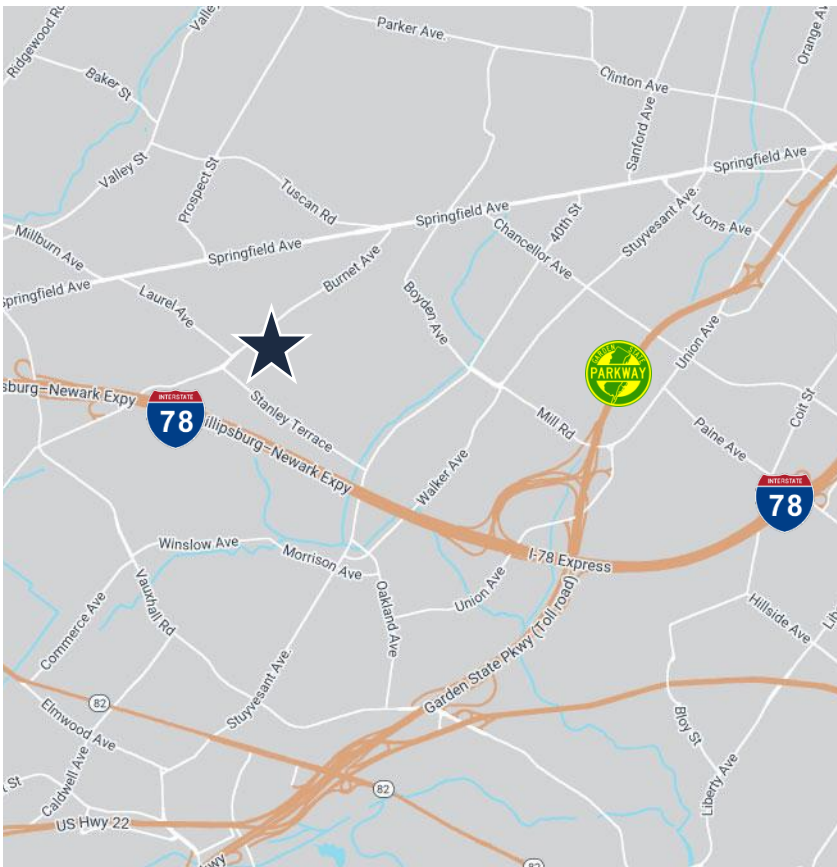




## Specifications

|                                                                         |                                                                                          |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| ±55,235 SF<br>TOTAL BUILDING SIZE                                       | ±13,321 SF<br>±22,694 SF<br>±24,126 SF<br>±33,611 SF<br>±55,235 SF<br>POSSIBLE DIVISIONS |
| ±47,604 SF<br>WAREHOUSE                                                 |                                                                                          |
| ±7,631 SF<br>OFFICE                                                     |                                                                                          |
| 14'-6"<br>CEILING HEIGHT                                                | \$11.95 PSF NNN<br>LEASE RATE                                                            |
| 8 Exterior<br>DOCKS                                                     | 1 Large<br>DRIVE-IN RAMP                                                                 |
| 800 Amps, 208V, 3 Phase, 4 Wire<br>POWER                                |                                                                                          |
| ±2.17 AC (Block 5505, Lot 5)<br>LOT ACREAGE                             |                                                                                          |
| 32-Car Parking<br>PARKING LOT                                           |                                                                                          |
| 0.8 Miles to I-78<br>2.2 Miles to Garden State Parkway<br>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](mailto:jmcrimmins@blauberg.com)  
**Alessandro (Alex) Conte, CCIM, SIOR, President**, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)  
**Peter J. Murano, Jr., SIOR, Managing Executive Director**, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)  
**Jack Schlenger, Associate**, 973.379.6644 x 239, [jack@blauberg.com](mailto:jack@blauberg.com)

