

Specifications

±19.36 Acres

LOT SIZE

±4.5 AC (2Q '26)

AVAILABILITY

LED

LIGHTING

100% On Site

PARKING

I-2 Medium Industrial

I-3 Heavy Industrial

ZONING

Fenced, Lit and Paved

COMMENTS

0.1 Miles to US Highway 1 & 9

0.2 Miles to Interchange 15E NJTpke

2.5 Miles to Ports Newark & Elizabeth

7.0 Miles to Newark Airport

ACCESSIBILITY

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

Kenneth F. Crimmins, CCIM, SIOR
Chairman & CEO
973.379.6644 x 111
kfcrimmins@blauberg.com

Jason M. Crimmins, CCIM, SIOR
President
973.379.6644 x 122
jmcrimmins@blauberg.com

Laura L. Crimmins, SIOR
Executive Director
973.379.6644 x 142
lcrimmins@blauberg.com



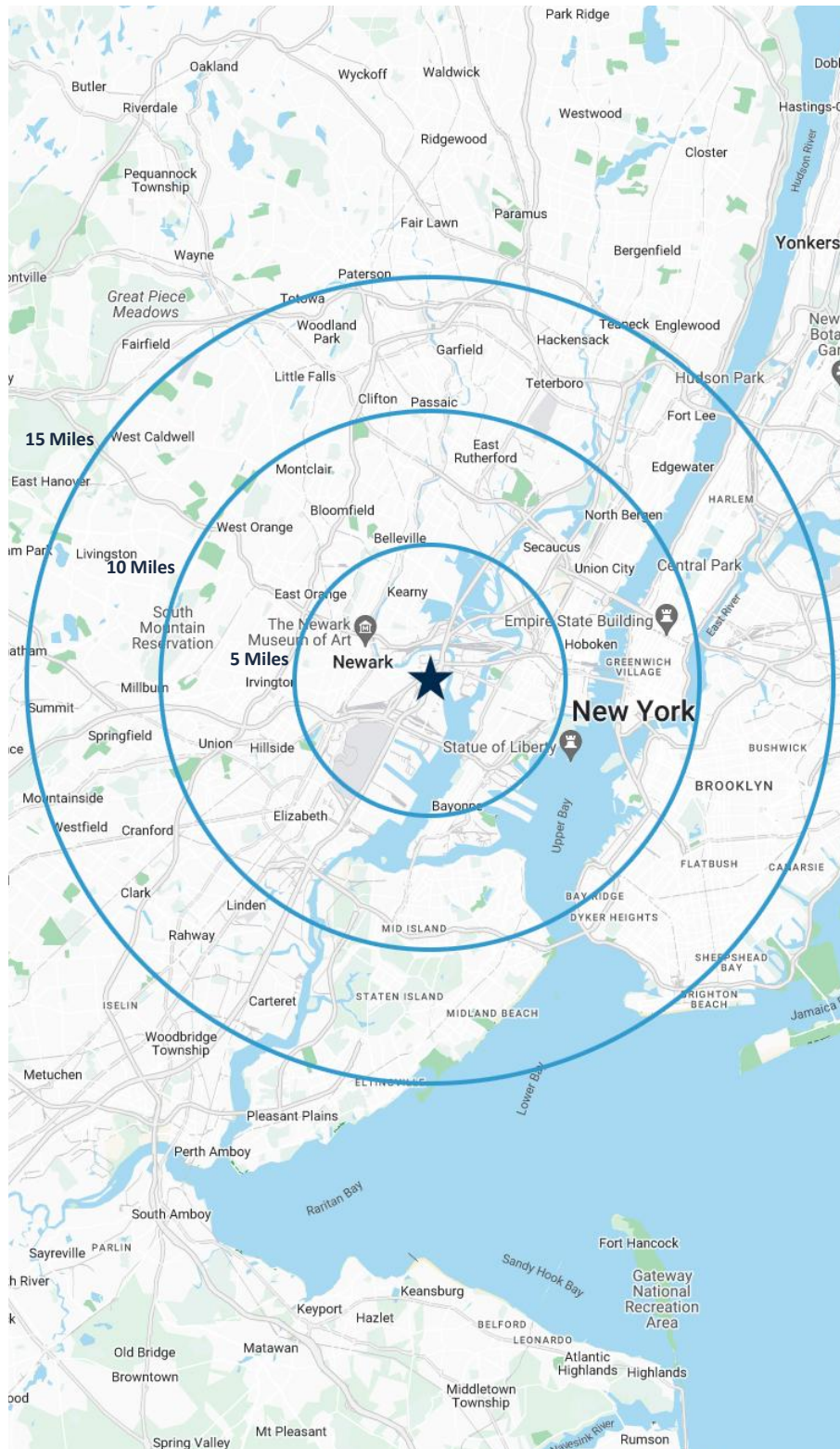
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Kenneth F. Crimmins, CCIM, SIOR
Chairman & CEO
973.379.6644 x 111
kfcrimmins@blauberg.com

Jason M. Crimmins, CCIM, SIOR
President
973.379.6644 x 122
jmcrimmins@blauberg.com

Laura L. Crimmins, SIOR
Executive Director
973.379.6644 x 142
lcrimmins@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



5 MILES

- Total Population: 842,408
- Households: 325,585
- Median Household Income: \$81,905
- Average Household Size: 2.5
- Transportation to Work: 445,369
- Labor Force: 677,918

