



Specifications

±42,575 SF
TOTAL SF

Single Phase
POWER

Gas Suspended
HEAT

2 DI Doors
LOADING

±2,904 – 5,808 SF
TOTAL AVAILABLE

±16 Feet
CEILING HEIGHT

Office Space
2ND FLOOR

Industrial (I-2)
ZONING

Please Call
LEASE RATE

0.7 Miles to I-78

0.9 Miles to US Highway 1 & 9

4.1 Miles to Ports Newark/Elizabeth
ACCESSIBILITY

VIDEO

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 121, acont@blauberg.com
Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com



FOR LEASE | 202 VANDERPOOL STREET | NEWARK, NJ



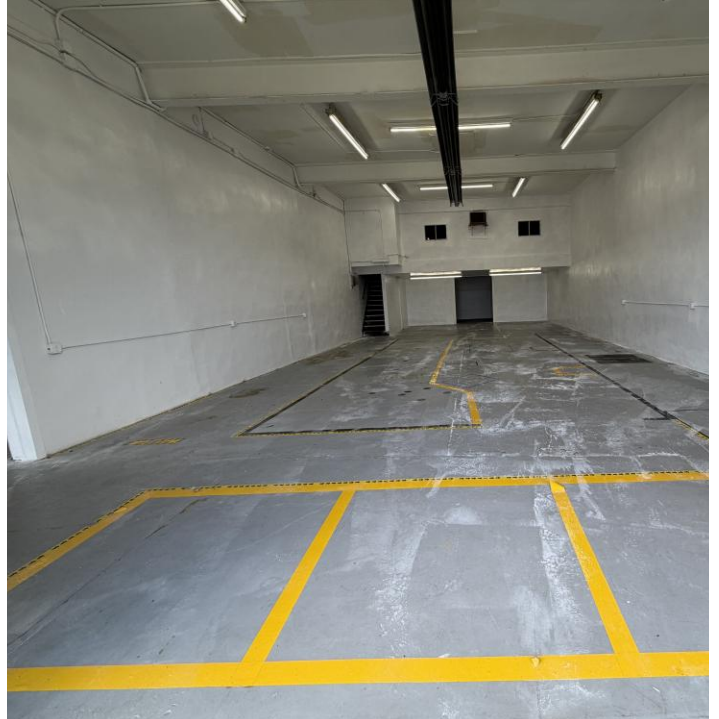
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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 121, aconte@blauberg.com
Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@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.





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 121, aconte@blauberg.com

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

Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@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.





OPEX - \$5.70 PSF

STRUCTURES

Address	Structure SF	Loading	Availability
209V	±3,535	1 DI	LEASED
213V	±1,671	1 DI	LEASED
215V	±2,530	2 TB	LEASED
217V	±2,524	2 TB	LEASED
219-221V	±4,486	3 TB (1 int) with yard	LEASED
202V	±2,902	1 DI	LEASED
204-206V	±5,808	2 DI	AVAILABLE
208V	±2,904	1 DI	LEASED
210V	±2,904	1 DI	LEASED
212V	±2,904	1 DI	LEASED
216V	±2,904	1 DI	LEASED
218-220V	±4,573	2 DI	LEASED
203V	±1,600	1 DI with yard	AVAILABLE
227-229V	±1,894	5 TB	LEASED
±41,275			

YARD

Address	AC	LOT
231V	±0.15 AC (Newly Paved, Fenced)	LEASED

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 121, acont@blauberg.com
 Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
 Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@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.



