

**Specifications**

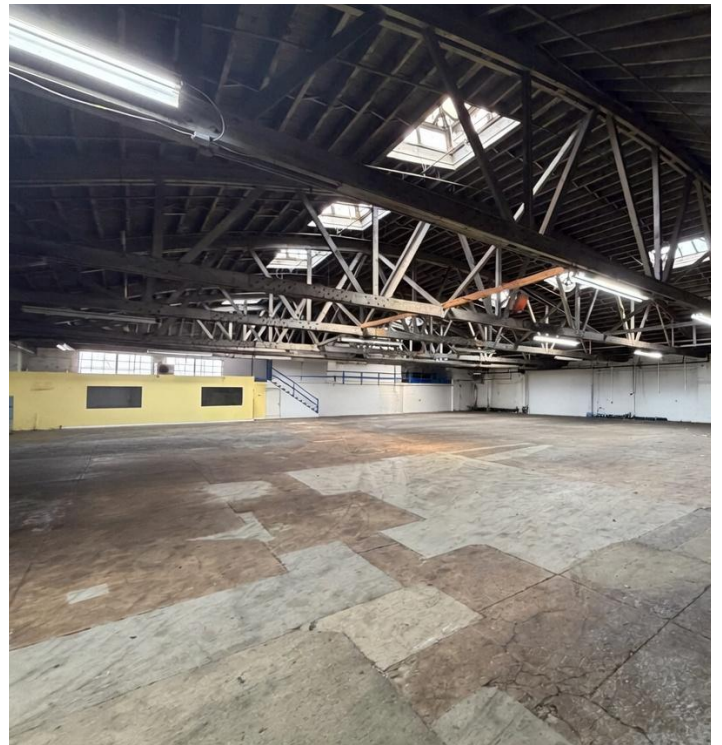
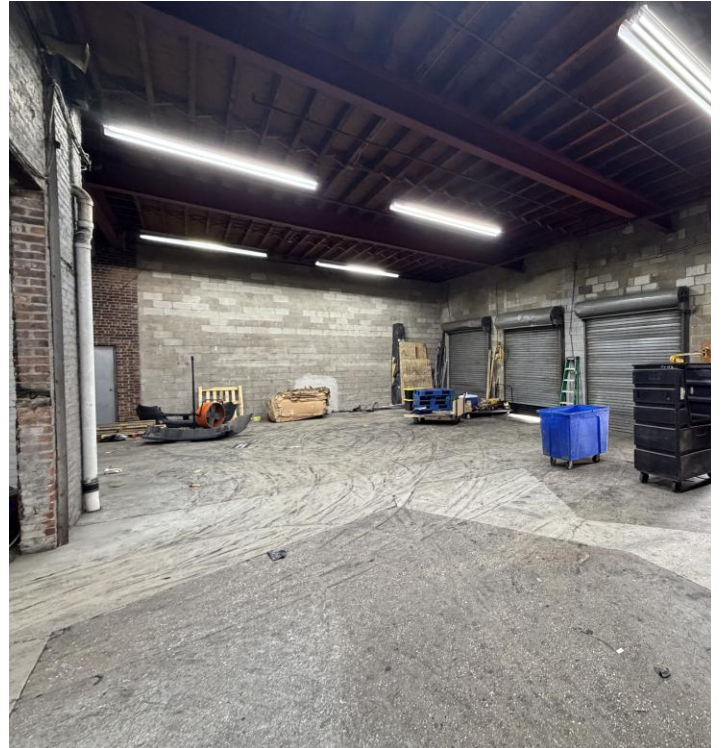
- ±26,000 SF  
TOTAL BUILDING SIZE
- ±12,500 – 26,000 SF  
AVAILABLE
- 3 Tailboards, 1 Drive-In  
LOADING
- LED  
LIGHTING
- 14'  
CEILING HEIGHT
- \$12,056.99  
TAXES (2025)
- 0.1 Miles to Route 21  
0.6 Miles to I-78  
6.1 Miles to Elizabeth Port Area  
ACCESSIBILITY

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  
973.379.6644 x 131  
aconte@blauberg.com

