

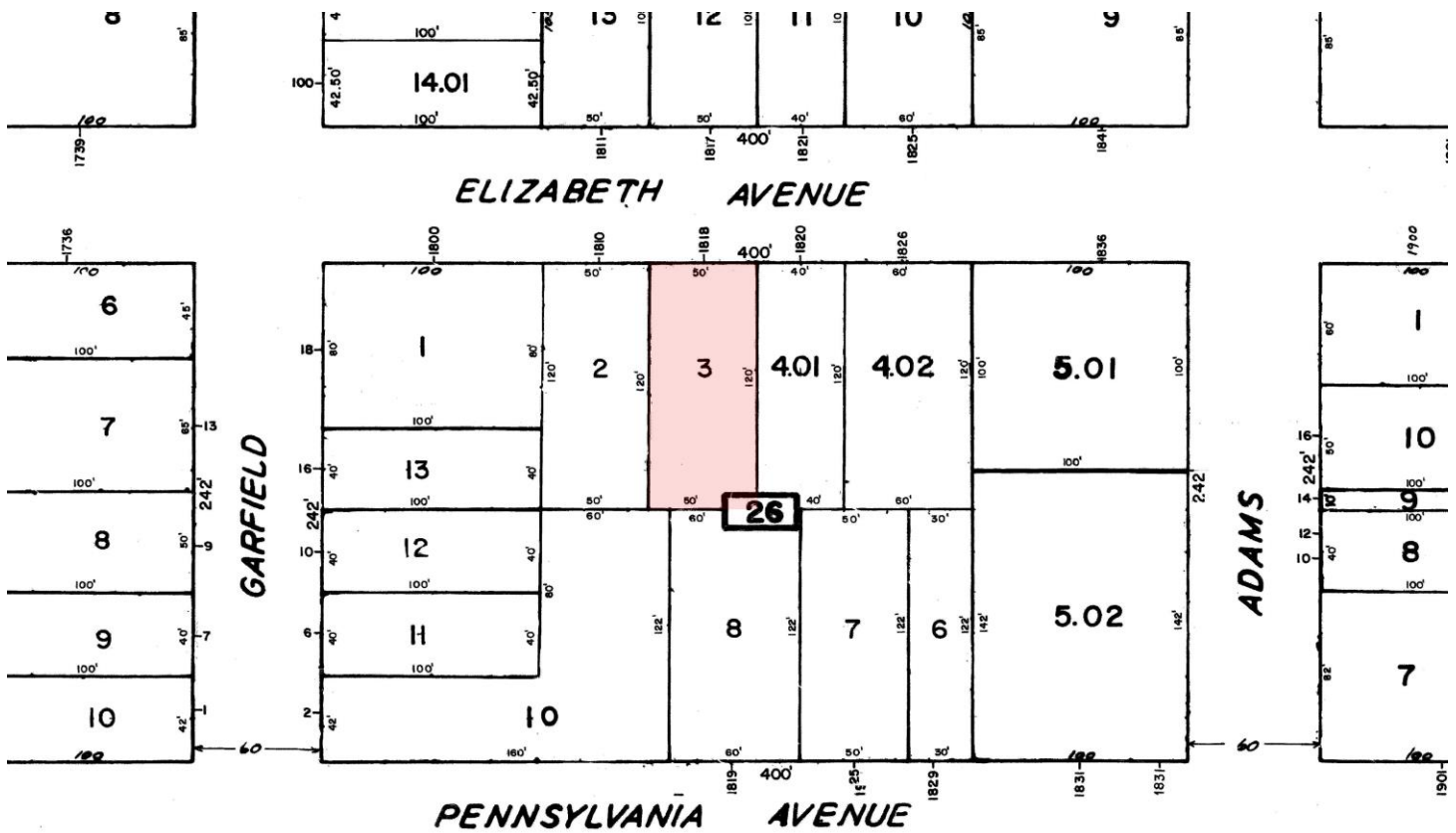
