

Specifications

±2,000 SF
SHOP SIZE

±600 SF
OFFICE SIZE

±0.40 AC (Block 318, Lot 1)
YARD SIZE

1 Drive-Up Ramp
LOADING

Heavy Power
ELECTRIC

10' Clear
CEILING HEIGHT

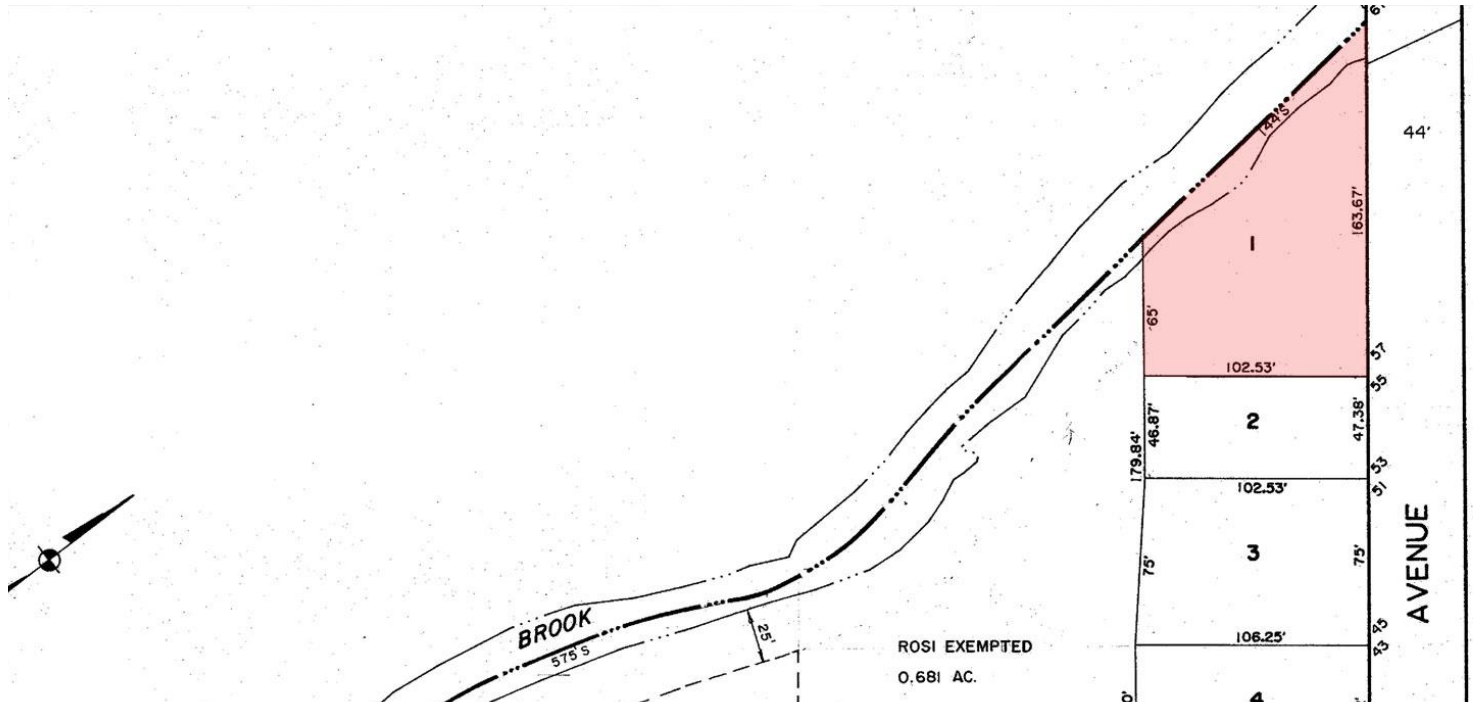
\$9,771.30
TAXES (2024)

Fully Fenced and Secured Yard
2 Curb Cuts for Easy Ingress/Egress
Conveniently Located Off of Route 22
Near I-78 Exit 41 and I-287 Exits 4 & 5
ACCESSIBILITY

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

Christian Walsifer, CCIM, SIOR
Executive Senior Director
973.379.6644 x 137
CWalsifer@blauberg.com

