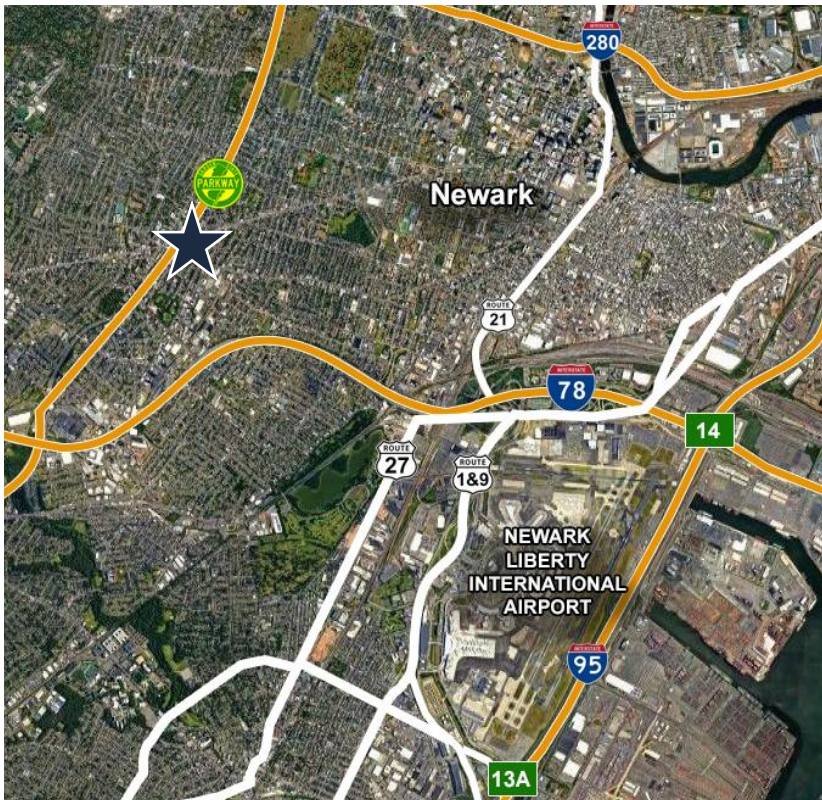




Specifications

±35,000 SF
BUILDING SIZE

3-Stories
FLOORS

±0.37 AC (Block 281, Lot 8)
LOT SIZE

Prime Corner at Traffic Light
Intersection Across from Irvington
Bus Terminal
LOCATION

Retail Stores Nearby Include UPS
Store, Restaurants, Salons, Fitness
Gyms, Cellphone Stores, Banks
AMENITIES

\$81,456.87
TAXES (2026)

