



Specifications

±1,827 SF TOTAL SIZE	±0.16 AC LOT SIZE
1 Oversized Door LOADING	Gas Suspended HEAT
Industrial (I-2) ZONING	Clear Span COLUMN SPACING
\$3,680 Per Mo OPEX	±18 Feet CEILING HEIGHT
Fenced & Paved Parking COMMENT	
\$7,500 Per Mo NNN 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:

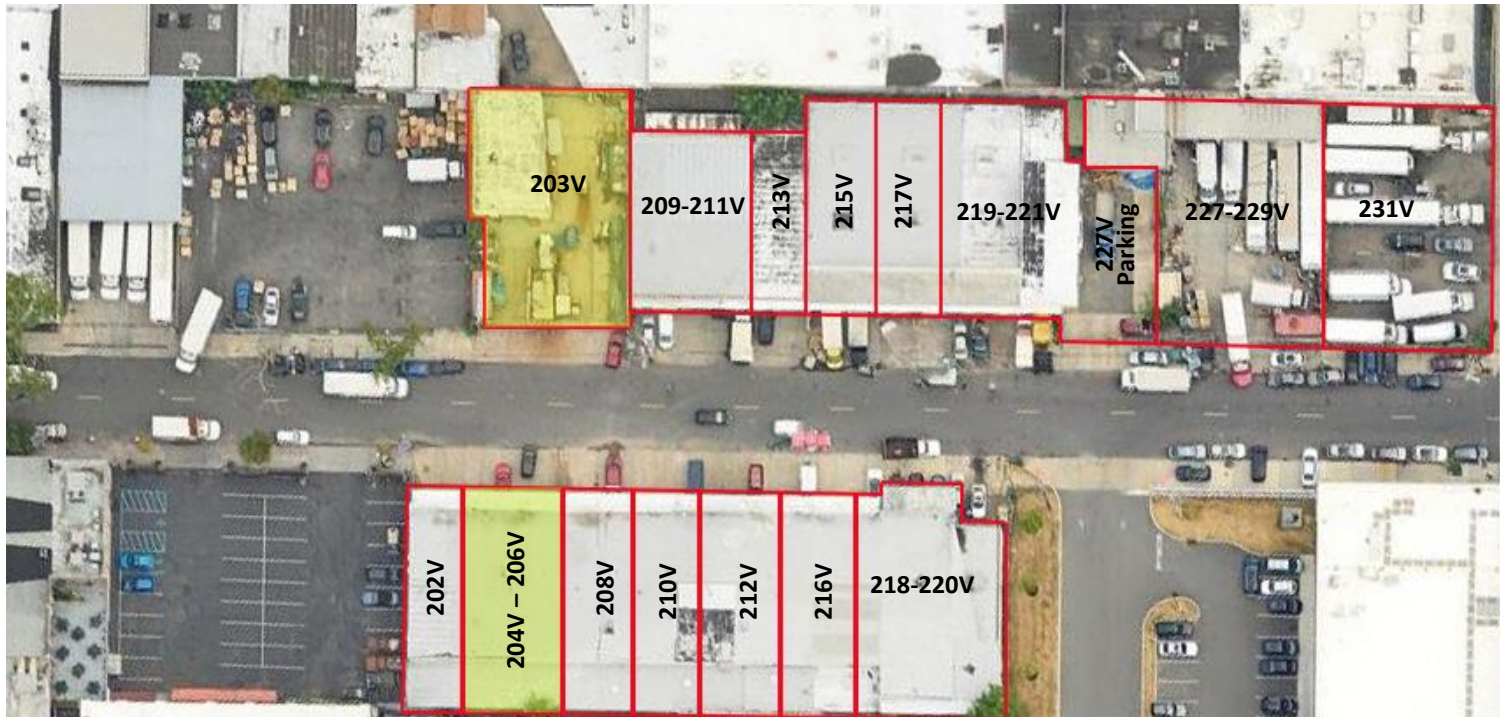
Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 121, acont@blauberg.com
Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com