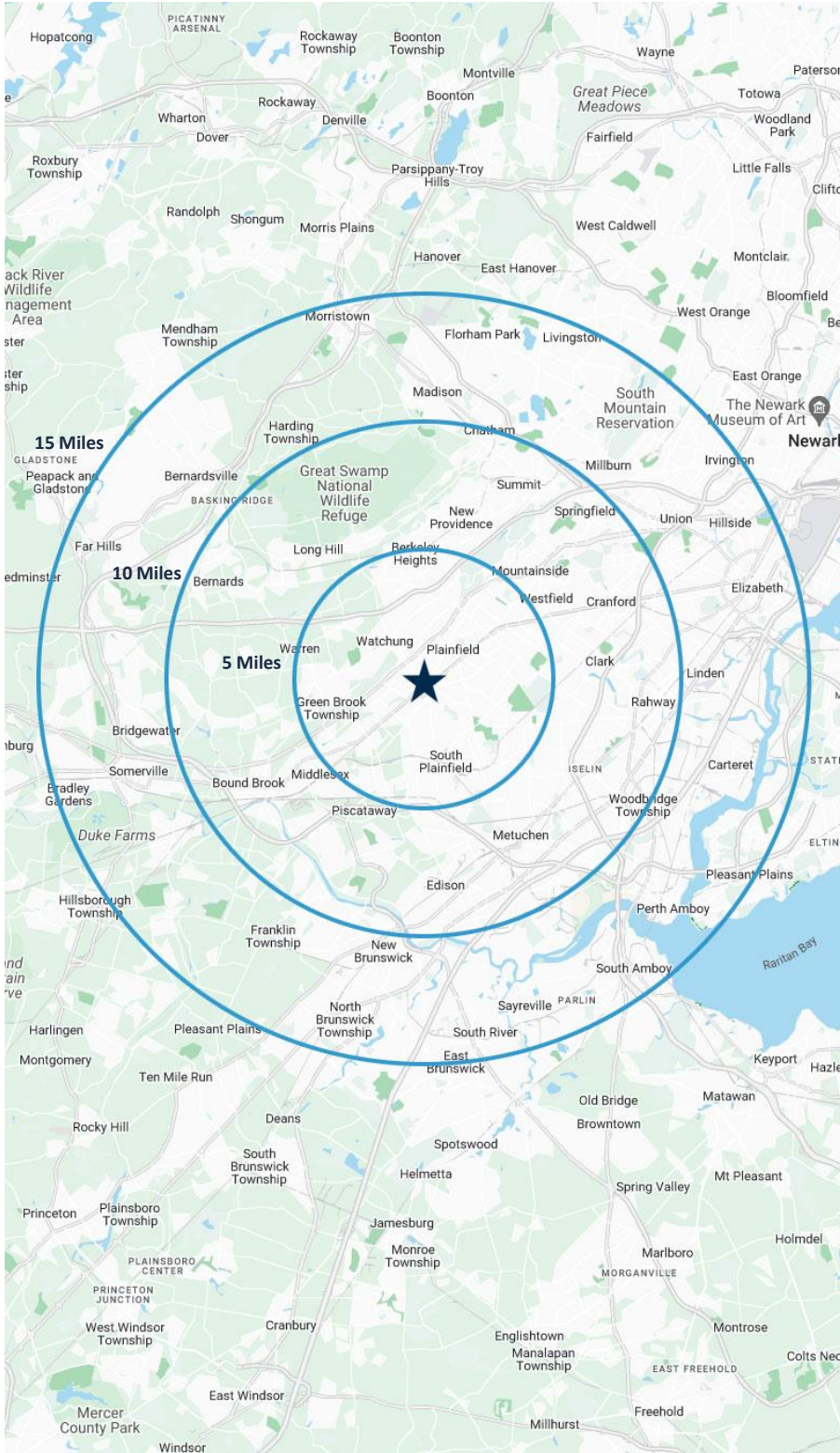
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5 MILES

- Total Population: 267,178
- Households: 91,346
- Median Household Income: \$140,931
- Average Household Size: 2.9
- Transportation to Work: 138,373
- Labor Force: 212,673

10 MILES

- Total Population: 1.02M
- Households: 362,456
- Median Household Income: \$132,158
- Average Household Size: 2.8
- Transportation to Work: 524,189
- Labor Force: 827,235

