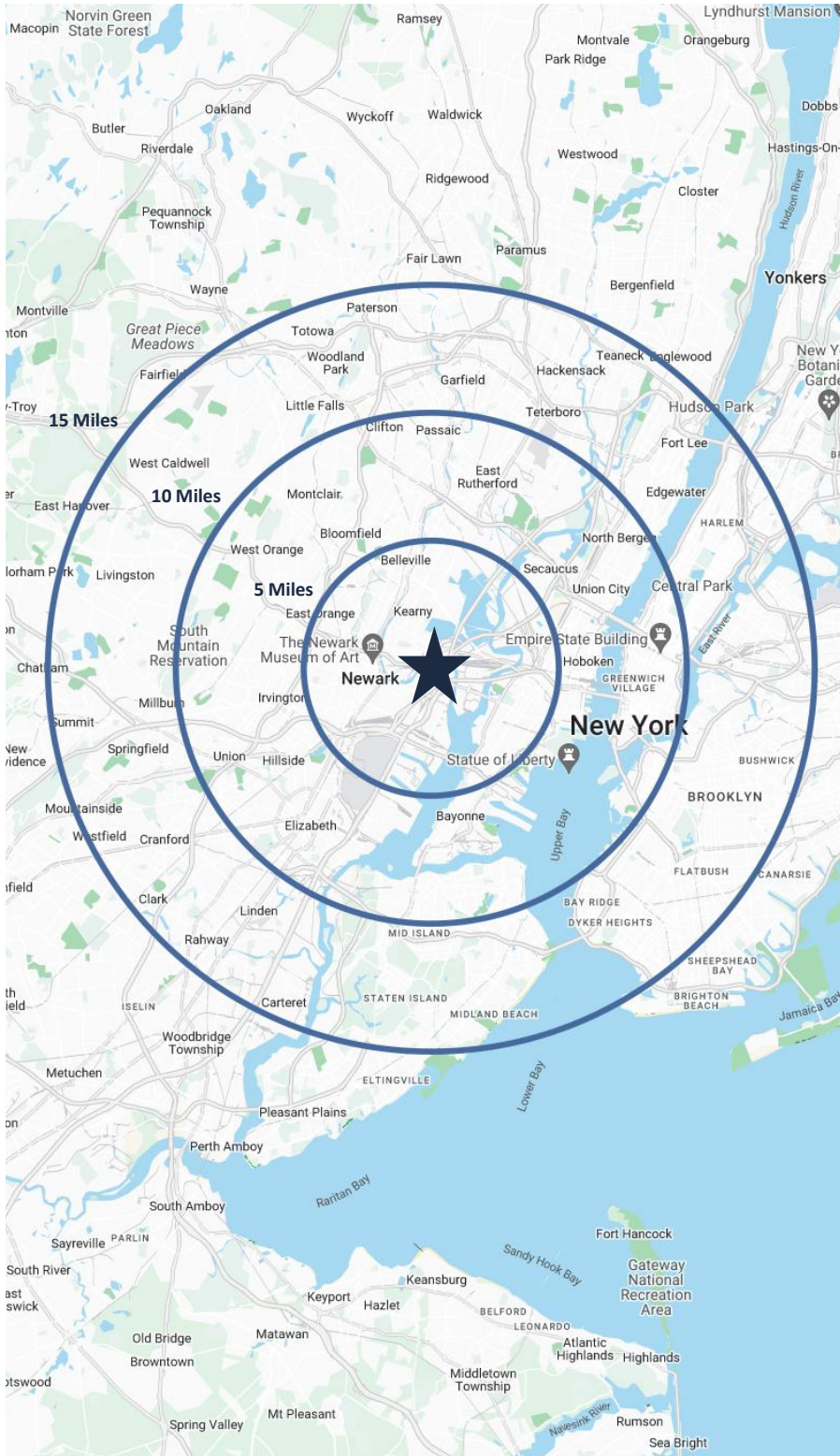


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5 MILES

- Total Population: 857,667
- Households: 332,771
- Median Household Income: \$84,855
- Average Household Size: 2.5
- Transportation to Work: 425,568
- Labor Force: 691,911

10 MILES

- Total Population: 4.31M
- Households: 1.84M
- Median Household Income: \$126,078
- Average Household Size: 2.3
- Transportation to Work: 2.34M
- Labor Force: 3.58M

