



**Specifications**

±4.57 AC (Part of Block 5070, Lot 11)  
AVAILABLE ACREAGE

±3.2 AC  
DIVISIBLE BY

500' x 300'  
DIMENSION

Available  
RIPARIAN RIGHTS

Industrial (I-3)  
ZONING

All Buildings To Be Demolished  
Yard To Be Paved and Fenced  
COMMENTS

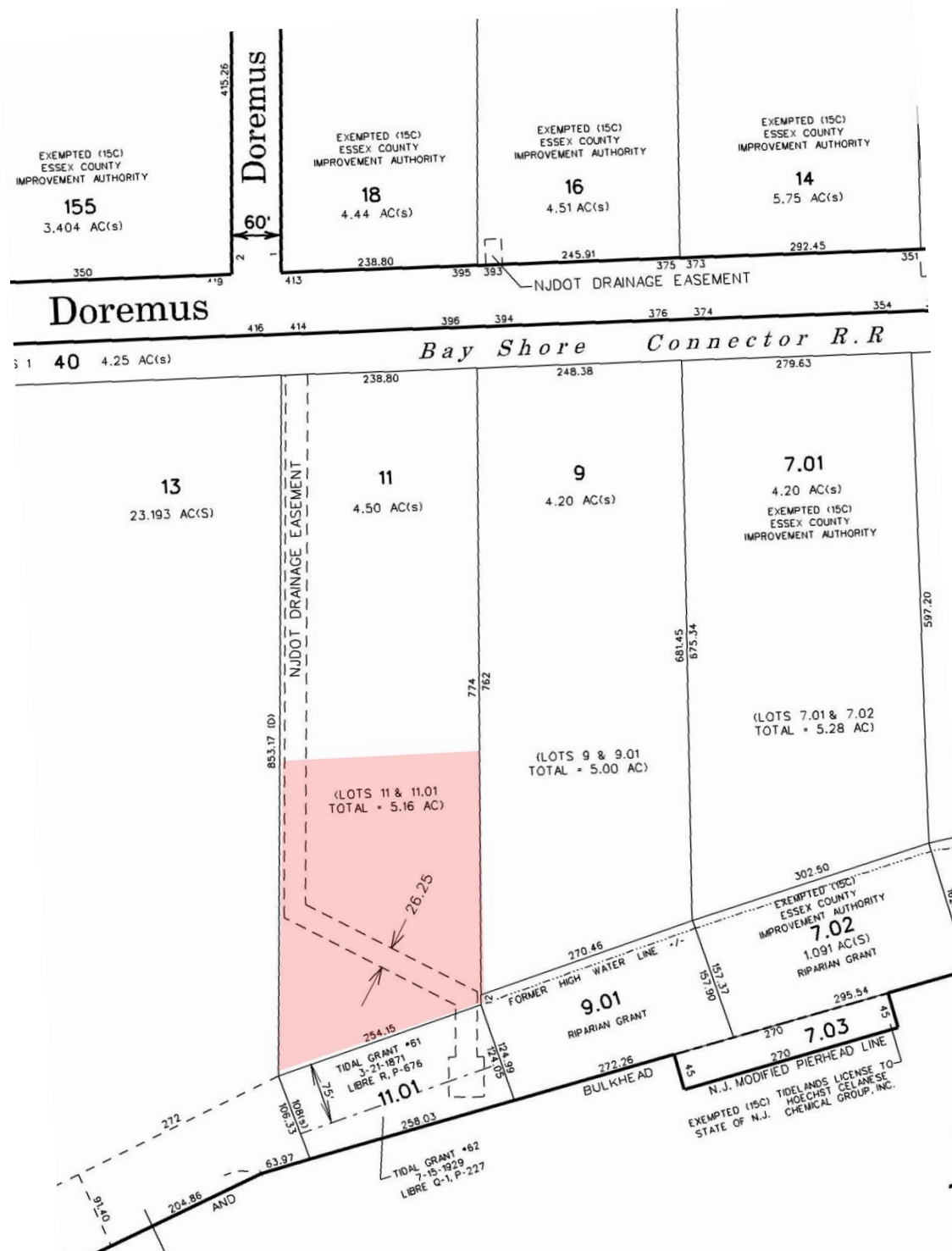
0.4 Miles to US Highway 1 & 9  
0.4 Miles to I-95  
3.3 Miles to I-78  
5.4 Miles to Ports Newark & Elizabeth  
ACCESSIBILITY

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

**Jason M. Crimmins, CCIM, SIOR**  
Chief Executive Officer  
973.379.6644 x 122  
jmcrimmins@blauberg.com

**Alessandro (Alex) Conte, CCIM, SIOR**  
President  
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## 5 MILES

- Total Population: 799,873
- Households: 315,933
- Median Household Income: \$94,742
- Average Household Size: 2.5
- Transportation to Work: 406,927
- Labor Force: 647,981

