

**Specifications**

**±10,000 SF**  
TOTAL BUILDING SIZE

**±18'**  
CEILING HEIGHT

**3 Drive-In Doors**  
LOADING

**±0.23 AC (Block 2806, Lot 2.01)**  
LOT ACREAGE

**\$22,871.15**  
TAXES (2025)

**Industrial**  
ZONING

**2.0 Miles to Route 208**

**3.0 Miles to I-80**

**10.7 Miles to I-95**

**27.5 Miles to Newark Airport**  
ACCESSIBILITY

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

**Tamara J. Blau**  
Senior Director  
973.379.6644 x 148  
TBlau@blauberg.com

**Brad Jacobs**  
Senior Director  
973.379.6644 x 143  
BJacobs@blauberg.com

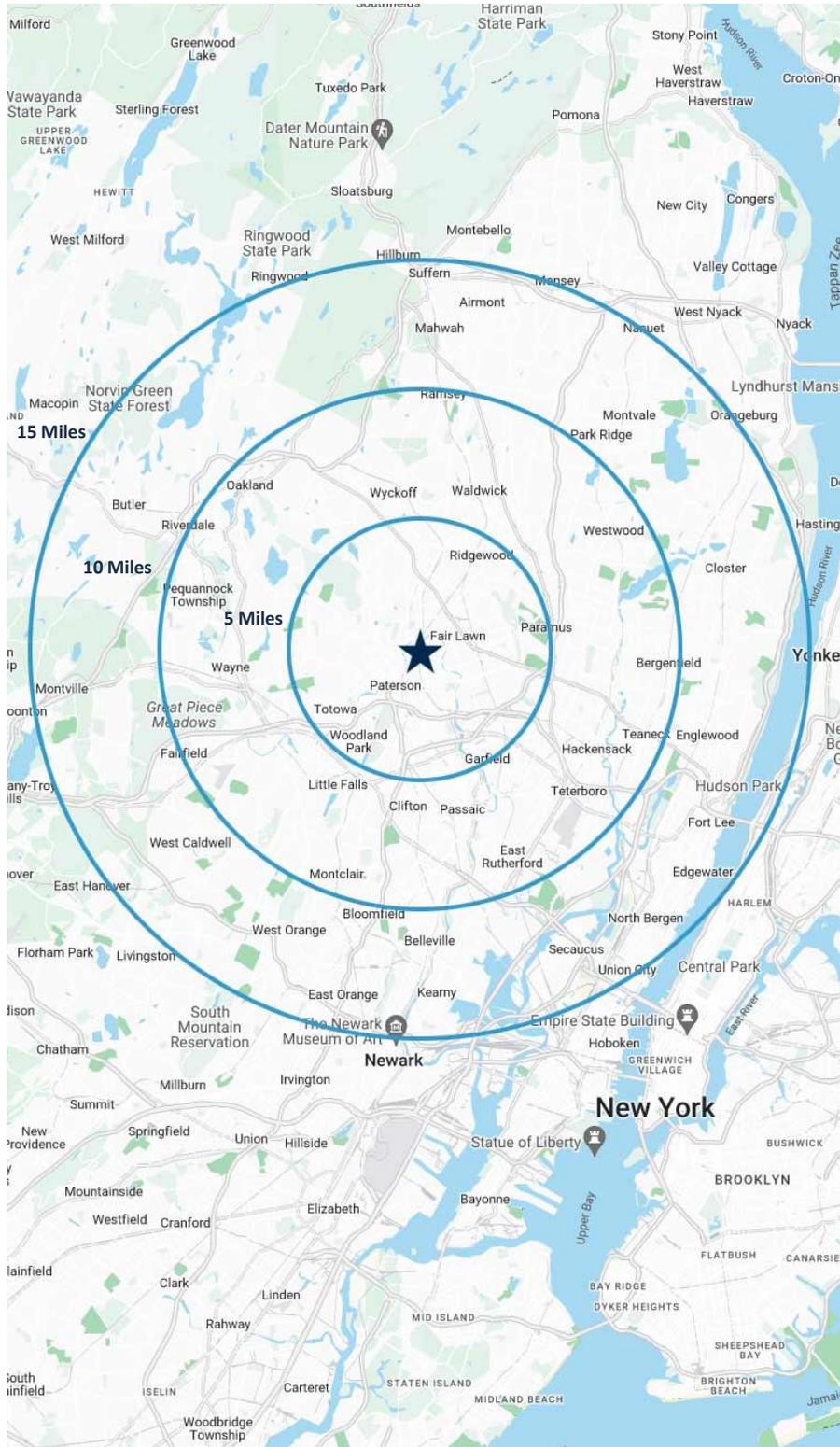


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### 5 MILES

- Total Population: 539,603
- Households: 184,725
- Median Household Income: \$102,503
- Average Household Size: 2.9
- Transportation to Work: 267,796
- Labor Force: 429,918