## LEASE PLAN



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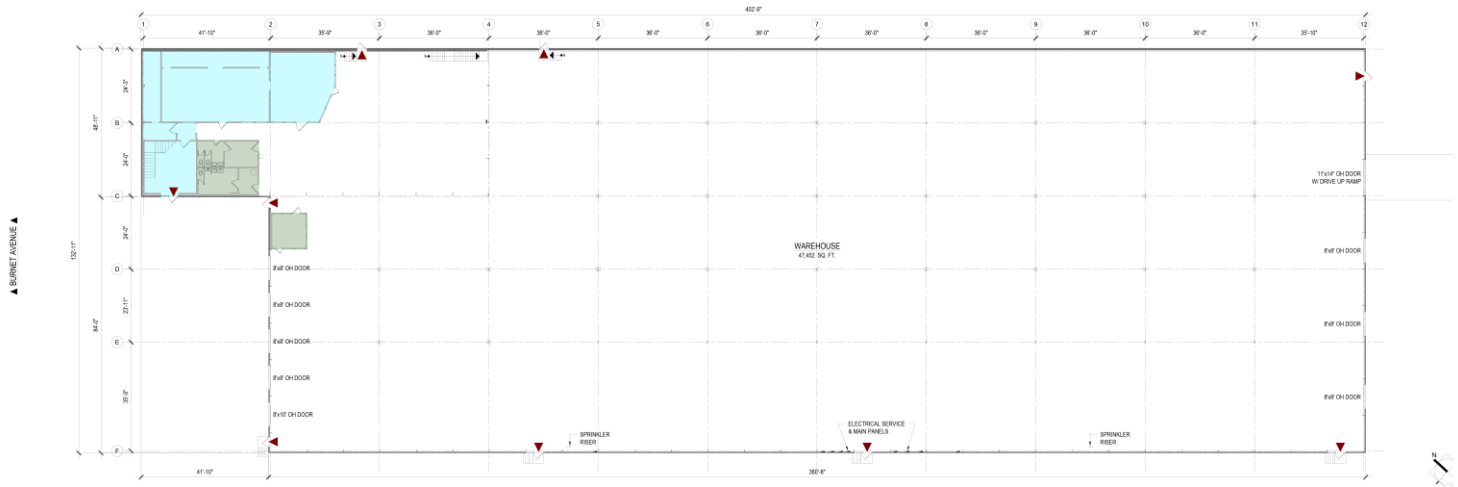
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