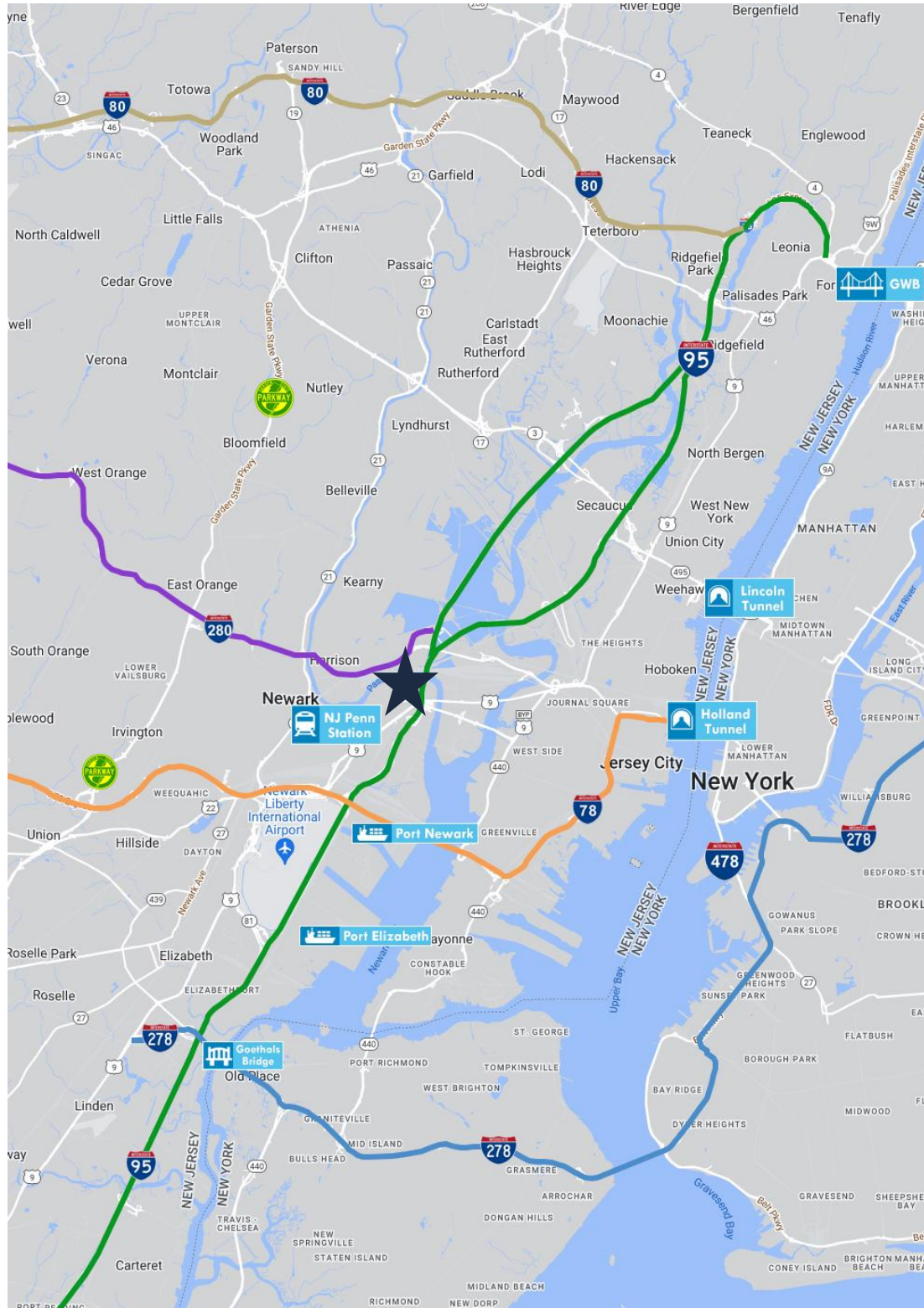
15 MILES

- Total Population: 9.68M
- Households: 3.87M
- Median Household Income: \$107,265
- Average Household Size: 2.4
- Transportation to Work: 4.96M
- Labor Force: 7.96M

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ACCESSIBILITY



0.8 MI
I-95 Exit 15



1.2 MI
US Hwy 1 & 9



2.0 MI
Penn Station



3.1 MI
I-280



5.9 MI
Ports Newark
& Elizabeth



6.7 MI
Holland Tunnel



2.2 MI
Newark Airport



9.0 MI
Lincoln Tunnel

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