### 10 MILES

- Total Population: 1.45M
- Households: 527,208
- Median Household Income: \$122,097
- Average Household Size: 2.7
- Transportation to Work: 747,312
- Labor Force: 1.18M

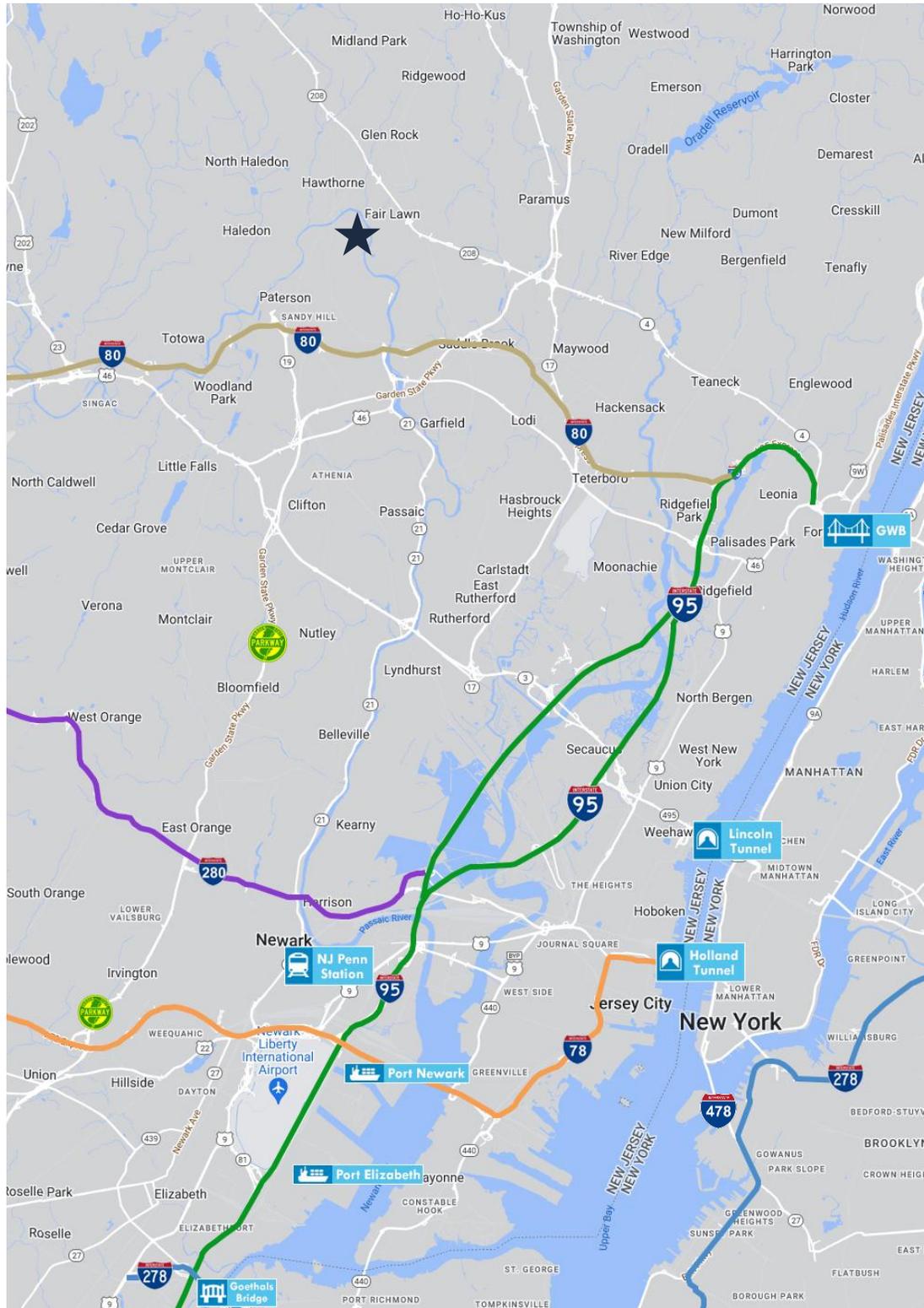
### 15 MILES

- Total Population: 4.7M
- Households: 1.83M
- Median Household Income: \$101,191
- Average Household Size: 2.5
- Transportation to Work: 2.36M
- Labor Force: 3.82M

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**ACCESSIBILITY**

 2.0 MI  
Route 208

 3.0 MI  
I-80

 10.7 MI  
I-95

 15.0 MI  
GWB

 16.7 MI  
Lincoln Tunnel

 23.2 MI  
Holland Tunnel

 24.9 MI  
I-78

 25.6 MI  
US Hwy 1 & 9

 26.0 MI  
Ports Newark & Elizabeth

 27.5 MI  
Holland Tunnel

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