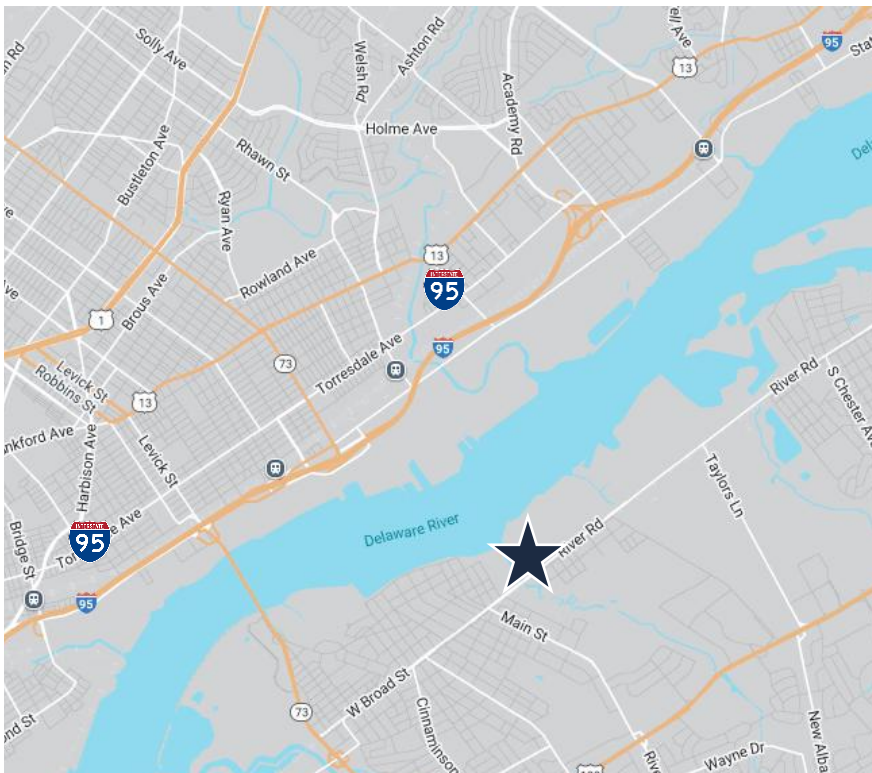




Specifications

±20,685 SF
BUILDING SIZE

±3,485 SF
OFFICE SPACE

±17,200 SF
WAREHOUSE SPACE

Wet
SPRINKLER SYSTEM

16 Feet
CEILING HEIGHT

1 (Covered)
LOADING DOCKS

2
DRIVE-IN DOORS

\$22,701.64
TAXES (2025)