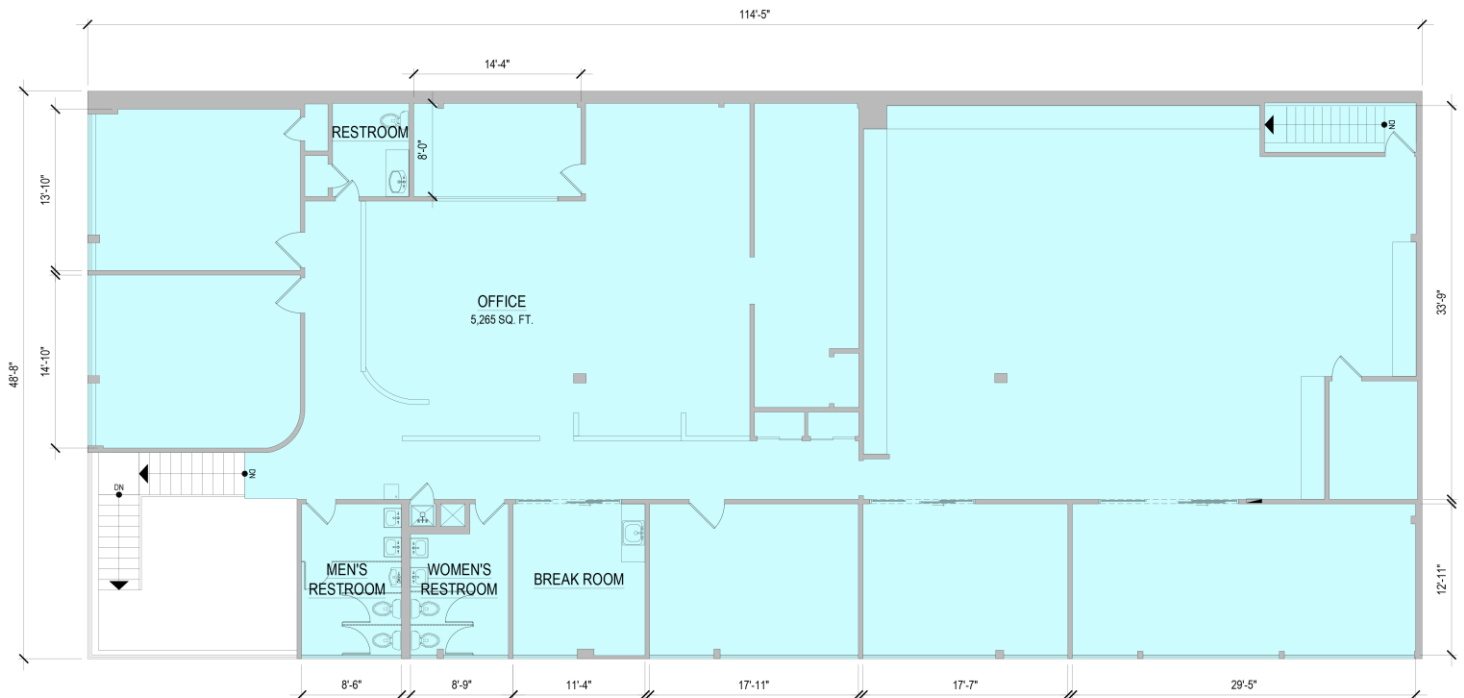
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## OVERALL BUILDING PLAN – GROUND FLOOR



