

Specifications

FEATURES

- Building Area: ±28,405 SF
- Office: ±3,000 SF
- Lot Size: ±3.3 AC
- Ceiling Height: 22' Clear
- Loading: 5 DI Doors
- Parking: Large Yard for Parking & Storage
- Zoning: LI5
- Taxes: ±\$2.42 PSF (2024)

ACCESSIBILITY

- Directly Off I-287, Exit 6
- 9 Miles to Outerbridge Crossing
- 17 Miles to Goethals Bridge
- Access to I-78 and NJTPK Via I-287

LEASE RATES

- Building: Upon Request
- Land (1.5 AC): Upon Request

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

David A. Thomas
Executive Director
973.379.6644 x 125
DAThomas@blauberg.com

FOR LEASE | 1525 SOUTH WASHINGTON AVENUE | PISCATAWAY, NJ



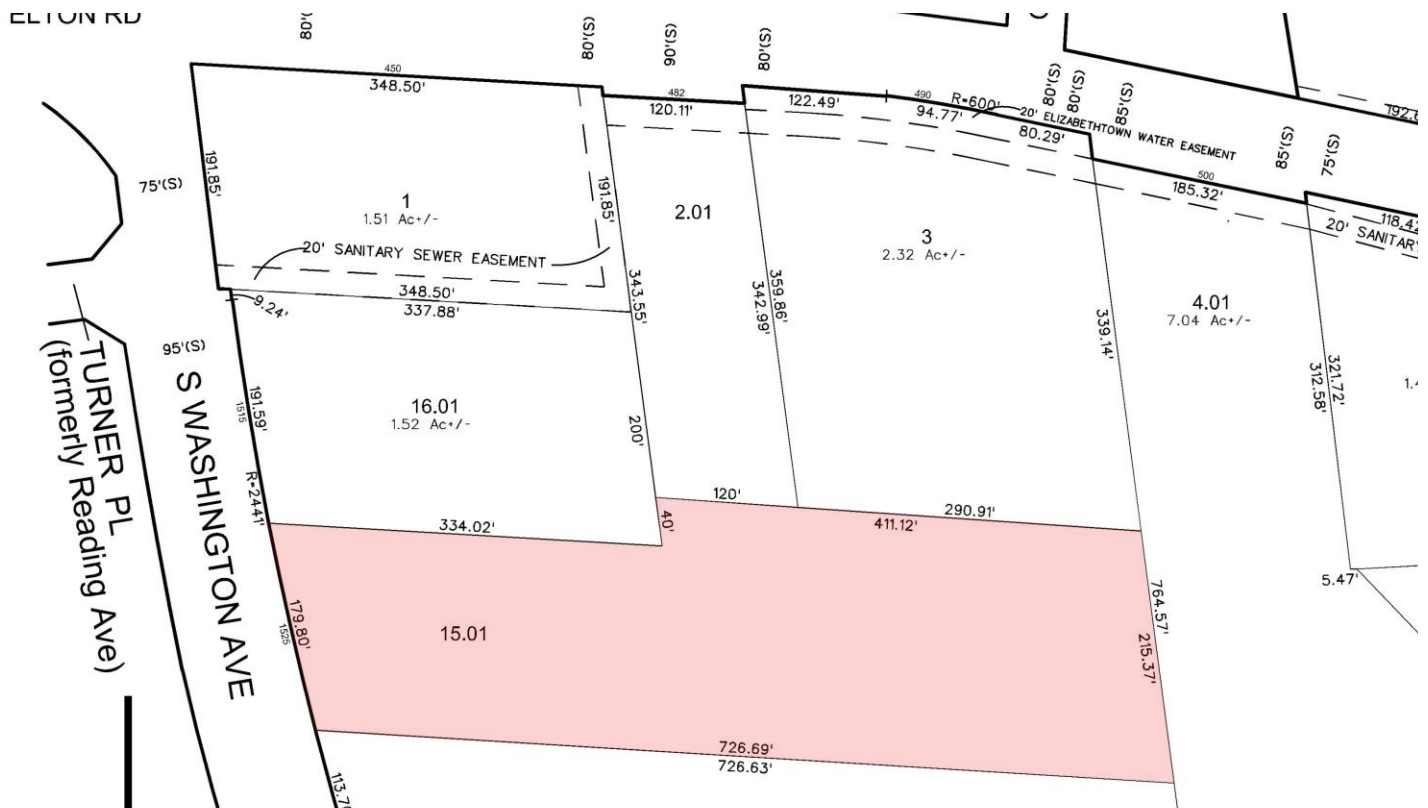
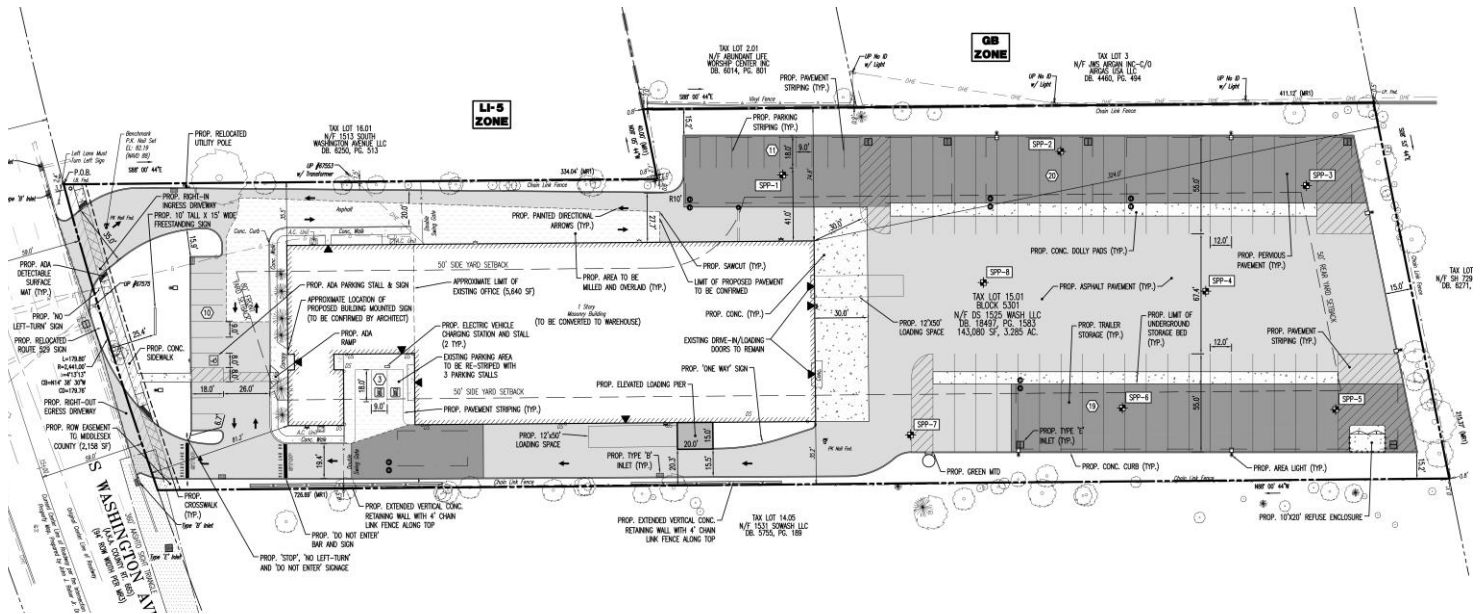
For additional property information or to arrange an inspection,
please contact the exclusive brokers:

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

David A. Thomas
Executive Director
973.379.6644 x 125
DAThomas@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.