Gas Suspended
HEAT

1 Acre of Parking
COMMENT

±1.86 AC (Block 404, Lots 9 & 11)
LOT ACREAGE

\$9 PSF NNN + \$1.10 PSF OPEX
LEASE

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

Juan Disla
Director
973.379.6644 x 226
JD@blauberg.com

Marcos Bausch
Associate
973.379.6644 x 240
Marcos@blauberg.com



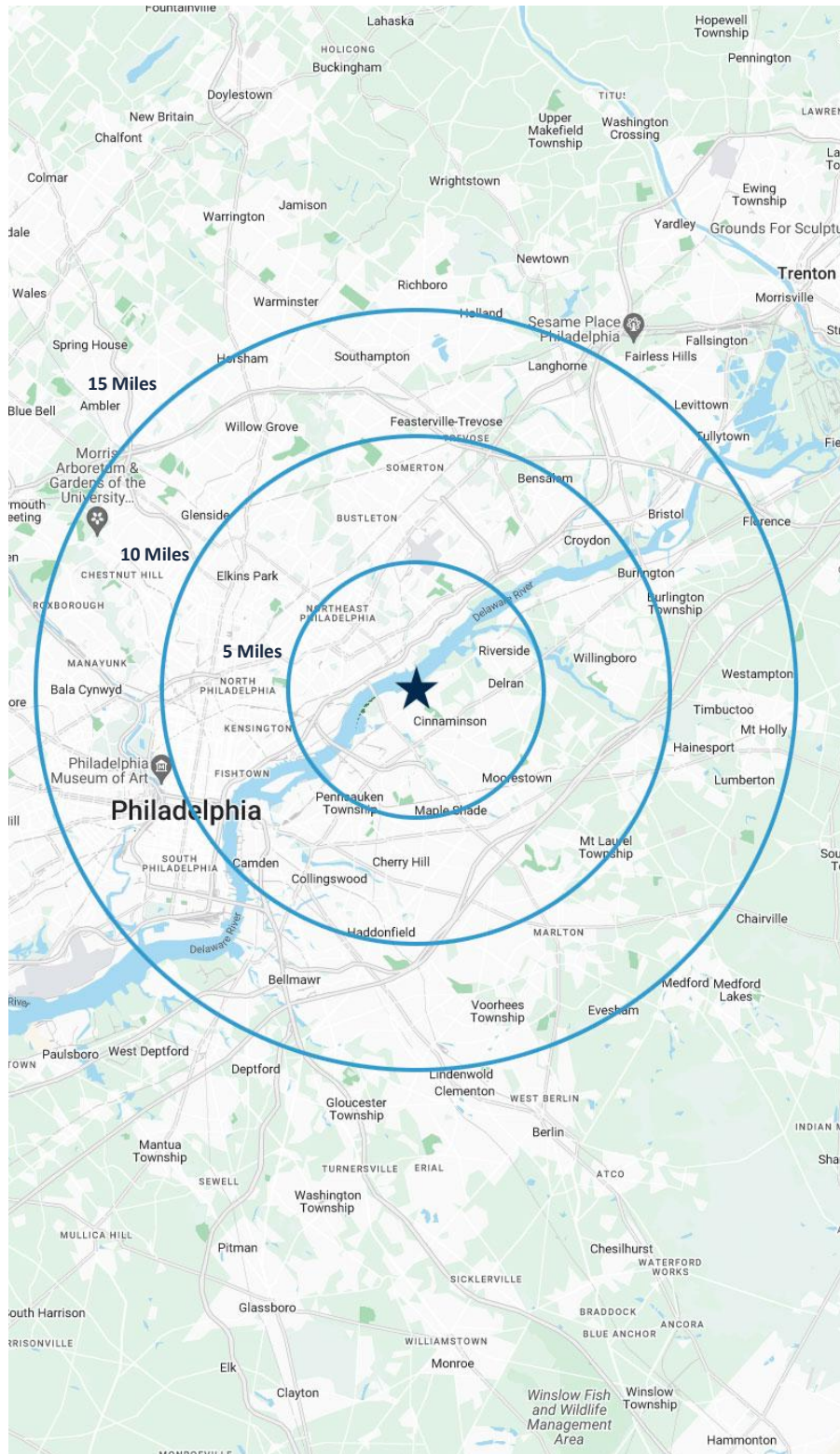
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5 MILES

- Total Population: 416,542
- Households: 155,526
- Median Household Income: \$72,860
- Average Household Size: 2.6
- Transportation to Work: 203,825
- Labor Force: 329,195

10 MILES

- Total Population: 1.76M
- Households: 706,471
- Median Household Income: \$77,440
- Average Household Size: 2.4
- Transportation to Work: 883,820
- Labor Force: 1.42M