**Peter J. Murano, Jr., SIOR**  
Managing Executive Director  
973.379.6644 x 114  
pjmurano@blauberg.com

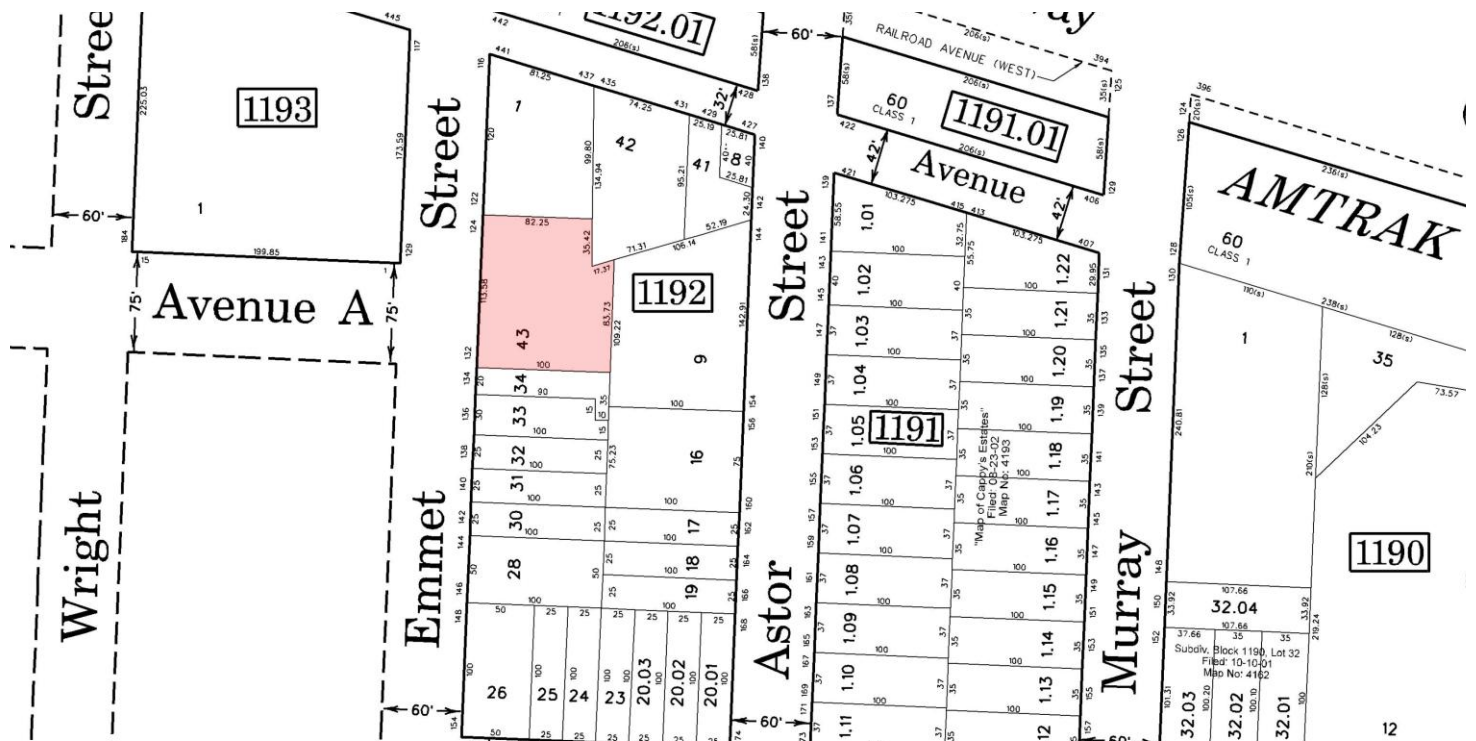
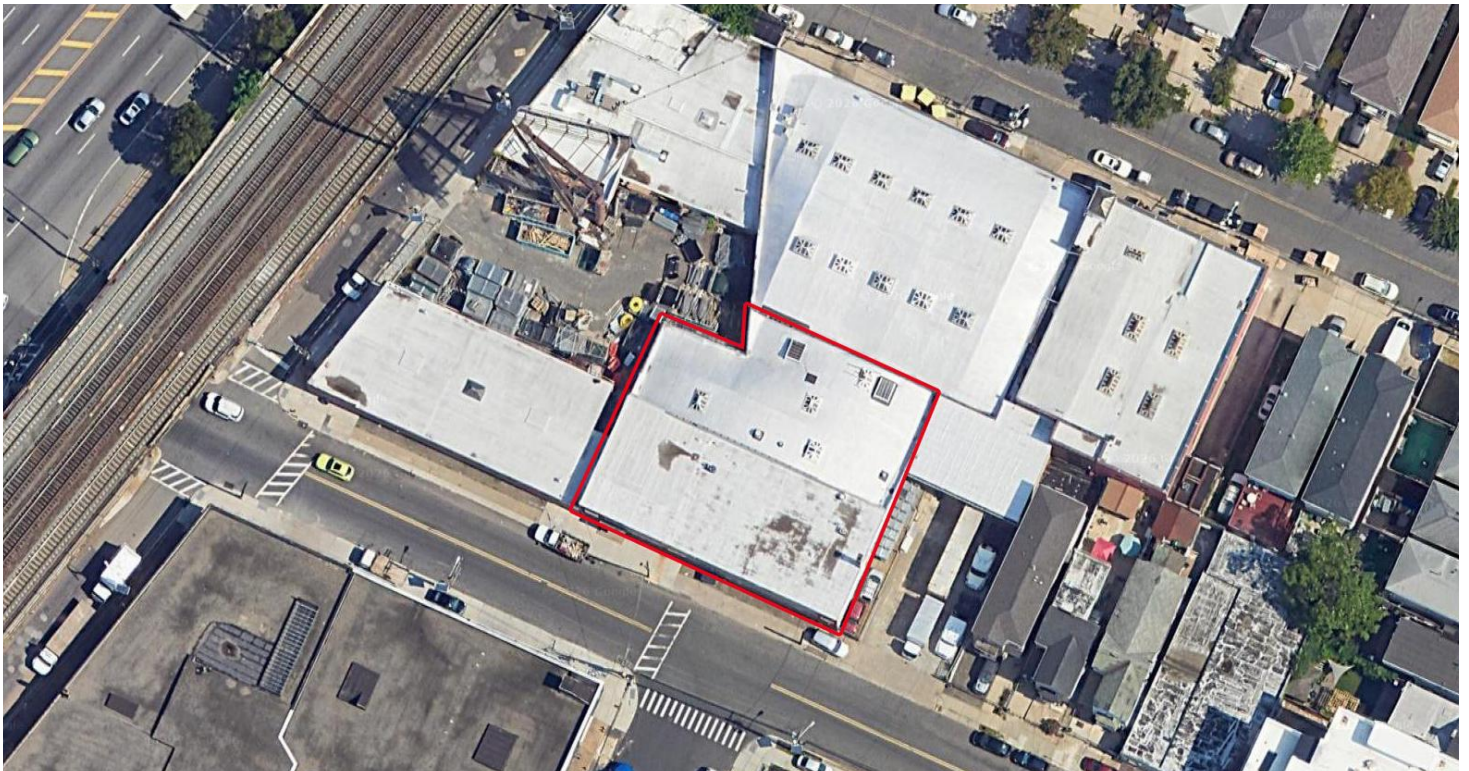


