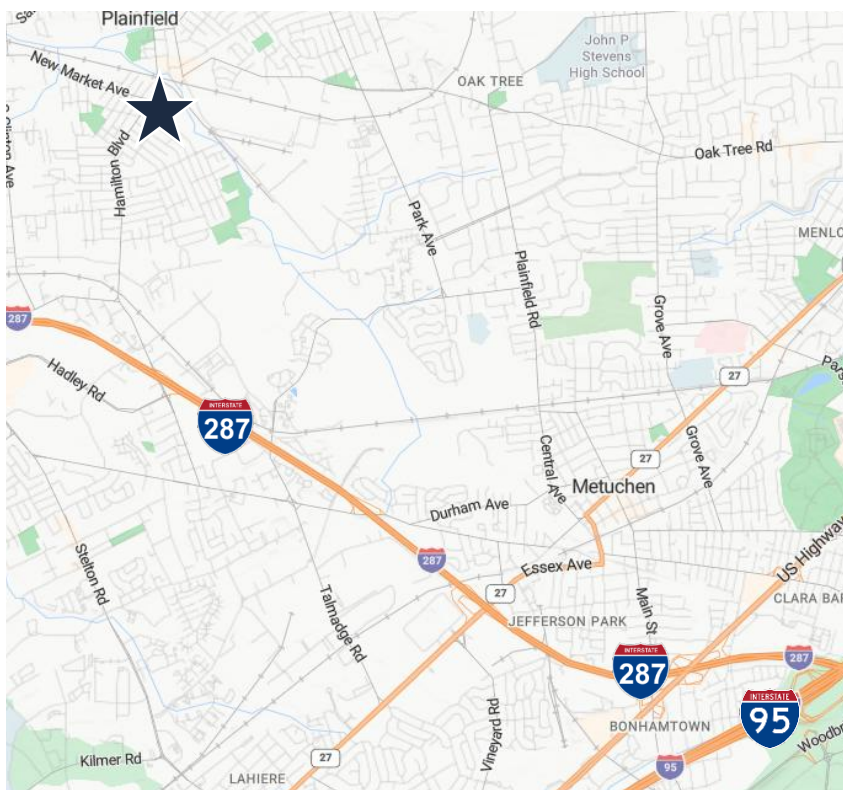




Specifications

±0.8 AC

TOTAL LOT SIZE

M-3 (Heavy Industrial)

ZONING

Block 256, Lots 9, 10 & 11

LOT

\$7,142.59.31

TAXES (2025)

Corner of Spicer Avenue and New
Market Avenue Jughandle

COMMENT

2.5 MI to I-287

3.1 MI to NJ Route 28

5.9 MI to US Route 1 & 9

Close Proximity to Garden State Parkway
and NJ Turnpike

ACCESSIBILITY

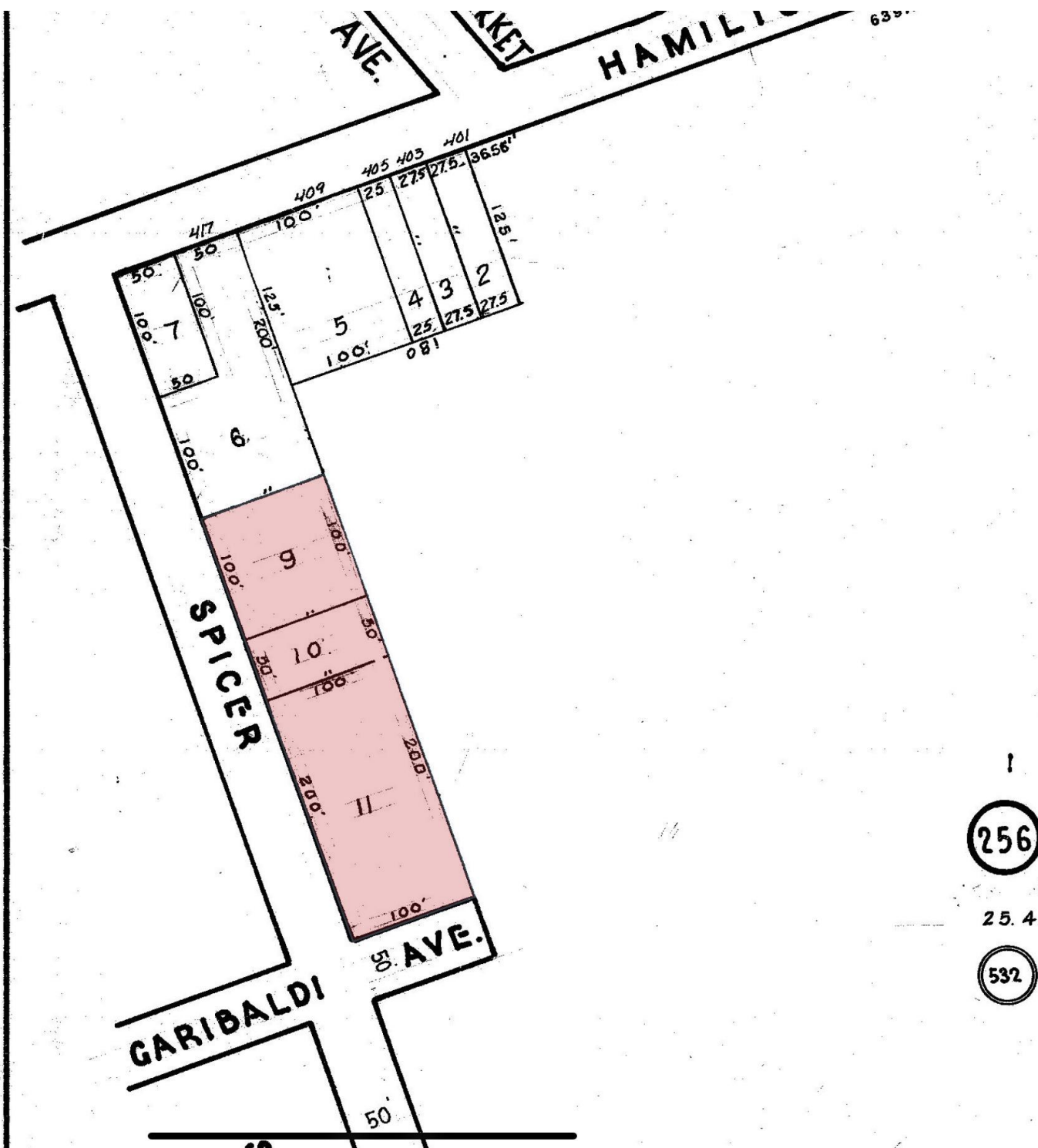
For additional property information or to arrange an inspection,
please contact the exclusive broker:

