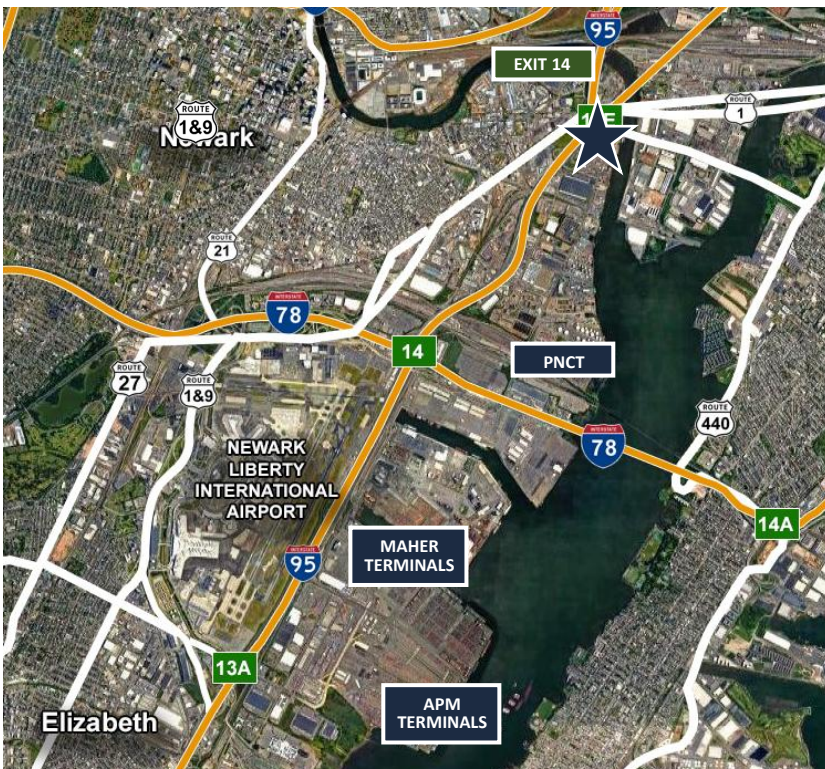




**Specifications**

±40,794 SF  
TOTAL BUILDING SIZE

±5.34 AC  
TOTAL ACREAGE

±31,160 SF  
MAINTENANCE FACILITY

±9,634 SF  
TOTAL OFFICE

Gas Suspended  
HEAT

Wet System  
SPRINKLER SYSTEM

±16'  
CEILING HEIGHT

34 Drive-Ins (12' x 14')  
LOADING

Paved and Lit  
YARD

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

**Jason M. Crimmins, CCIM, SIOR**  
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jmcrimmins@blauberg.com

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FOR LEASE | 41 DOREMUS AVENUE | NEWARK, NJ