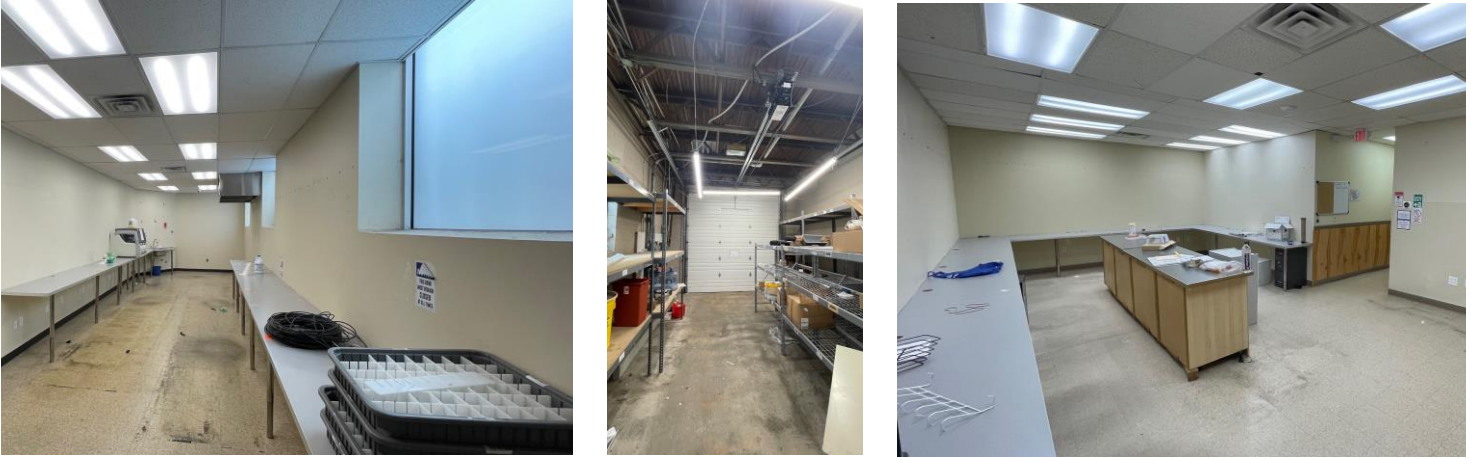
Specifications