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 Dylan Meade, *Associate Director*, 973.379.6644 x 115, dmeade@blauberg.com





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	±1,827	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

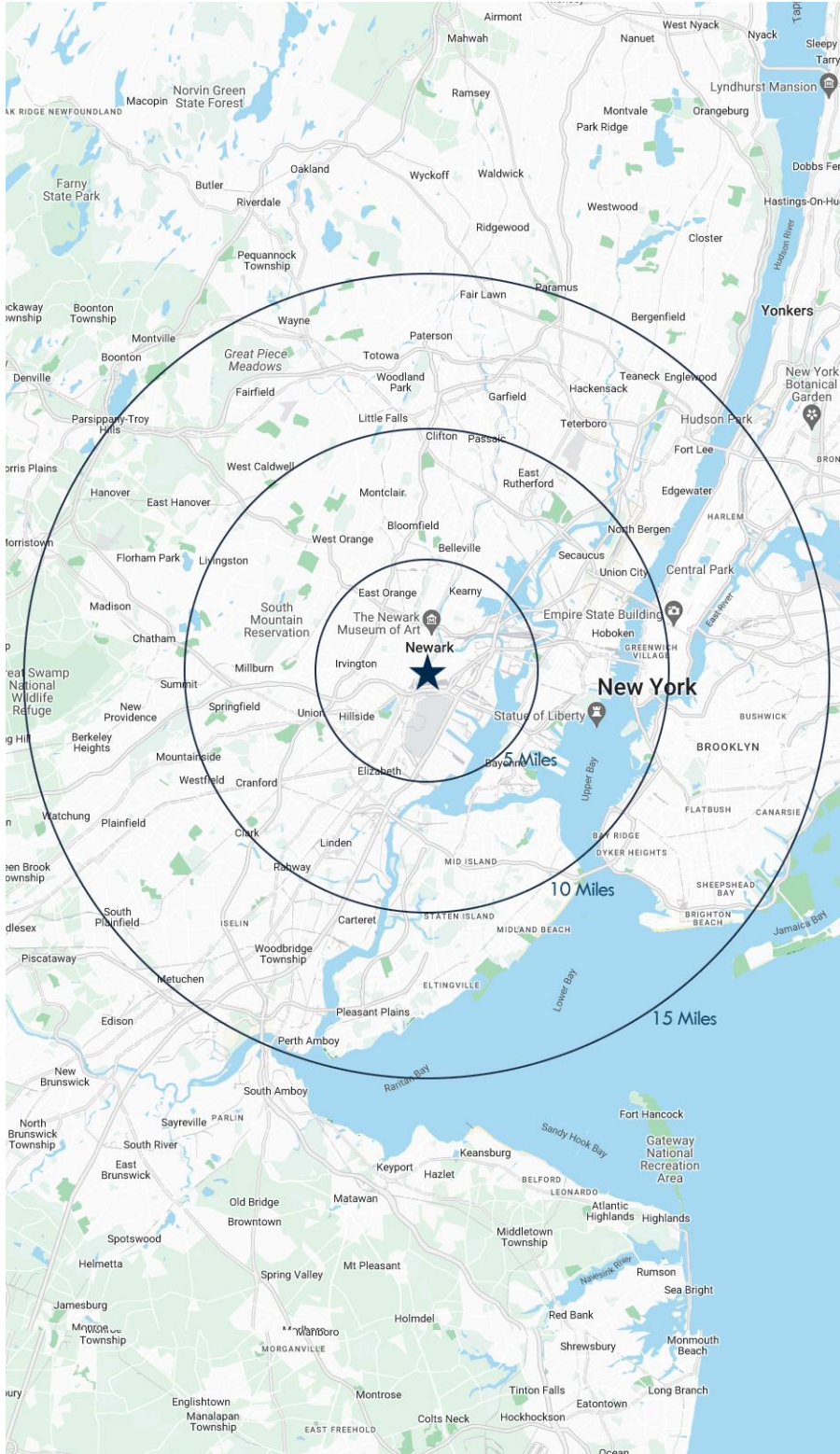
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5 MILES