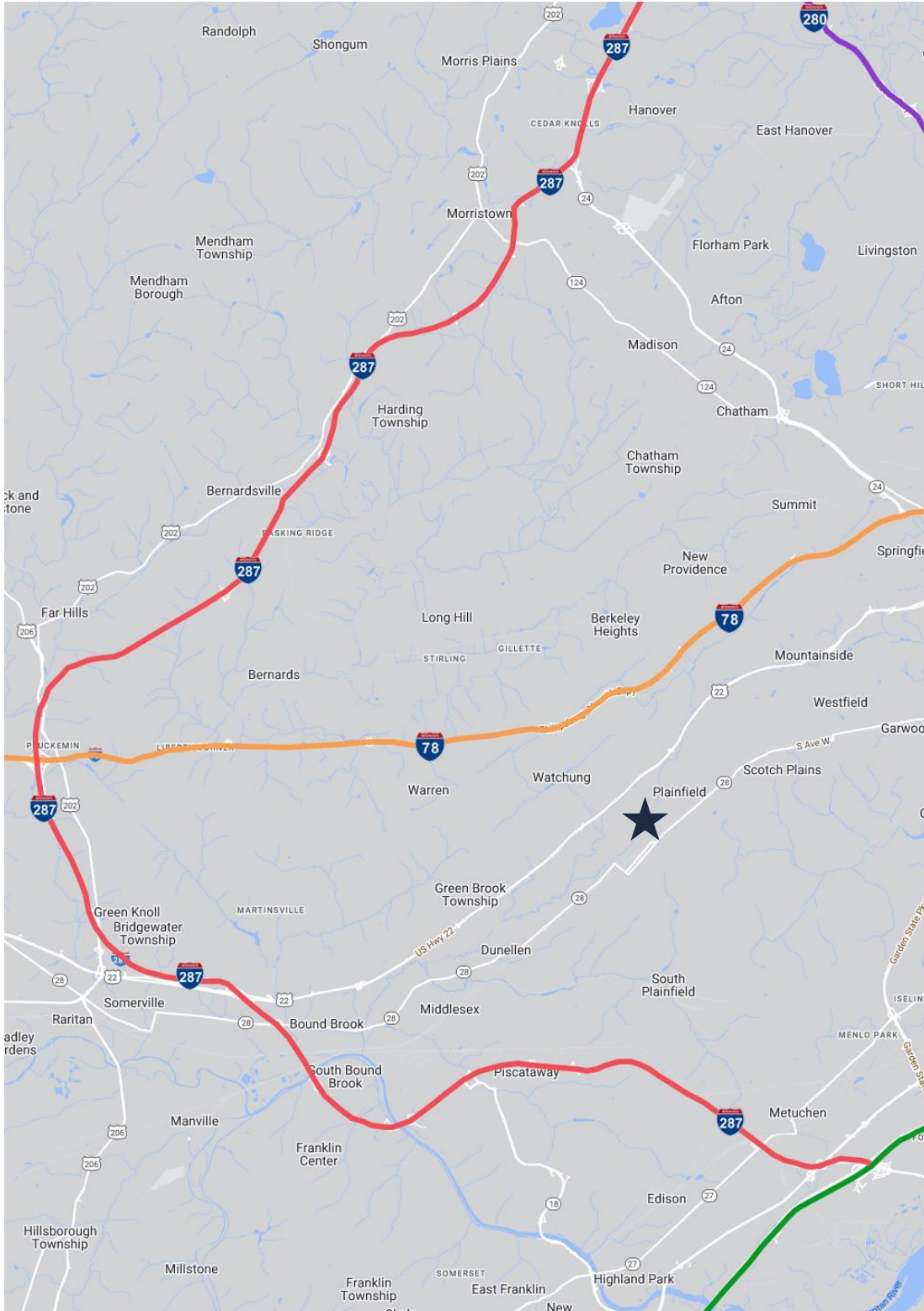
15 MILES

- Total Population: 2.32M
- Households: 834,380
- Median Household Income: \$117,357
- Average Household Size: 2.7
- Transportation to Work: 1.17M
- Labor Force: 1.87M

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ACCESSIBILITY



2.0 MI
Route 22



2.4 MI
I-78 Exit 40



3.4 MI
I-95 Exit 13



10 MI
I-287 Exit 14A



4.0 MI
Newark Airport



18.5 MI
Newark Airport



20.1 MI
Ports Newark
and Elizabeth



26.6 MI
Holland Tunnel



29.3 MI
Lincoln Tunnel

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