- ±5,500 SF
TOTAL BUILDING SIZE
- ±2,800 SF of Office Space
±2,700 SF Heated Warehouse
SPACE COMPONENT
- ±0.14 AC (Block 26, Lot 3)
LOT ACREAGE
- ±12' CEILING HEIGHT 1 Drive-In LOADING
- 260 Amp POWER \$6,236 TAXES (2024)
- Industrial ZONING
- Single Tenant Building
Street Parking
COMMENTS
- 0.3 MI to US Highway 1 & 9
1.9 MI to I-95 Exit 13
ACCESSIBILITY

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

Rick Vanderbeck *Executive Director* 973.379.6644 x 237 RVanderbeck@blauberg.com
 Nicholas Bio *Associate* 973.379.6644 x 233 NBio@blauberg.com
 Alex Dombrowski 973.379.6644 x 229 ADombrowski@blauberg.com

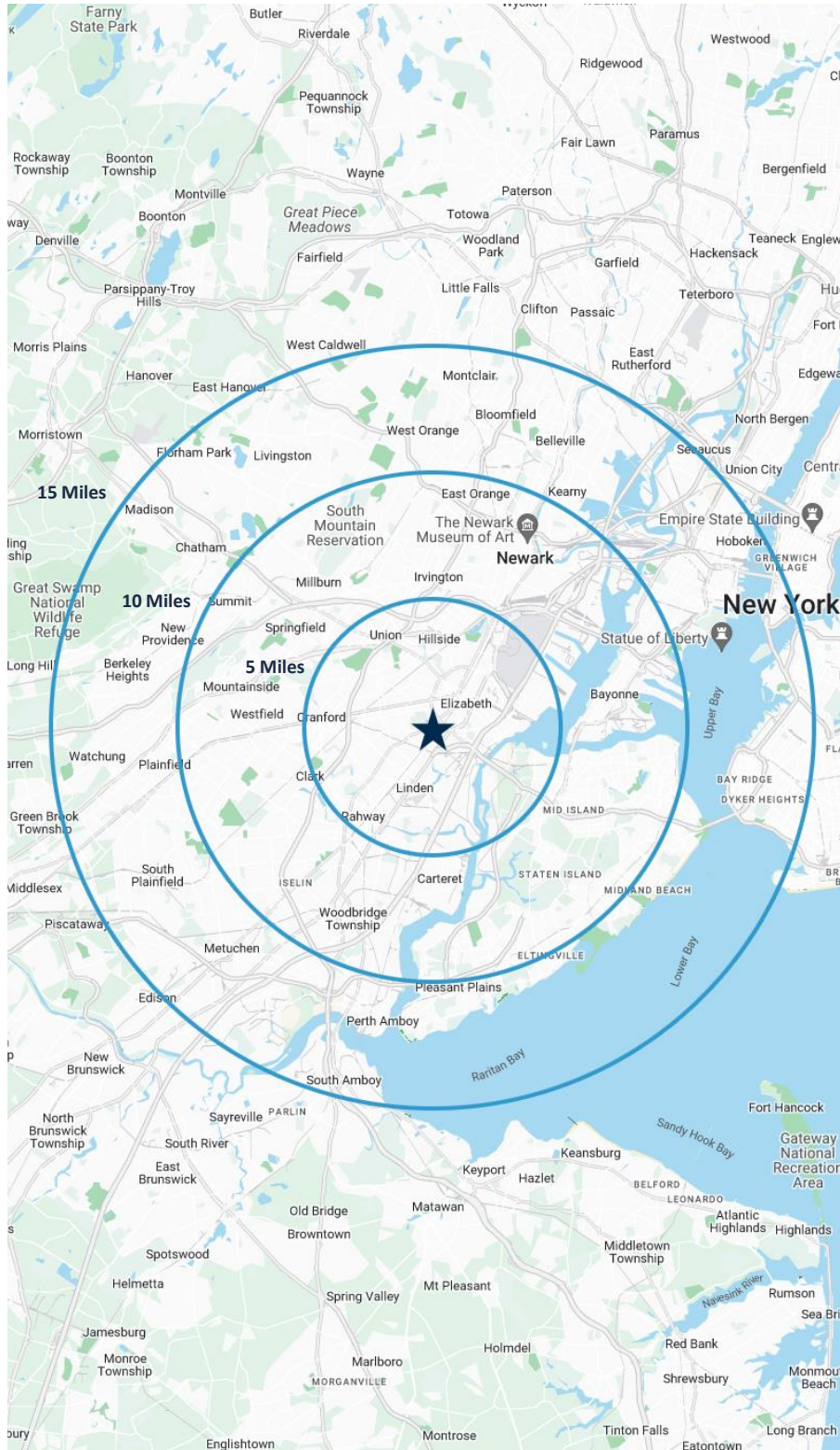
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5 MILES

- Total Population: 503,969
- Households: 180,540
- Median Household Income: \$91,490
- Average Household Size: 2.8
- Transportation to Work: 253,380
- Labor Force: 403,815

10 MILES

- Total Population: 2.1M
- Households: 765,276
- Median Household Income: \$97,305
- Average Household Size: 2.7
- Transportation to Work: 1.02M
- Labor Force: 1.69M