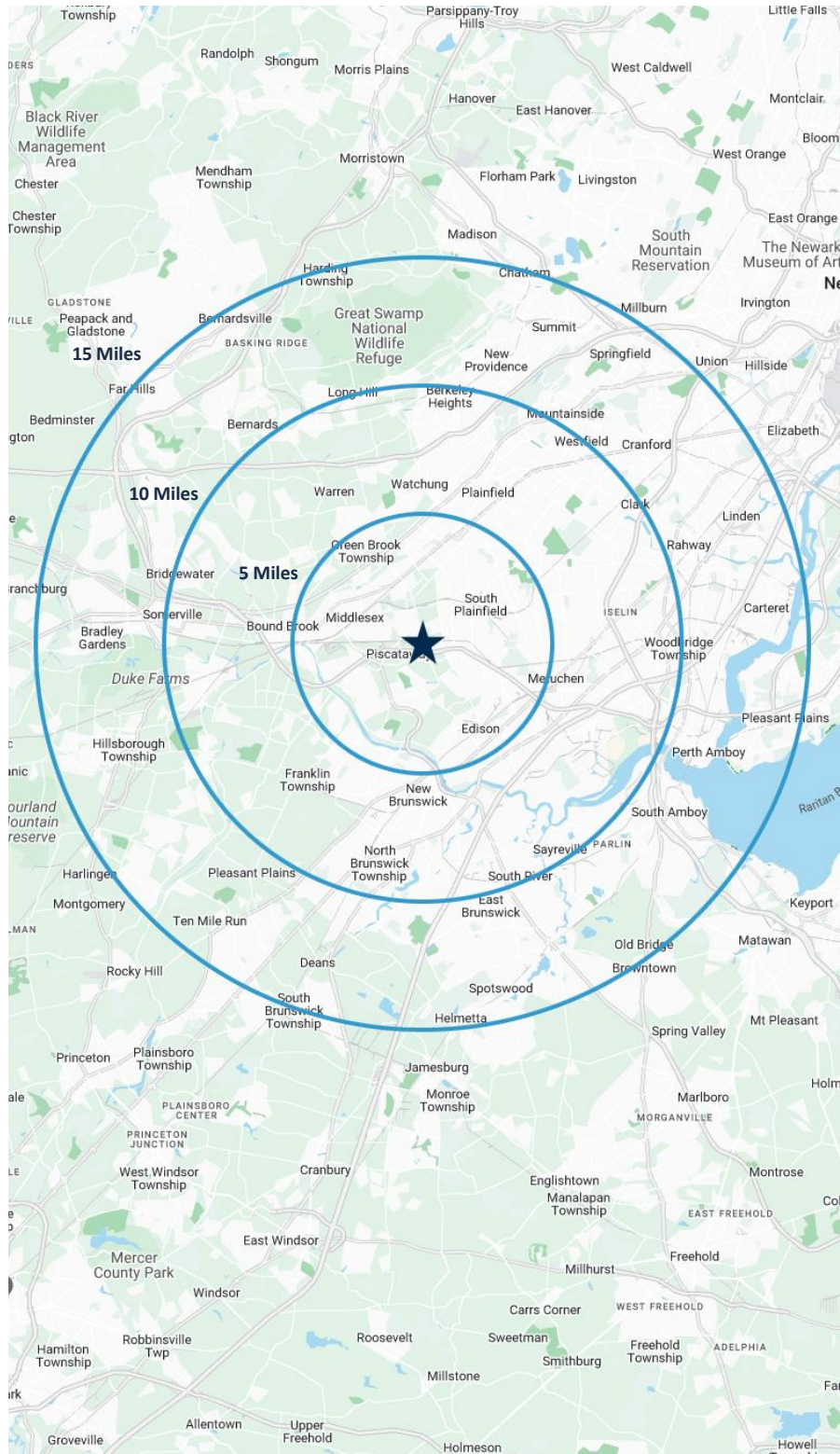




For additional property information or to arrange an inspection,
please contact the exclusive brokers:

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

David A. Thomas
Executive Director
973.379.6644 x 125
DATHomas@blauberg.com



5 MILES

- Total Population: 346,223
- Households: 115,722
- Median Household Income: \$115,370
- Average Household Size: 2.9
- Transportation to Work: 179,844
- Labor Force: 281,012

10 MILES

- Total Population: 987,337
- Households: 348,009
- Median Household Income: \$124,598
- Average Household Size: 2.8
- Transportation to Work: 504,114
- Labor Force: 800,110

15 MILES

- Total Population: 1.89M
- Households: 676,043
- Median Household Income: \$126,846
- Average Household Size: 2.7
- Transportation to Work: 972,327
- Labor Force: 1.53M

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

David A. Thomas
Executive Director
973.379.6644 x 125
DAThomas@blauberg.com