

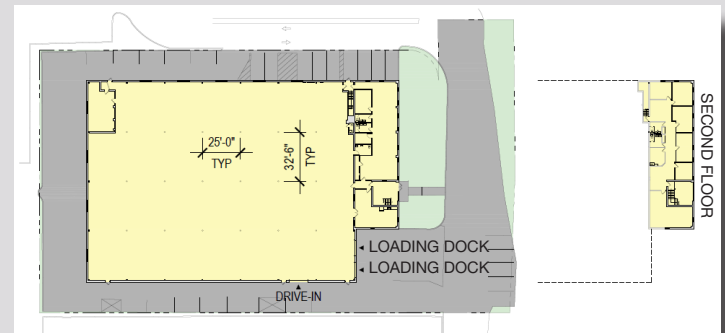


**DISTANCE TO**

<b>3</b> 1.3 Miles	<b>17</b> 1.4 Miles	<b>95</b> 2.6 Miles	<b>46</b> 4.2 Miles	<b>80</b> 4.8 Miles	<b>Lincoln Tunnel</b> 5.5 Miles	<b>GWB</b> 8.5 Miles
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## PROPERTY FEATURES

- Building Available: 29,500 SF
- Lot Size: 1.27 Acres
- Office Space:
  - Ground Floor - 3,632 SF
  - 2nd Floor - 3,071 SF
- Ceiling Height: 22'
- Loading:
  - Two (2) Loading Docks 10'x10' with E.O.D. Levelers
  - One (1) Drive-in 12'x12'
- Column Spacing: 32'6" x 25'
- Parking: 40 Spaces
- Wet Sprinklers
- Power: 400 Amps, 208/120 volt 3 phase
- Taxes: \$2.87 PSF
- Lease Rate: \$16.50 PSF Net
- Available: Immediately



## FOR MORE INFORMATION:

**Jeffrey W. DeMagistris, SIOR**  
Senior Vice President

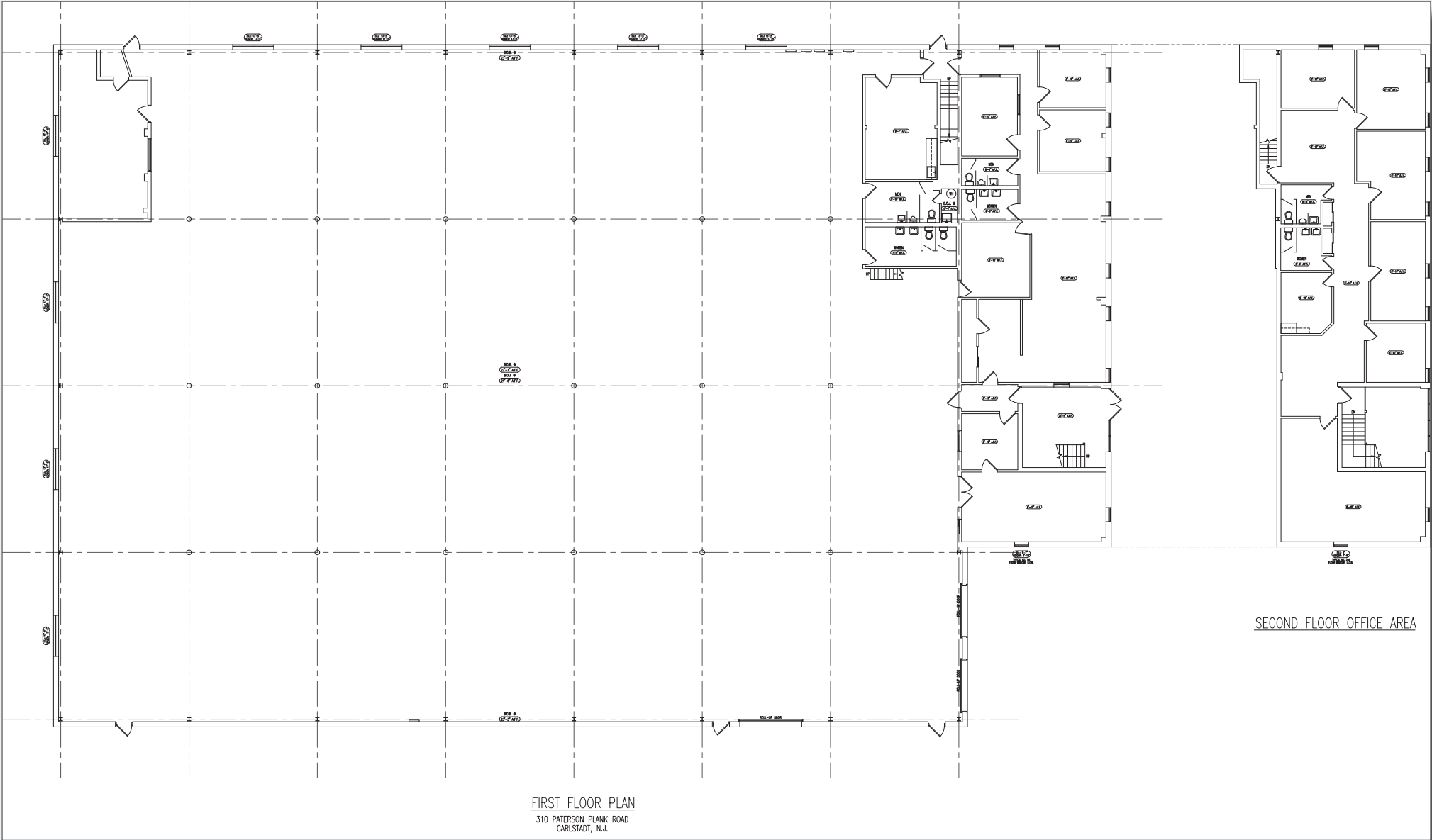
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