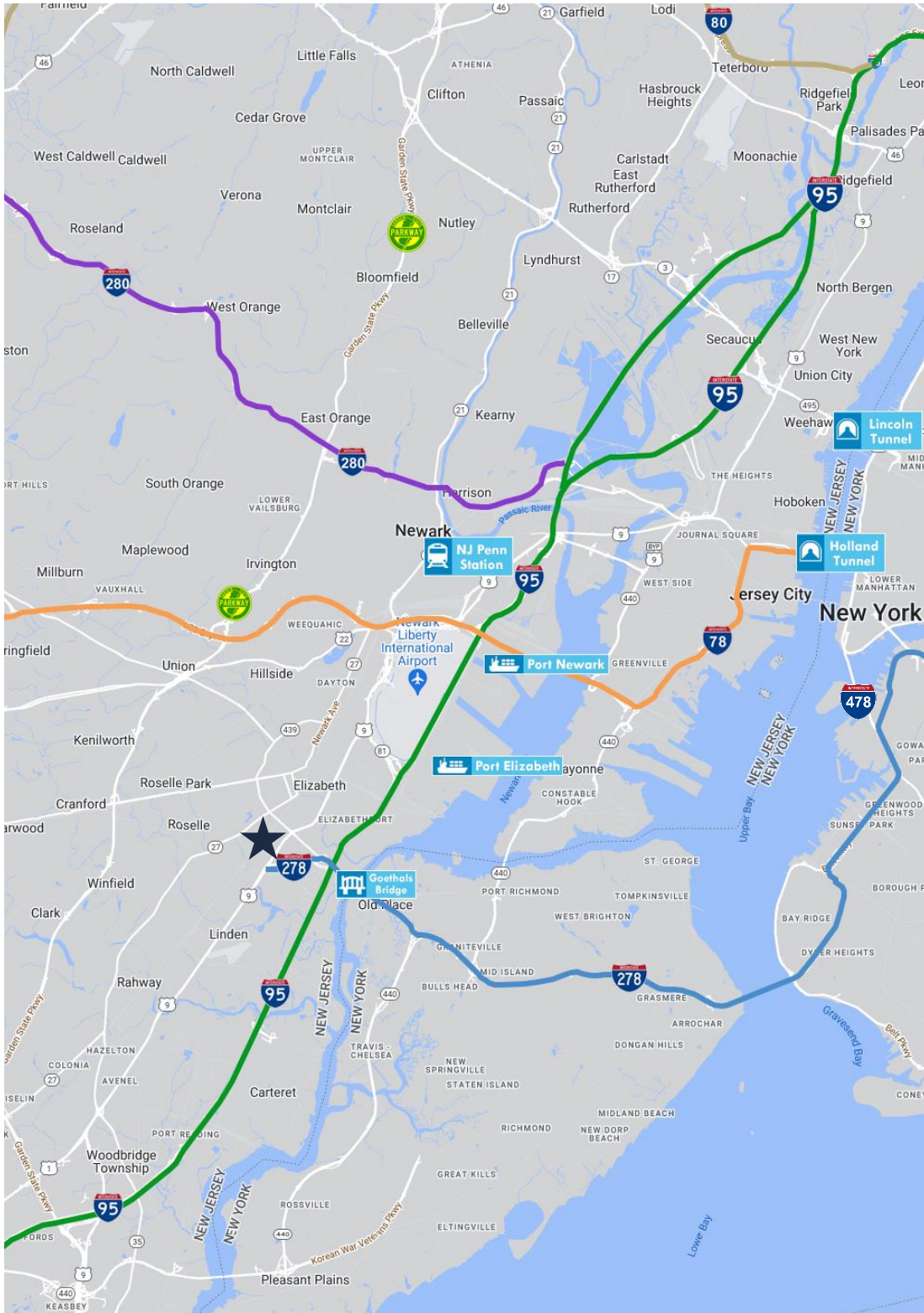
15 MILES

- Total Population: 5.15M
- Households: 2.01M
- Median Household Income: \$107,953
- Average Household Size: 2.5
- Transportation to Work: 2.64M
- Labor Force: 4.18M


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ACCESSIBILITY

-  0.3 MI
US Hwy 1 & 9
-  1.5 MI
I-278
-  1.9 MI
I-95 Exit 13
-  3.8 MI
Goethals Bridge
-  6.2 MI
EWR
-  7.3 MI
I-78 Exit 14
-  8.2 MI
Penn Station
-  8.7 MI
Ports Newark & Elizabeth
-  15.8 MI
Holland Tunnel
-  17.4 MI
Lincoln Tunnel

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