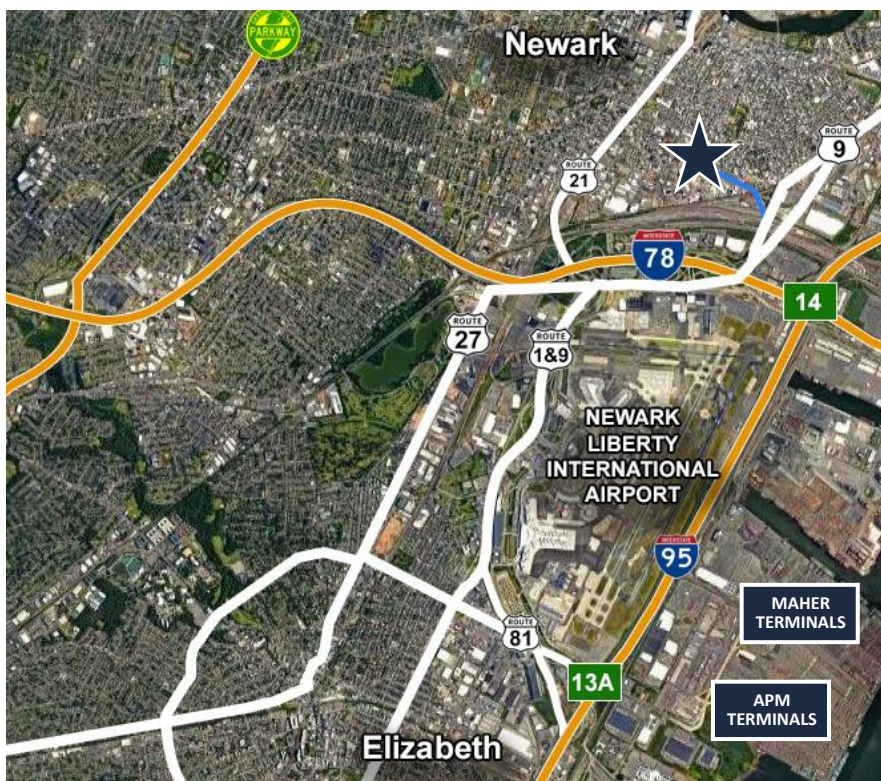




Specifications

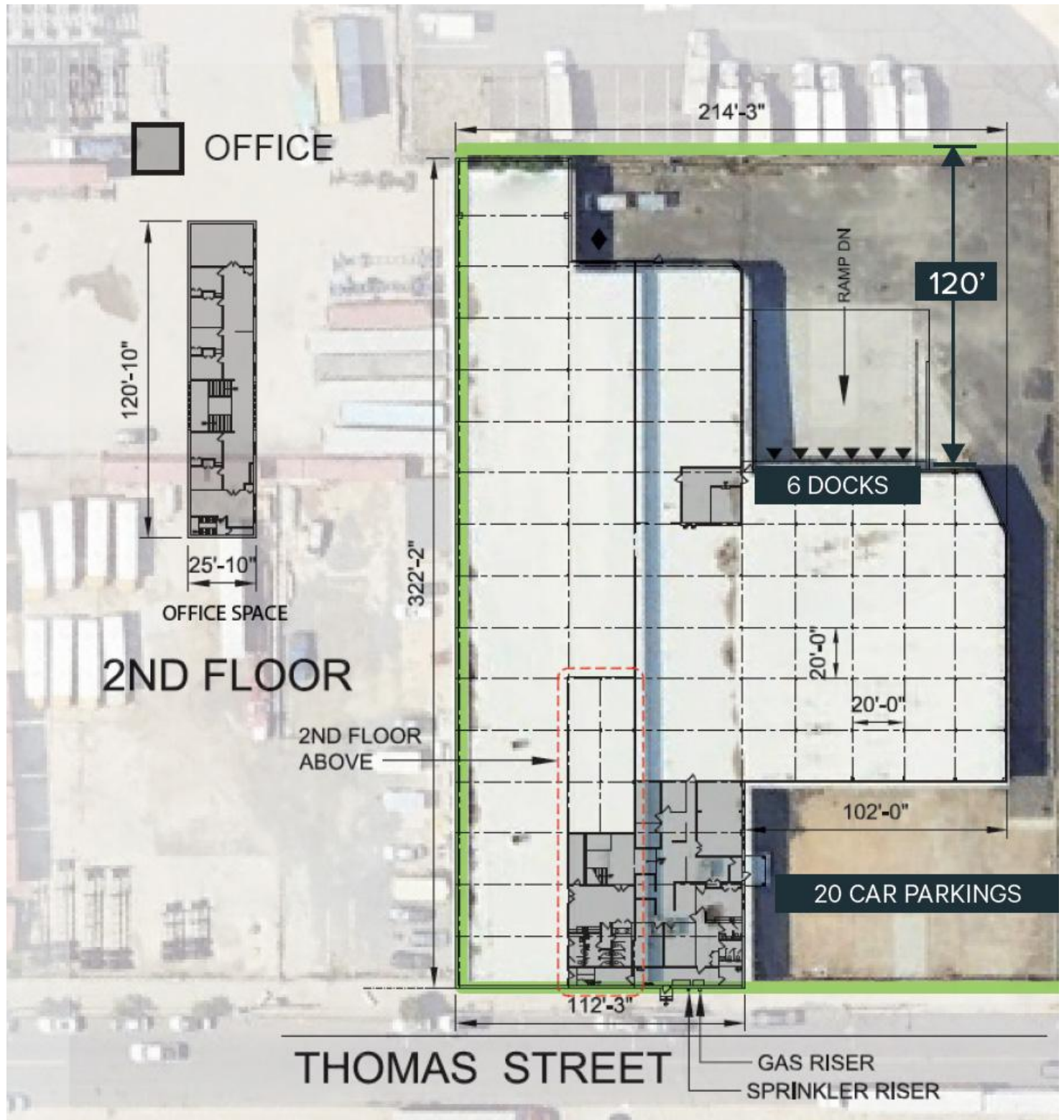
±48,797 SF AVAILABLE SIZE	1.75 AC LOT SIZE
±17' – 25' CEILING HEIGHTS	LED LIGHTING
20' x 20' COLUMN SPACING	6 LOADING DOCKS
120' TRUCK COURT	1 DRIVE-IN DOOR
±5,516 SF 1 st Floor	\$85,078.73 TAXES (2025)
±3,122 SF 2 nd Floor	
±8,638 SF Total OFFICE	\$10.00 PSF NNN LEASE RATE
20-Car Parking	
Fully Fenced & Secured Lot	
New Roof, Repainted Exterior	
Interior Spaced White Boxed	
COMMENTS	

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

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5 MILES

- Total Population: 896,462
- Households: 328,030
- Median Household Income: \$72,995
- Average Household Size: 2.7
- Transportation to Work: 431,352
- Labor Force: 713,859

10 MILES

- Total Population: 3.3M
- Households: 1.34M
- Median Household Income: \$115,457
- Average Household Size: 2.4
- Transportation to Work: 1.78M
- Labor Force: 2.72M