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### 5 MILES

- Total Population: 898,405
- Households: 327,295
- Median Household Income: \$75,703
- Average Household Size: 2.7
- Transportation to Work: 435,733
- Labor Force: 715,573

### 10 MILES

- Total Population: 2.85M
- Households: 1.13M
- Median Household Income: \$115,163
- Average Household Size: 2.5
- Transportation to Work: 1.51M
- Labor Force: 2.33M

### 15 MILES

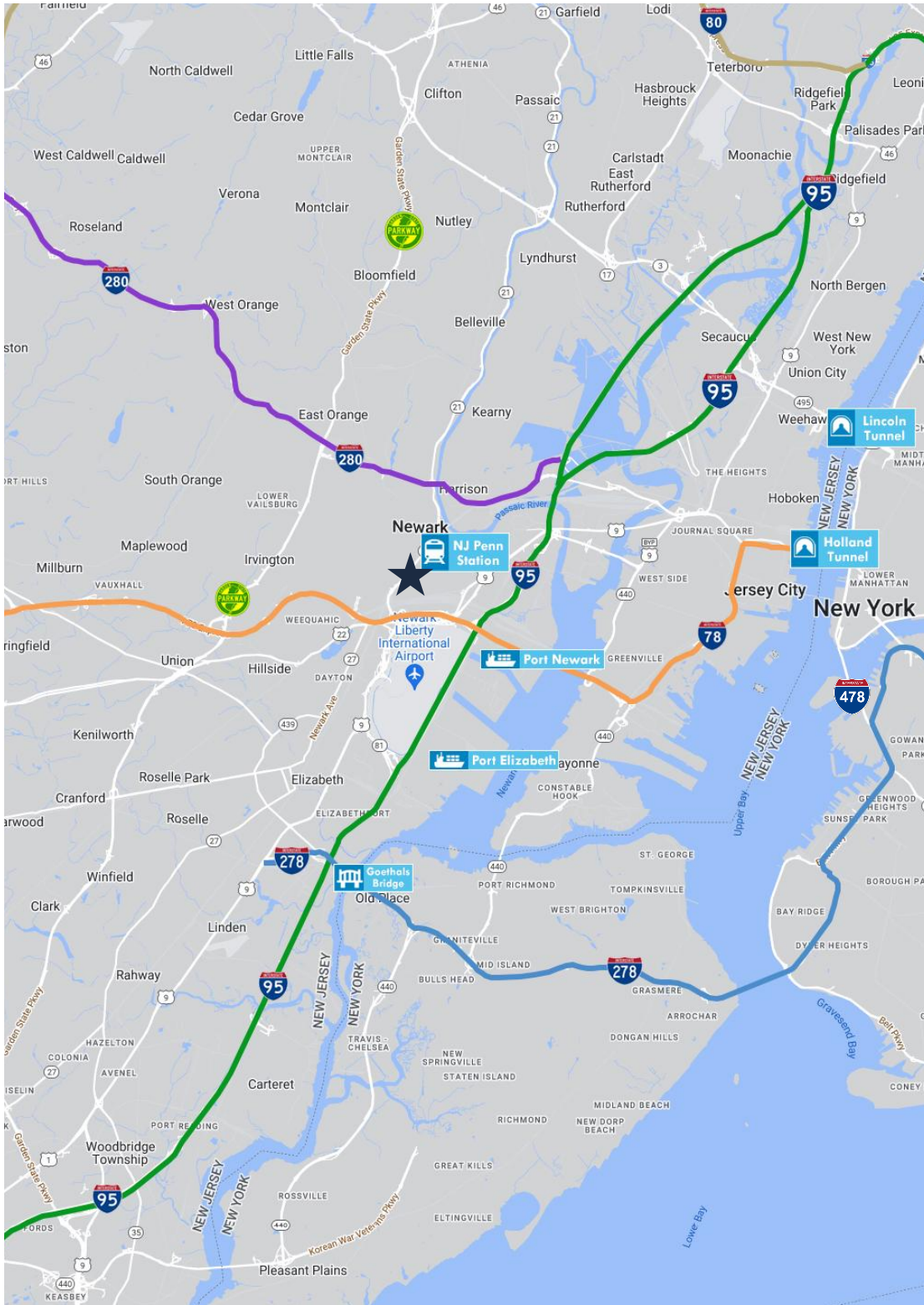
- Total Population: 8.17M
- Households: 3.28M
- Median Household Income: \$111,209
- Average Household Size: 2.4
- Transportation to Work: 4.33M
- Labor Force: 6.74M

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**ACCESSIBILITY**

	0.1 MI Route 21
	0.6 MI I-78
	0.9 MI US Hwy 1 & 9
	1.4 MI Newark Penn Station
	2.6 MI I-95 Exit 14
	3.9 MI Newark Airport
	6.1 MI Ports Newark & Elizabeth
	7.8 MI I-278
	10.4 MI Holland Tunnel
	12.9 MI Lincoln Tunnel

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