## OFFICE PLAN – SECOND FLOOR



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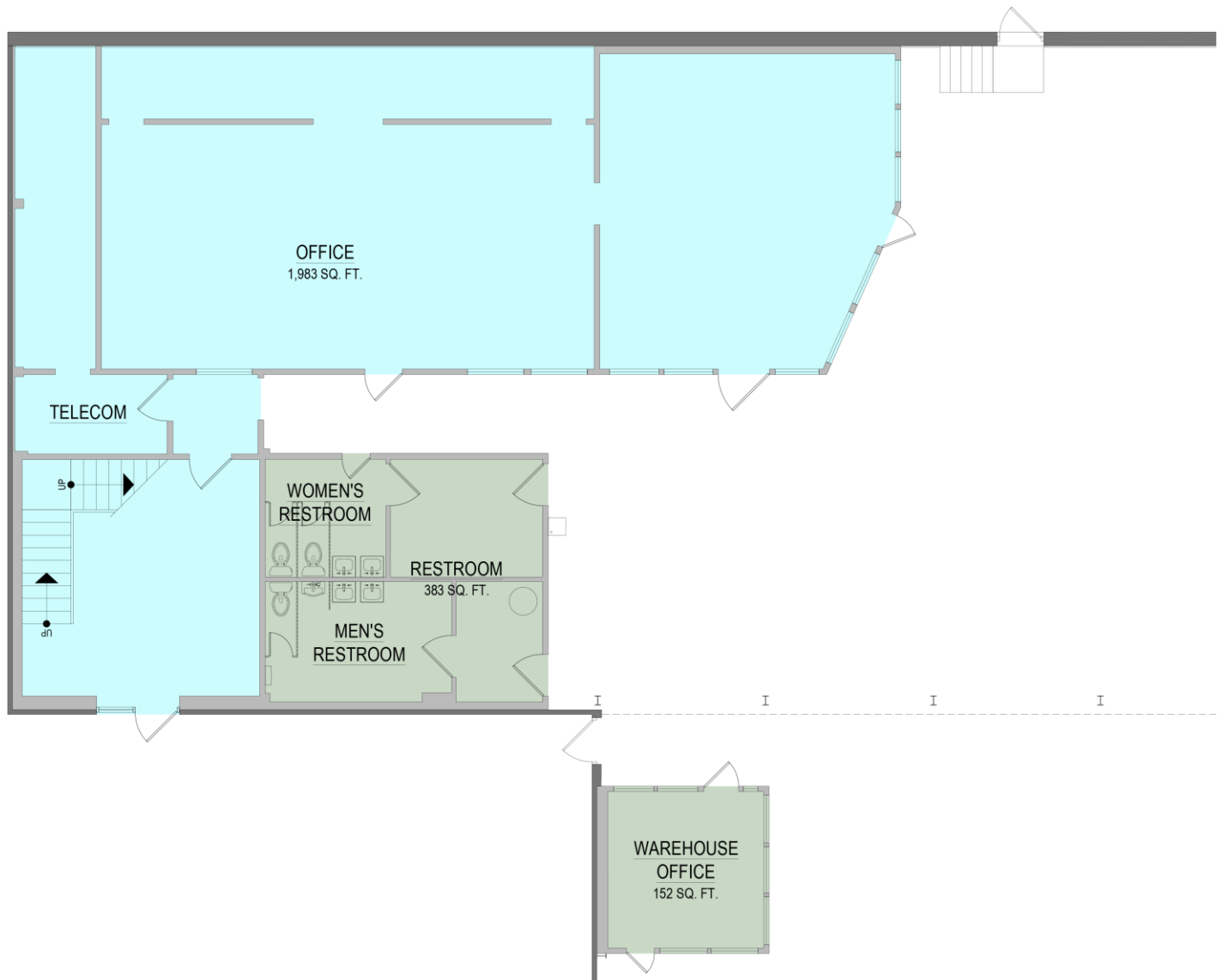
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## OFFICE PLAN – GROUND FLOOR