David A. Thomas, SIOR

Executive Director

973.379.6644 x 125

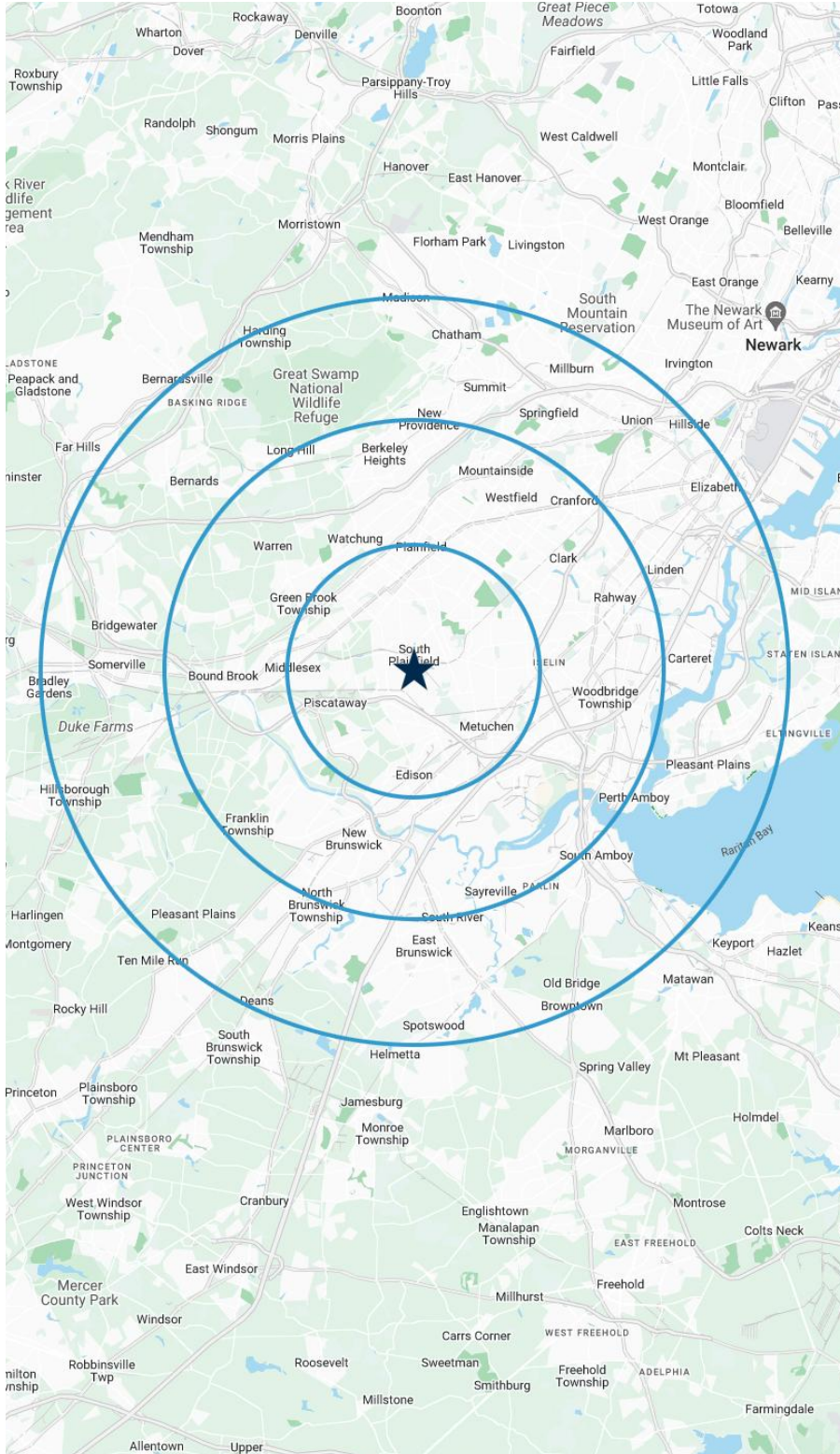
DAThomas@blauberg.com



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

David A. Thomas, SIOR
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.



5 MILES

- Total Population: 340,743
- Households: 112,953
- Median Household Income: \$130,995
- Average Household Size: 2.9
- Transportation to Work: 170,645
- Labor Force: 273,642

10 MILES

- Total Population: 1.11M
- Households: 386,234
- Median Household Income: \$128,594
- Average Household Size: 2.8
- Transportation to Work: 559,102
- Labor Force: 893,958

15 MILES

- Total Population: 2.27M
- Households: 804,002
- Median Household Income: \$127,361
- Average Household Size: 2.8
- Transportation to Work: 1.16M
- Labor Force: 1.83M

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

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



THE BLAU & BERG COMPANY