10 MILES

- Total Population: 4.35M
- Households: 1.83M
- Median Household Income: \$120,391
- Average Household Size: 2.3
- Transportation to Work: 2.41M
- Labor Force: 3.59M

15 MILES

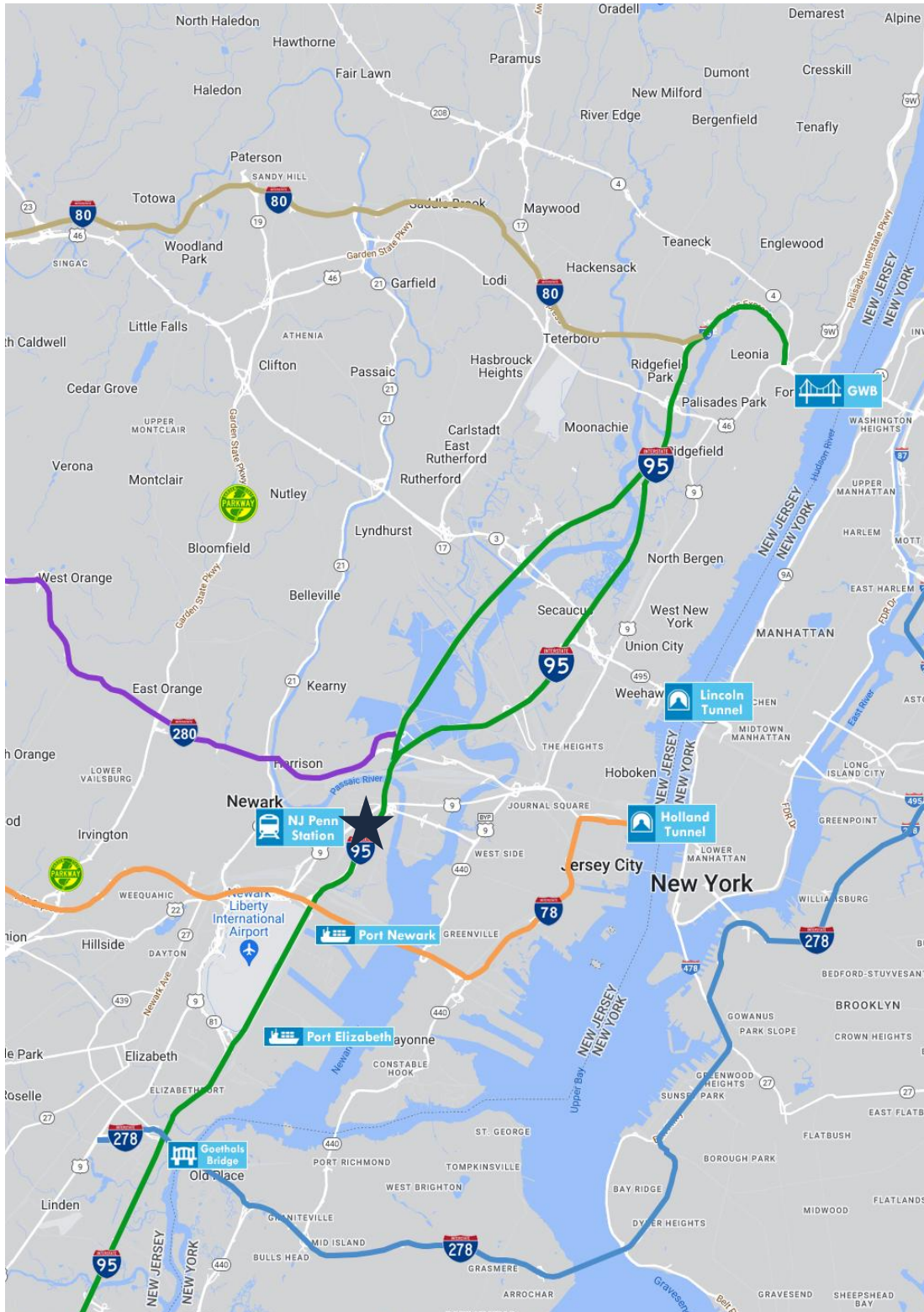
- Total Population: 9.61M
- Households: 3.81M
- Median Household Income: \$103,365
- Average Household Size: 2.5
- Transportation to Work: 5.05M
- Labor Force: 7.88M

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

Kenneth F. Crimmins, CCIM, SIOR
Chairman & CEO
973.379.6644 x 111
kfcrimmins@blauberg.com

Jason M. Crimmins, CCIM, SIOR
President
973.379.6644 x 122
jmcrimmins@blauberg.com

Laura L. Crimmins, SIOR
Executive Director
973.379.6644 x 142
lcrimmins@blauberg.com



ACCESSIBILITY



0.1 MI
US Hwy 1 & 9



0.2 MI
I-95



2.5 MI
Ports Newark
& Elizabeth



2.5 MI
Penn Station



2.9 MI
I-280



3.9 MI
I-78



6.3 MI
Holland Tunnel



7.0 MI
Newark Airport



9.9 MI
Lincoln Tunnel

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

Kenneth F. Crimmins, CCIM, SIOR
Chairman & CEO
973.379.6644 x 111
kfcrimmins@blauberg.com

Jason M. Crimmins, CCIM, SIOR
President
973.379.6644 x 122
jmcrimmins@blauberg.com

Laura L. Crimmins, SIOR
Executive Director
973.379.6644 x 142
lcrimmins@blauberg.com