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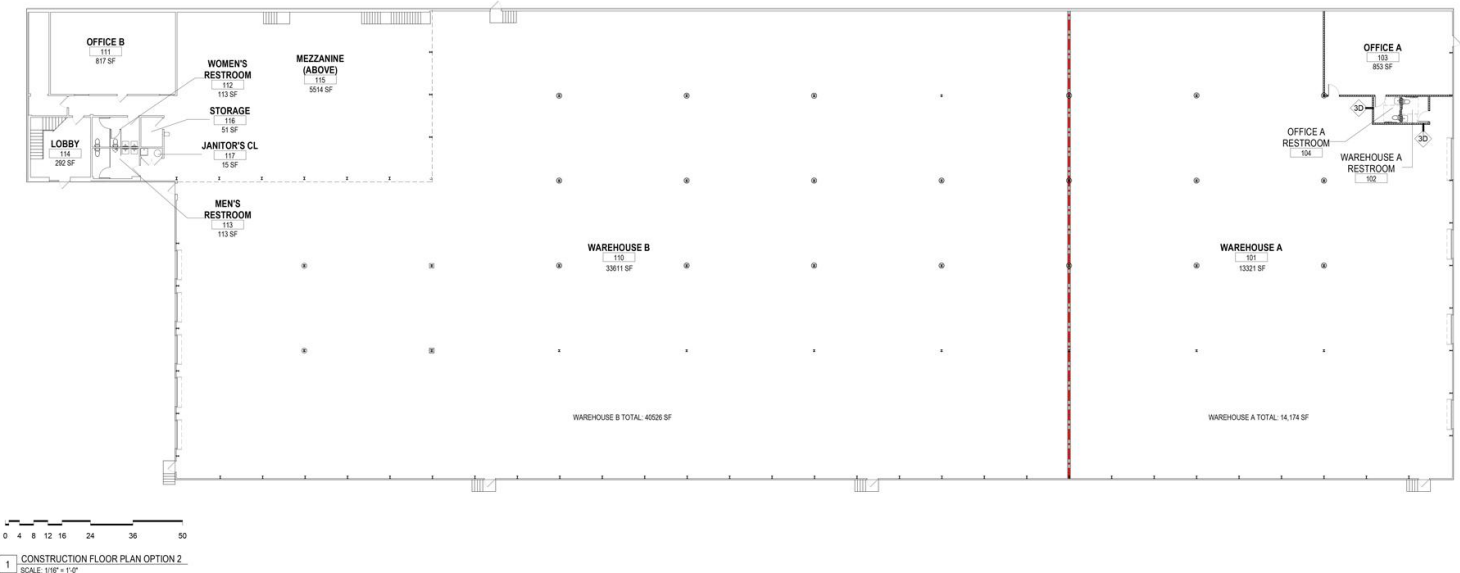
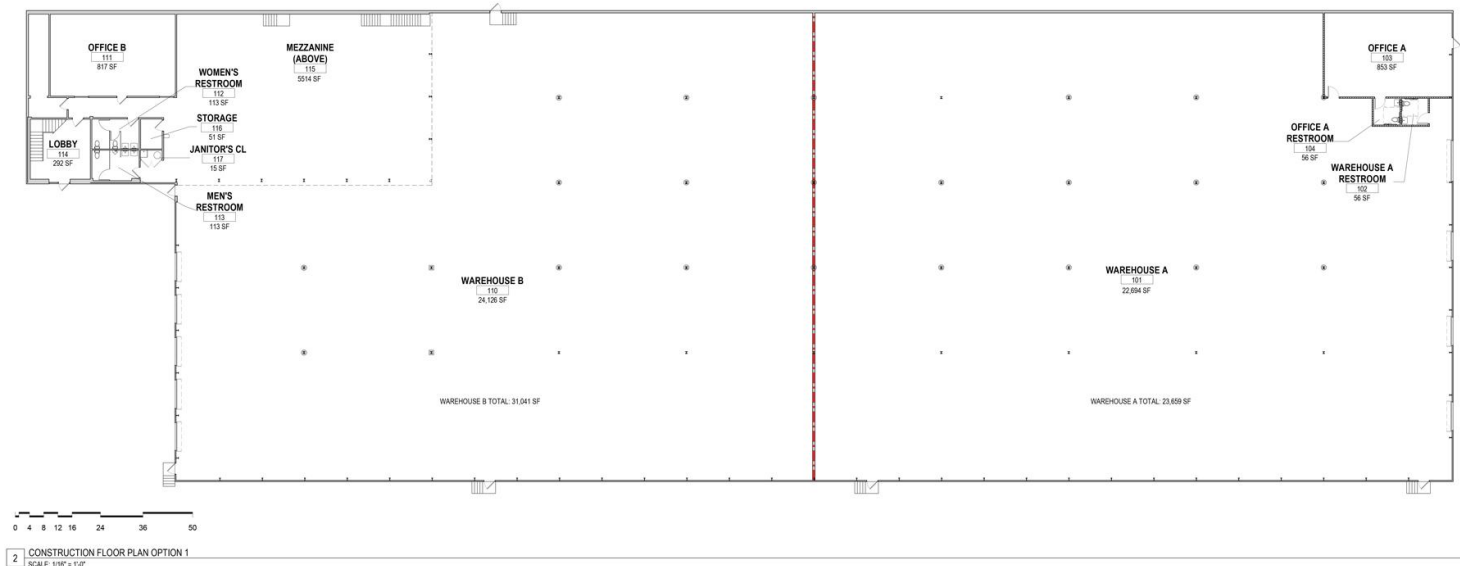
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## CONSTRUCTION FLOOR PLAN Possible Divisions:

13,321 SF | 22,694 SF | 24,126 SF | 33,611 SF | 55,235 SF



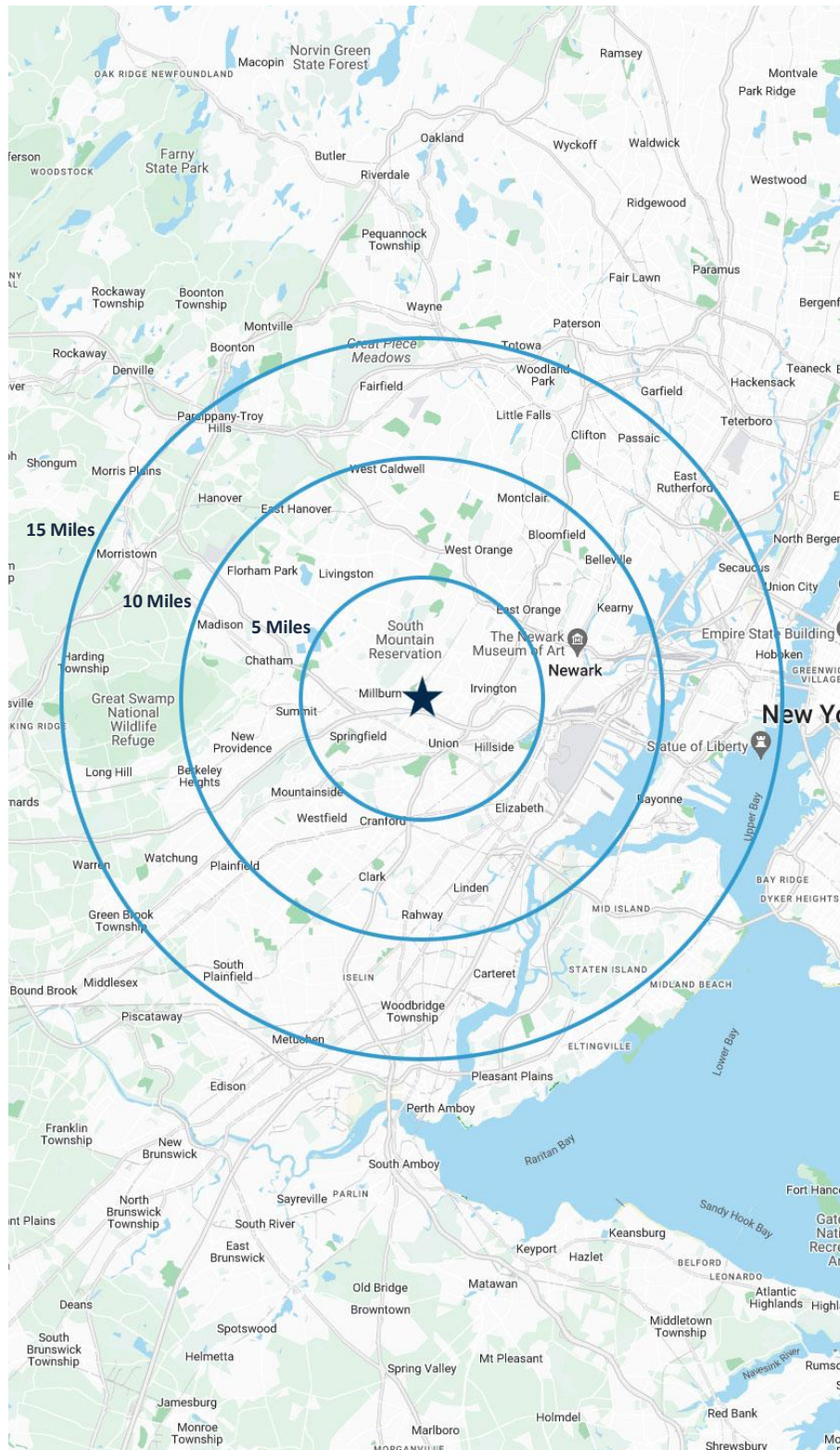
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## 5 MILES

- Total Population: 711,024
- Households: 257,466
- Median Household Income: \$95,786
- Average Household Size: 2.7
- Transportation to Work: 360,996
- Labor Force: 564,194

## 10 MILES

- Total Population: 1.92M
- Households: 702,033
- Median Household Income: \$109,790
- Average Household Size: 2.7
- Transportation to Work: 992,509
- Labor Force: 1.54M

## 15 MILES

- Total Population: 4.66M
- Households: 1.8M
- Median Household Income: \$116,931
- Average Household Size: 2.5
- Transportation to Work: 2.5M
- Labor Force: 3.81M

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18.1 MI  
Lincoln Tunnel

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