15 MILES

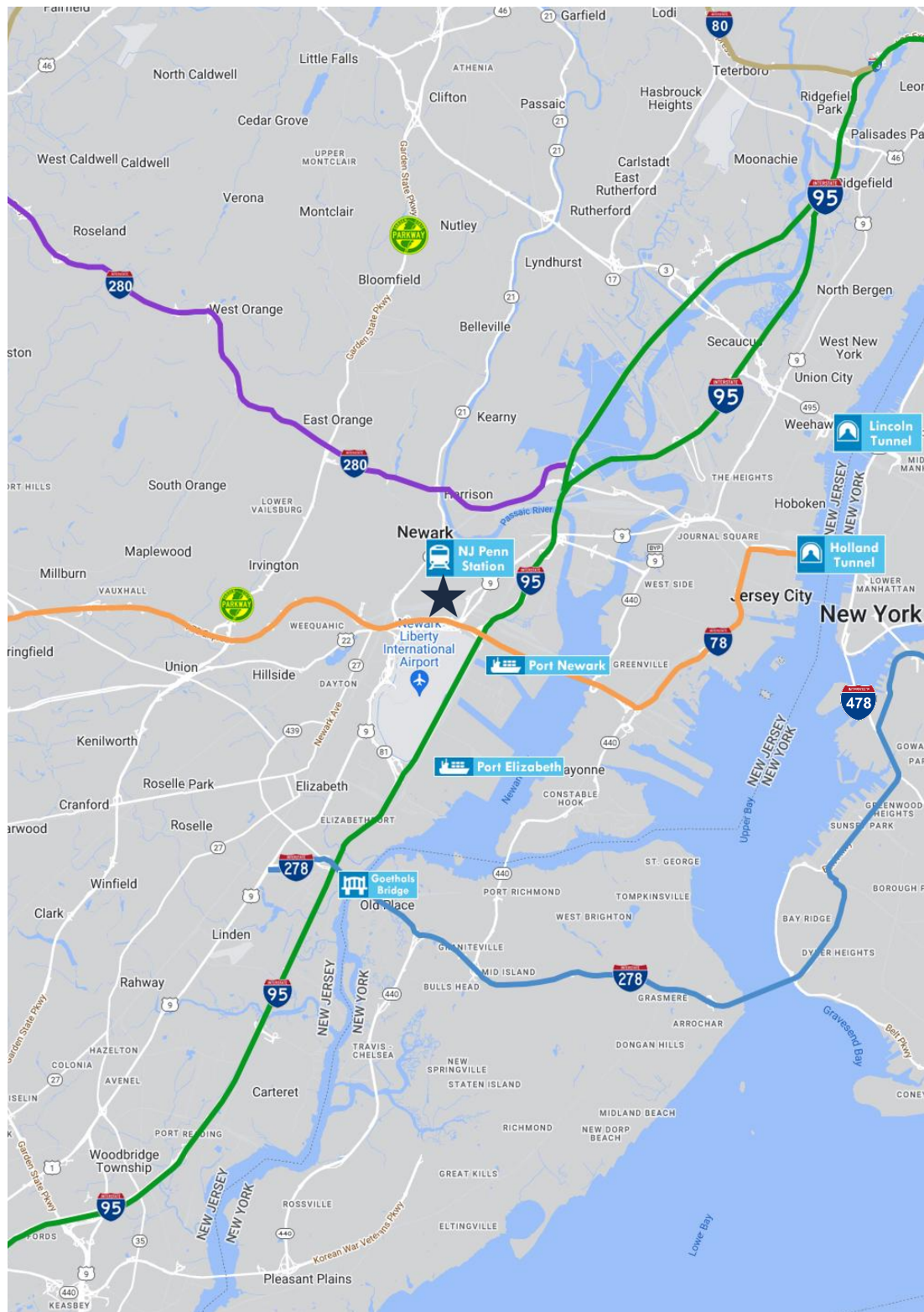
- Total Population: 8.53M
- Households: 3.42M
- Median Household Income: \$109,335
- Average Household Size: 2.4
- Transportation to Work: 4.5M
- Labor Force: 7.03M

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ACCESSIBILITY



0.6 MI
US Hwy 1 & 9



1.0 MI
I-78



1.6 MI
Penn Station



1.9 MI
I-95 Exit 14



2.8 MI
I-280 Exit 15



4.1 MI
Newark Airport



5.4 MI
Ports Newark
and Elizabeth



8.1 MI
Holland Tunnel



13.1 MI
Lincoln Tunnel

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