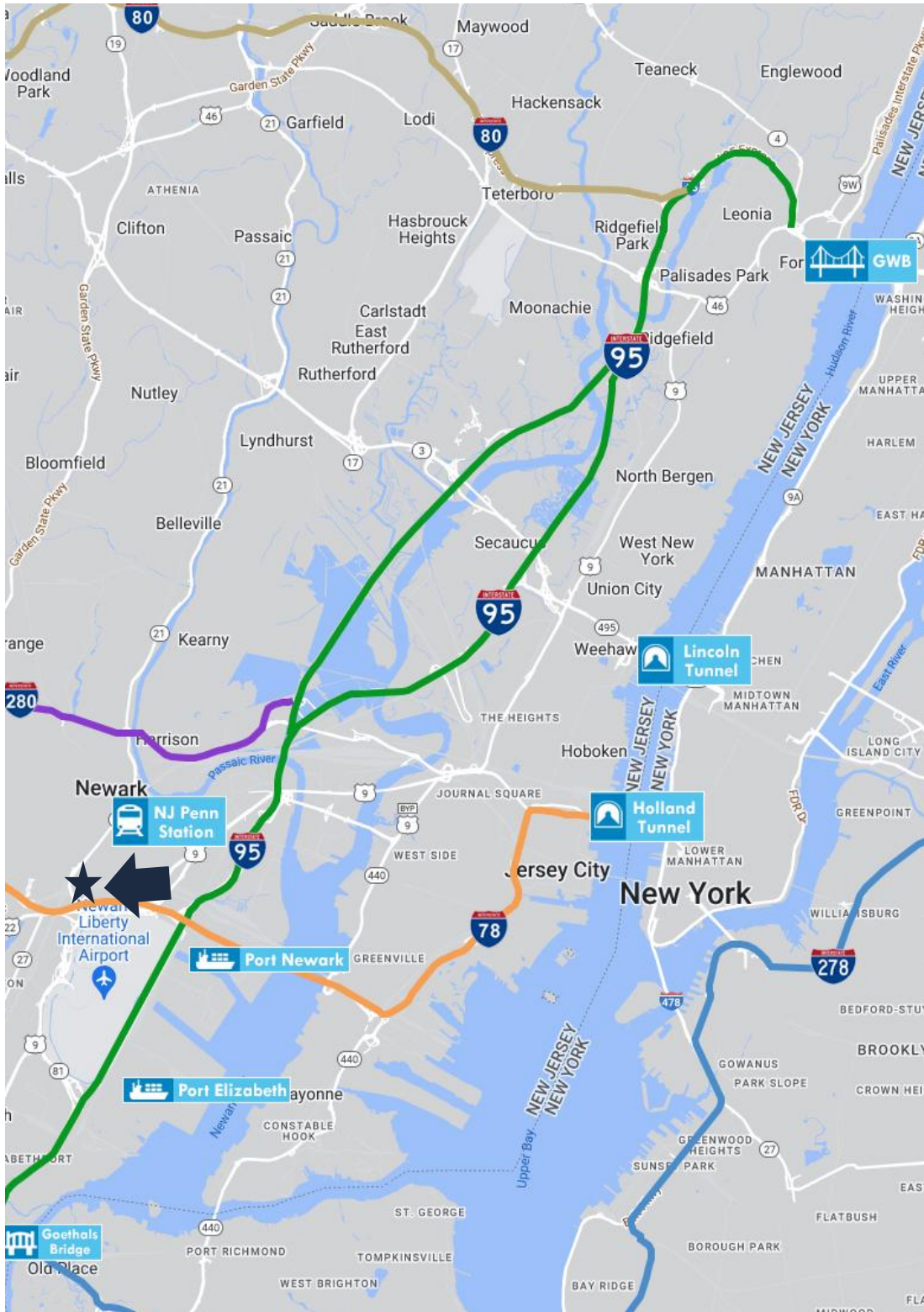
- Total Population: 873,197
- Households: 314,897
- Median Household Income: \$68,335
- Average Household Size: 3.4
- Transportation to Work: 429,078
- Labor Force: 686,713

- Total Population: 2.72M
- Households: 1.06M
- Median Household Income: \$108,230
- Average Household Size: 3.2
- Transportation to Work: 1.44M
- Labor Force: 2.21M

- Total Population: 7.88M
- Households: 3.12M
- Median Household Income: \$103,538
- Average Household Size: 3.3
- Transportation to Work: 4.07M
- Labor Force: 6.42M

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 121, acont@blauberg.com
Peter J. Murano, SIOR, *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
Dylan Meade, *Associate Director*, 973.379.6644 x 115, dmeade@blauberg.com





ACCESSIBILITY

	0.6 MI I-78
	0.9 MI US HWAY 1 & 9
	2.9 MI Newark Airport
	4.1 MI I-95 Exit 15E
	4.0 MI Ports Newark and Elizabeth
	1.6 MI Penn Station
	7.25 MI I-278
	9.4 MI Holland Tunnel
	14 MI Lincoln Tunnel
	10.1 MI Goethals Bridge

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 121, aconte@blauberg.com
Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@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.