- 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

10 MILES

- 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

15 MILES

- 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

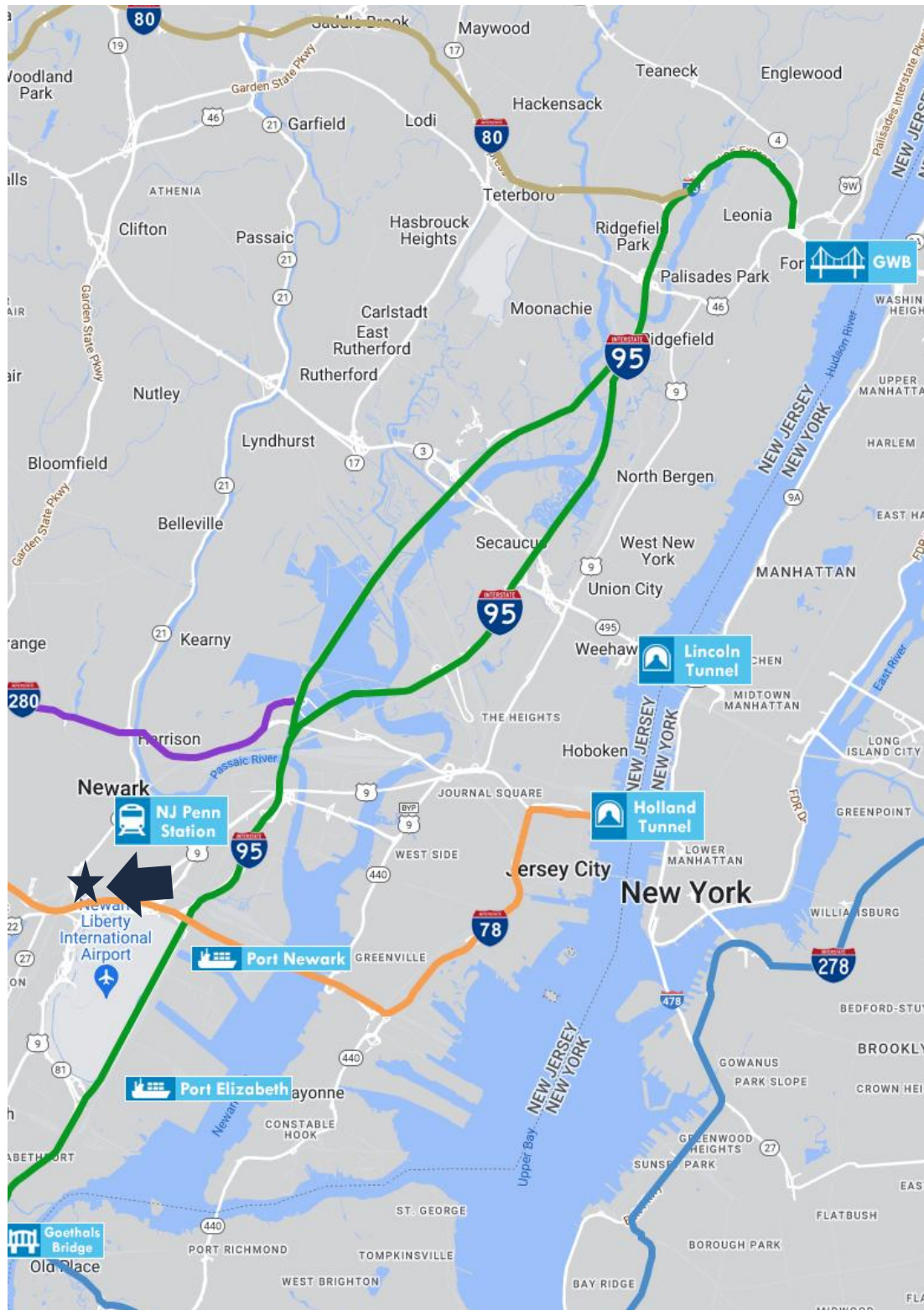
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ACCESSIBILITY

	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

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