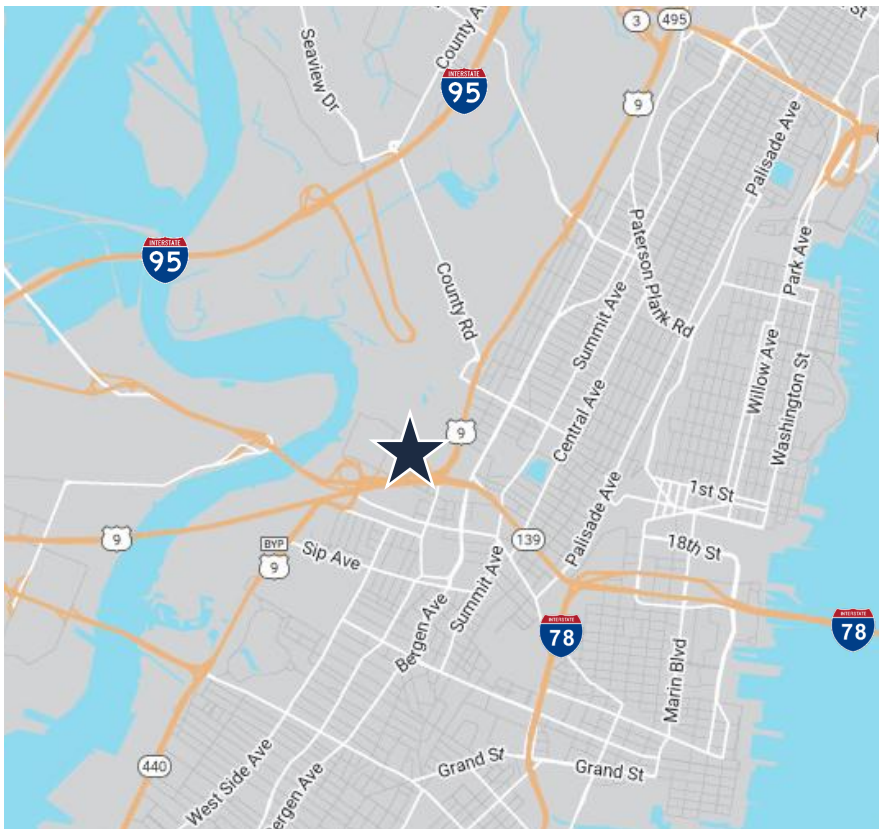




Specifications

$\pm 13,000$ SF Truck Terminal
SIZE

24 Doors
NUMBER OF DOORS

± 2.44 Acres (Block 7405, Lot 2)
LOT SIZE

262' x 406' Lot, Paved and Fenced
LOT DIMENSIONS

1 Drive-In Ramp
DRIVE-IN

2-Bay Shop
BAYS

Heavy Industrial
ZONING

\$65,786.29
TAXES (2026)

Please Call for Sale Price or Lease Rate
OFFERING

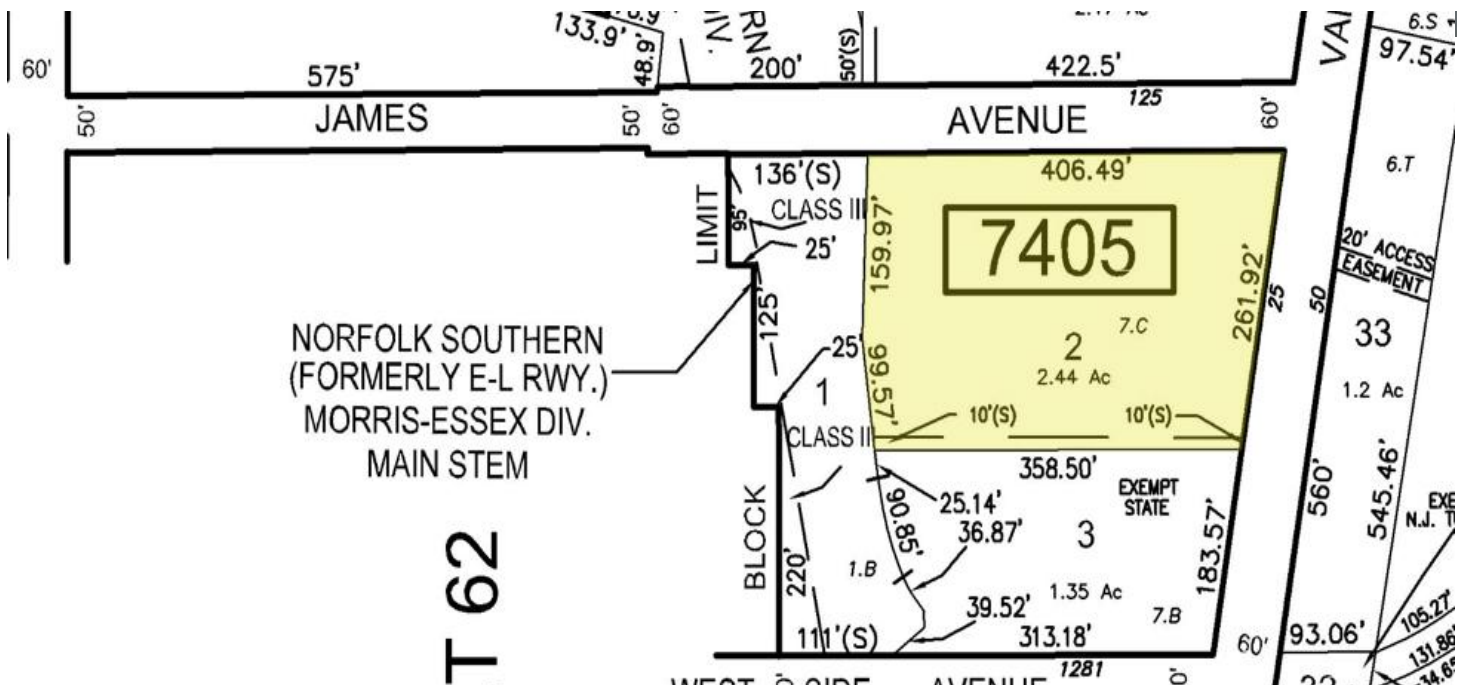
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