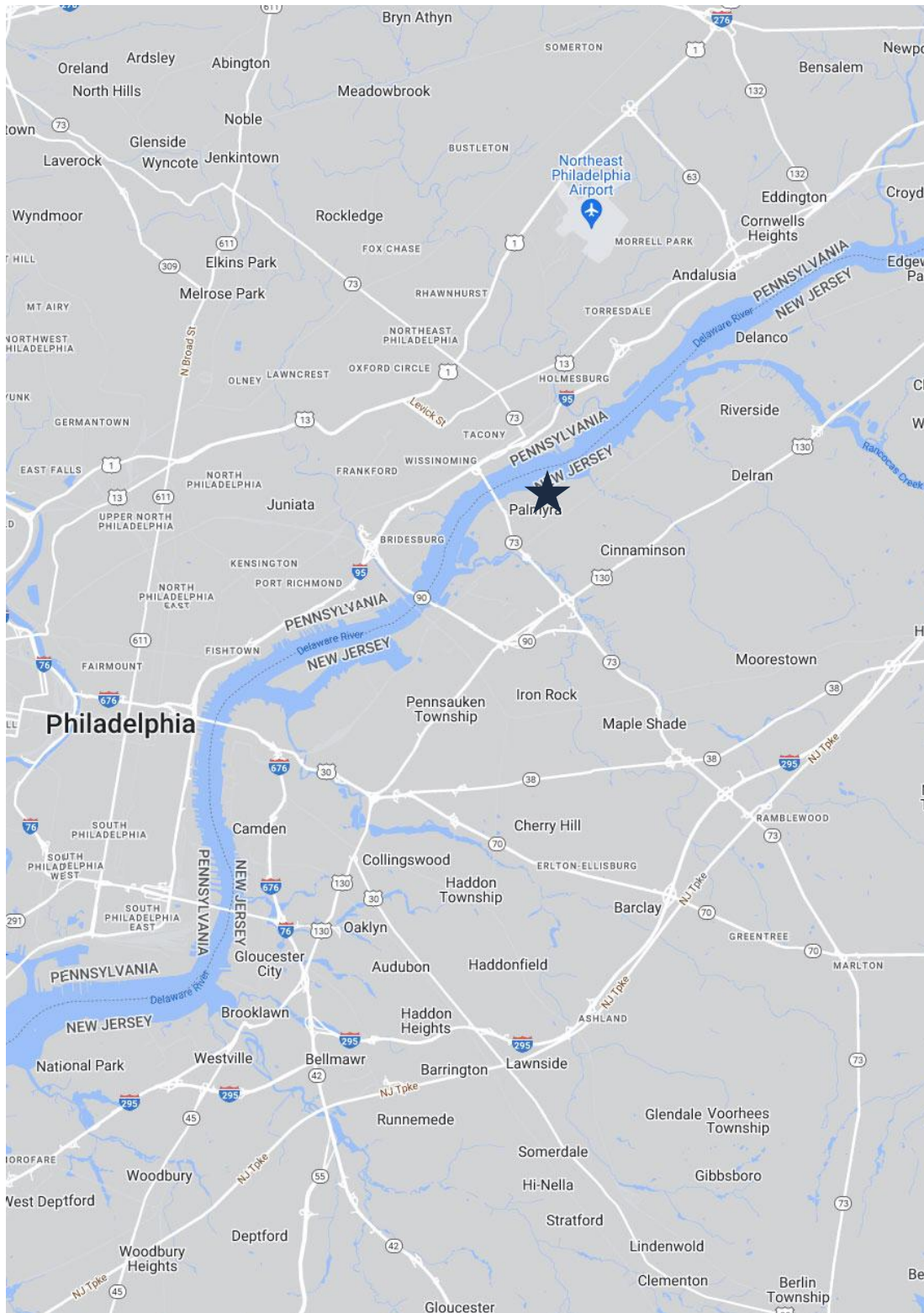
15 MILES

- Total Population: 3.05M
- Households: 1.23M
- Median Household Income: \$82,717
- Average Household Size: 2.4
- Transportation to Work: 1.57M
- Labor Force: 2.48M

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ACCESSIBILITY



2.3 MI
US Hwy 130



22.5 MI
Philadelphia
Int'l Airport

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