0.7 Miles to Garden State Parkway
2.3 Miles to I-78
3.0 Miles to US Highway 1 & 9
ACCESSIBILITY

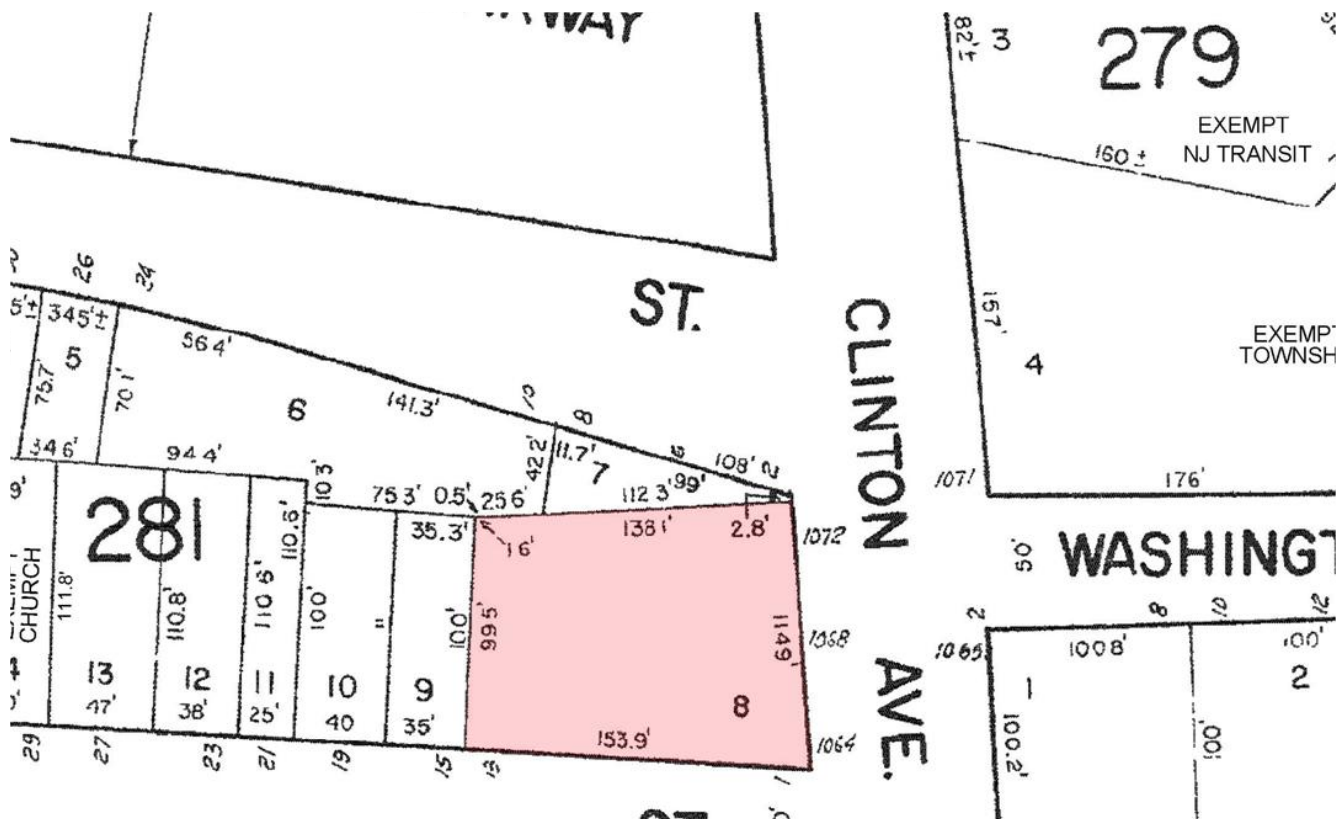
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