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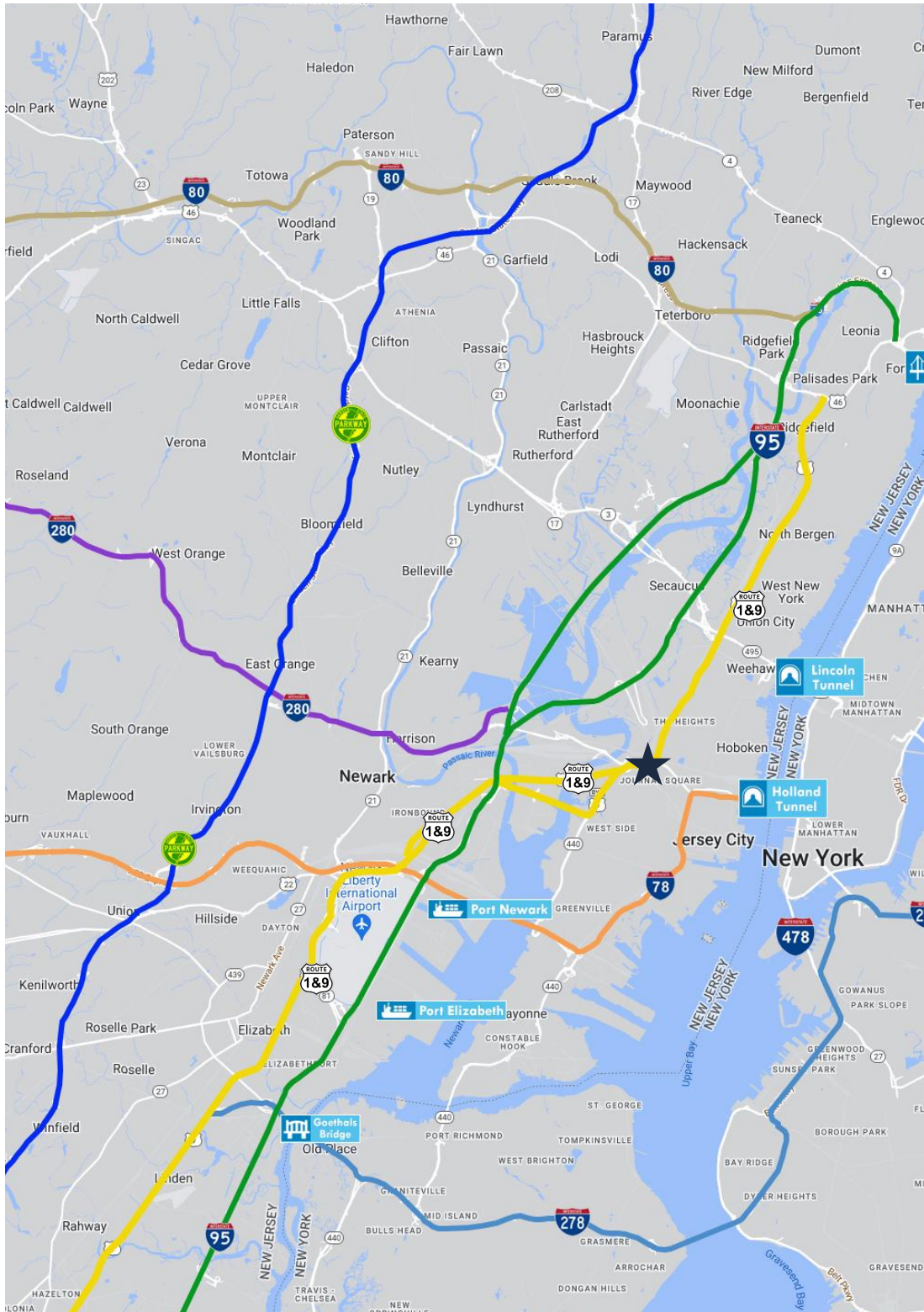
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- Total Population: 1.34M
- Households: 629,764
- Median Household Income: \$131,935
- Average Household Size: 2.0
- Transportation to Work: 783,290
- Labor Force: 1.15M

- Total Population: 6.35M
- Households: 2.67M
- Median Household Income: \$110,869
- Average Household Size: 2.3
- Transportation to Work: 3.37M
- Labor Force: 5.28M

- Total Population: 10.88M
- Households: 4.3M
- Median Household Income: \$102,378
- Average Household Size: 2.5
- Transportation to Work: 5.52M
- Labor Force: 8.94M

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ACCESSIBILITY



0.4 MI
US Hwy 1 & 9



1.2 MI
Journal Square



2.3 MI
Holland Tunnel



3.3 MI
I-280 Exit 17



3.9 MI
I-95 Exit 15W



5.0 MI
Lincoln Tunnel



6.0 MI
Penn Station



6.2 MI
Ports Newark
& Elizabeth



6.6 MI
I-78 Exit 58B



8.3 MI
Newark Airport

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