## 10 MILES

- Total Population: 4.67M
- Households: 1.98M
- Median Household Income: \$123,229
- Average Household Size: 2.3
- Transportation to Work: 2.52M
- Labor Force: 3.86M

## 15 MILES

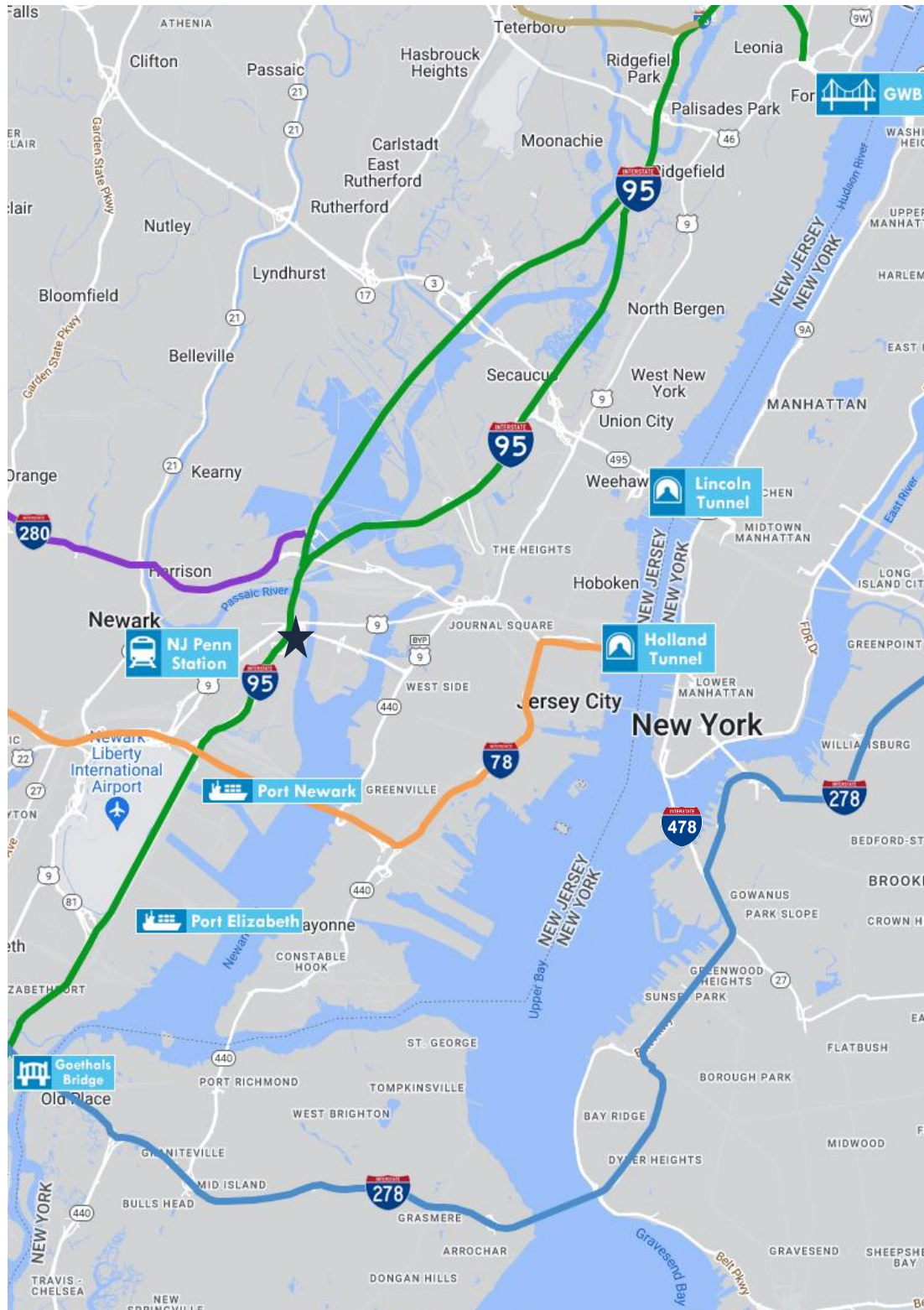
- Total Population: 9.6M
- Households: 3.84M
- Median Household Income: \$107,358
- Average Household Size: 2.4
- Transportation to Work: 4.92M
- Labor Force: 7.89M

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## ACCESSIBILITY



0.4 MI  
US Hwy 1 & 9



0.4 MI  
I-95



3.1 MI  
Penn Station



3.3 MI  
I-78



5.4 MI  
Ports Newark  
and Elizabeth



5.9 MI  
Holland Tunnel



6.2 MI  
Newark Airport



8.7 MI  
Lincoln Tunnel

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