Jack Schlenger, Associate, 973.379.6644 x 239, jack@blauberg.com



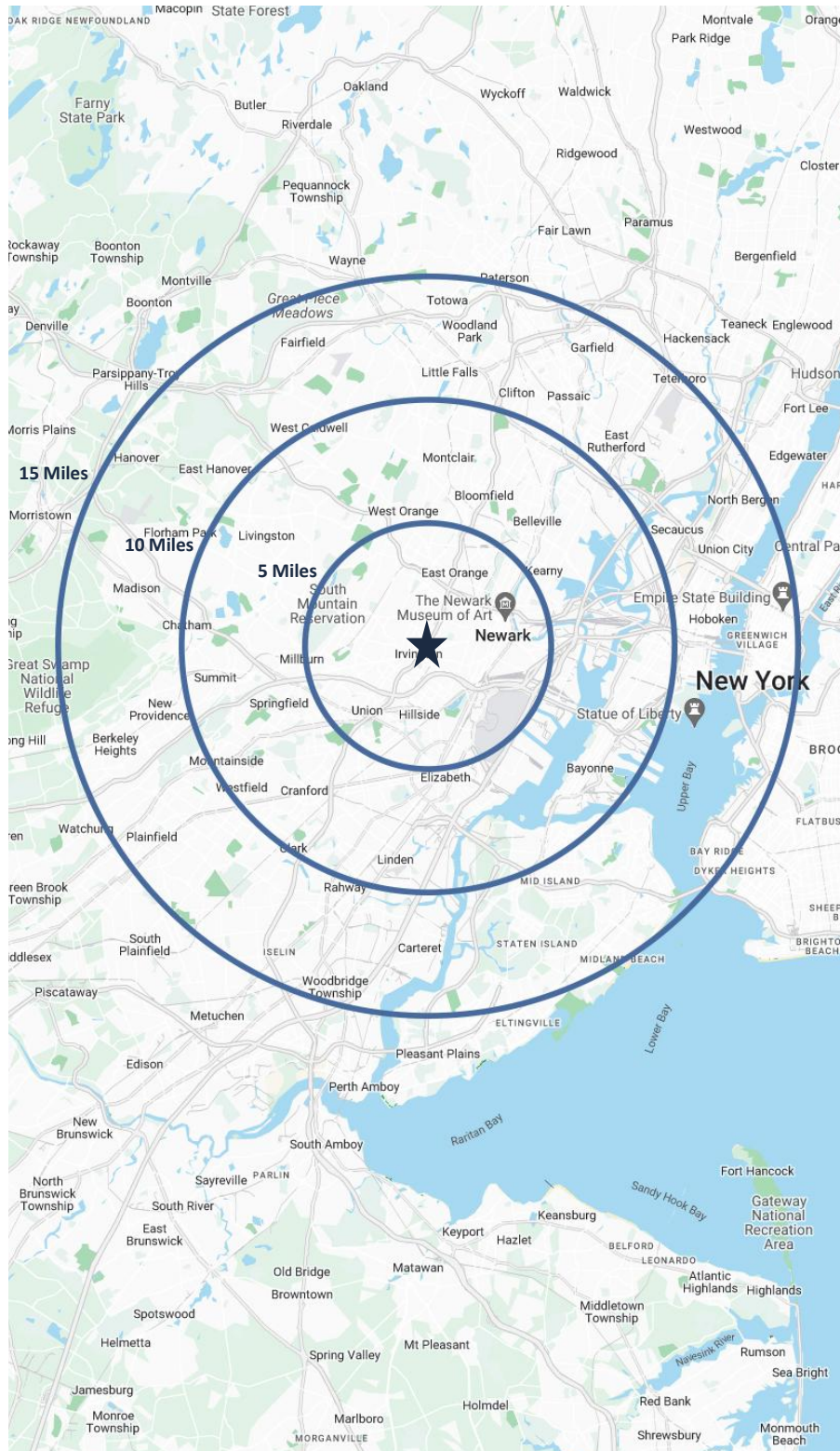
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

Jack Schlenger, Associate, 973.379.6644 x 239, jack@blauberg.com



5 MILES

- Total Population: 871,339
- Households: 320,827
- Median Household Income: \$87,982
- Average Household Size: 2.7
- Transportation to Work: 429,577
- Labor Force: 693,409

10 MILES

- Total Population: 2.2M
- Households: 825,570
- Median Household Income: \$113,066
- Average Household Size: 2.6
- Transportation to Work: 1.11M
- Labor Force: 1.76M

15 MILES

- Total Population: 6.36M
- Households: 2.58M
- Median Household Income: \$124,693
- Average Household Size: 2.4
- Transportation to Work: 3.37M
- Labor Force: 5.22M