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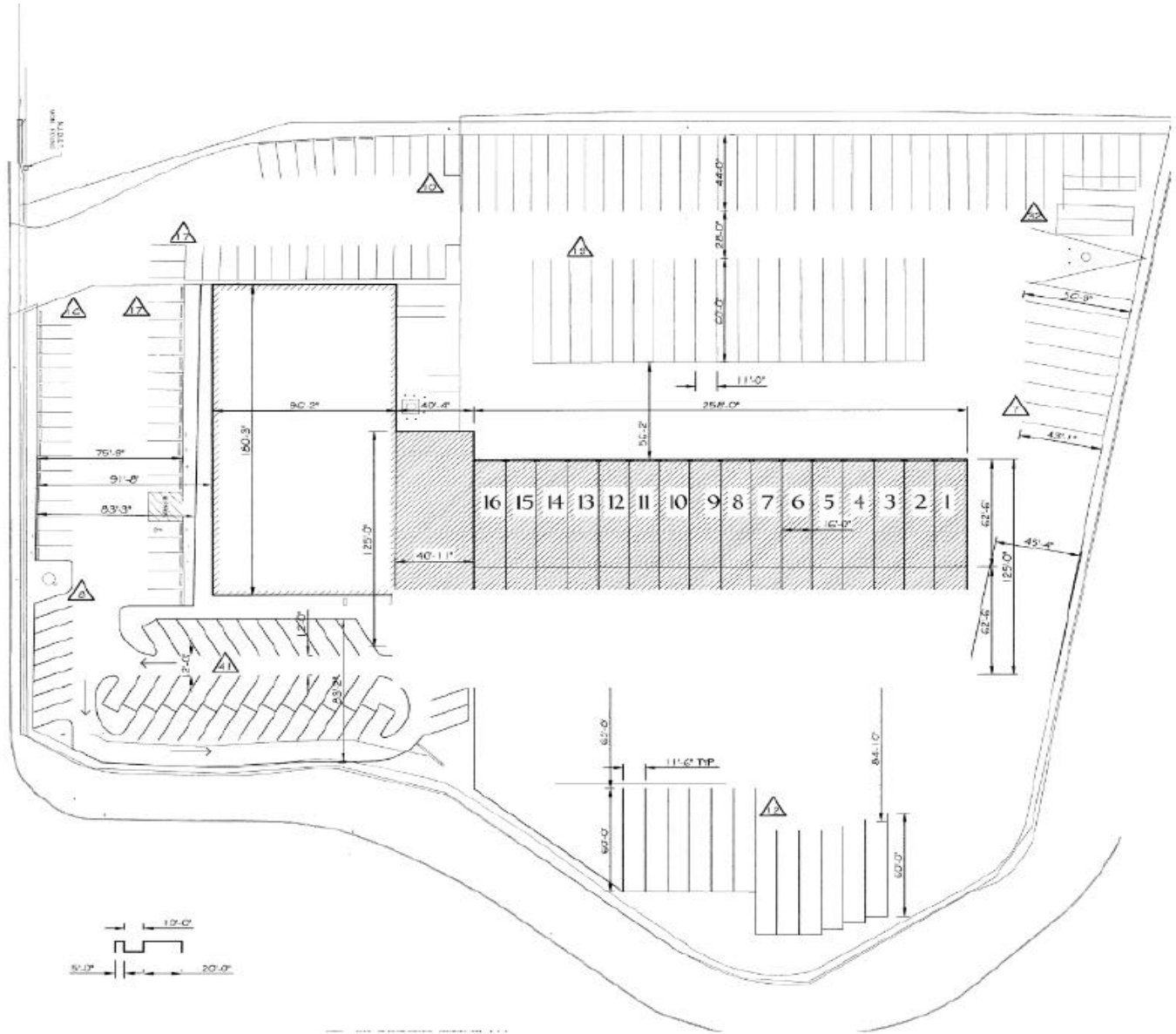
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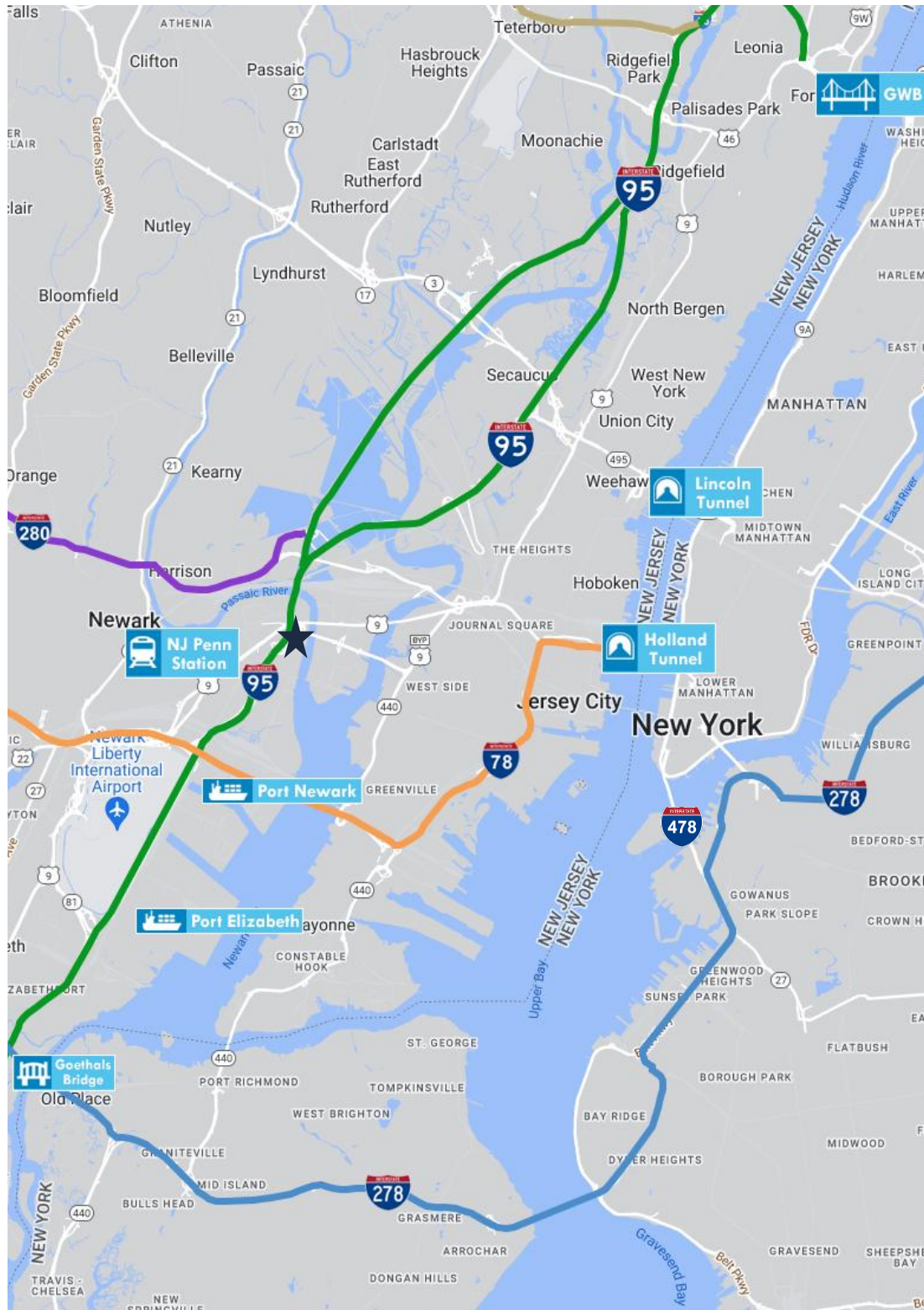
- Total Population: 860,669
- Households: 342,343
- Median Household Income: \$98,252
- Average Household Size: 2.5
- Transportation to Work: 444,652
- Labor Force: 699,347

- Total Population: 4.75M
- Households: 2.02M
- Median Household Income: \$123,954
- Average Household Size: 2.3
- Transportation to Work: 2.57M
- Labor Force: 3.94M

- Total Population: 9.87M
- Households: 3.94M
- Median Household Income: \$106,271
- Average Household Size: 2.4
- Transportation to Work: 5.04M
- Labor Force: 8.11M

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## ACCESSIBILITY



0.4 MI  
US Hwy 1 & 9



0.4 MI  
I-95



3.1 MI  
Penn Station



3.3 MI  
I-78



5.4 MI  
Ports Newark  
and Elizabeth



5.9 MI  
Holland Tunnel



6.2 MI  
Newark Airport



8.7 MI  
Lincoln Tunnel

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