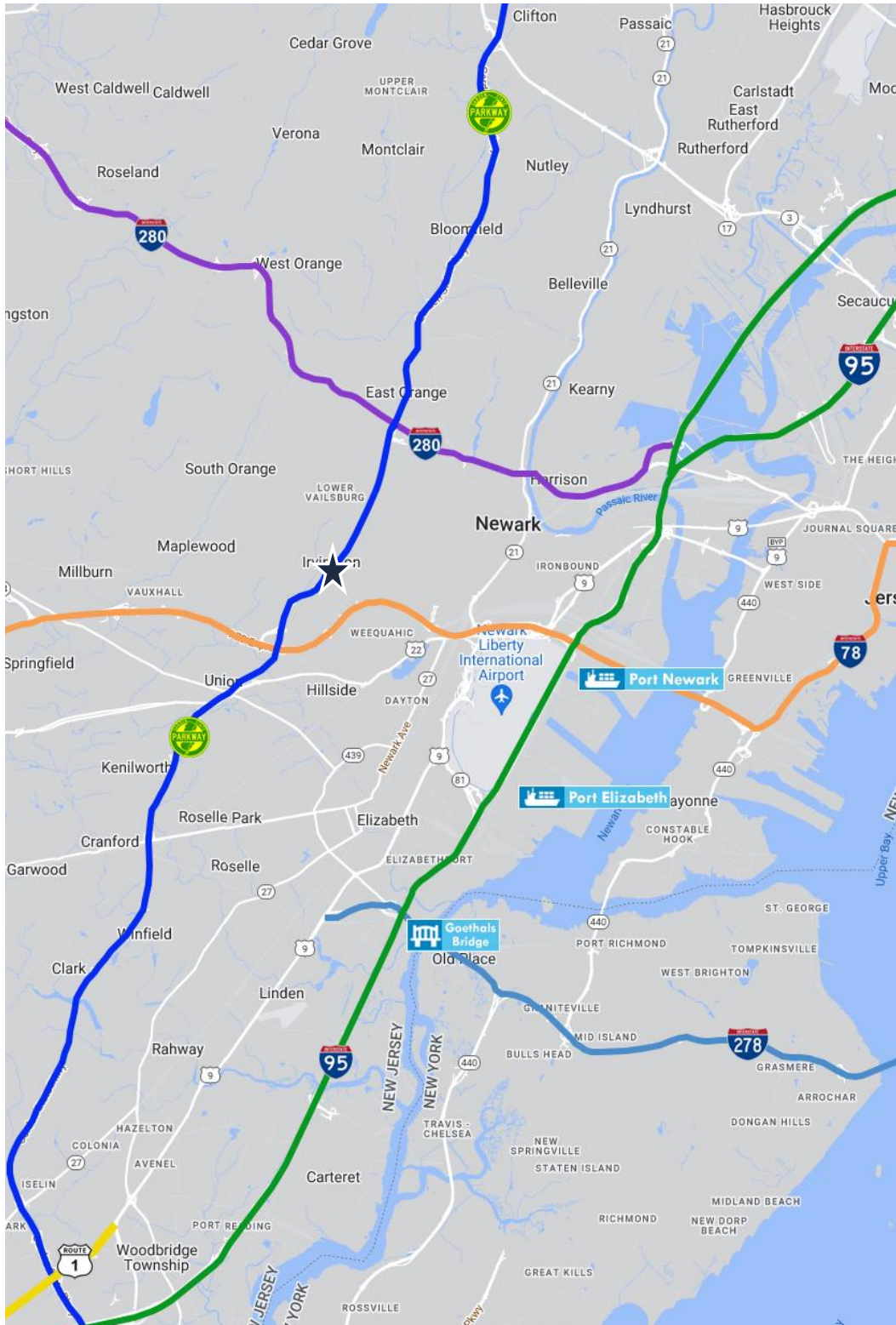
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

Jack Schlenger, Associate, 973.379.6644 x 239, jack@blauberg.com



ACCESSIBILITY



0.7 MI
GSP



2.3 MI
I-78



2.4 MI
I-280



3.0 MI
US Hwy 1 & 9



3.4 MI
Penn Station



4.7 MI
I-95 Exit 14



5.5 MI
Newark Airport



8.1 MI
Ports Newark
& Elizabeth



12.6 MI
Holland Tunnel



14.2 MI
Lincoln Tunnel

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

Jack Schlenger, Associate, 973.379.6644 x 239, jack@blauberg.com