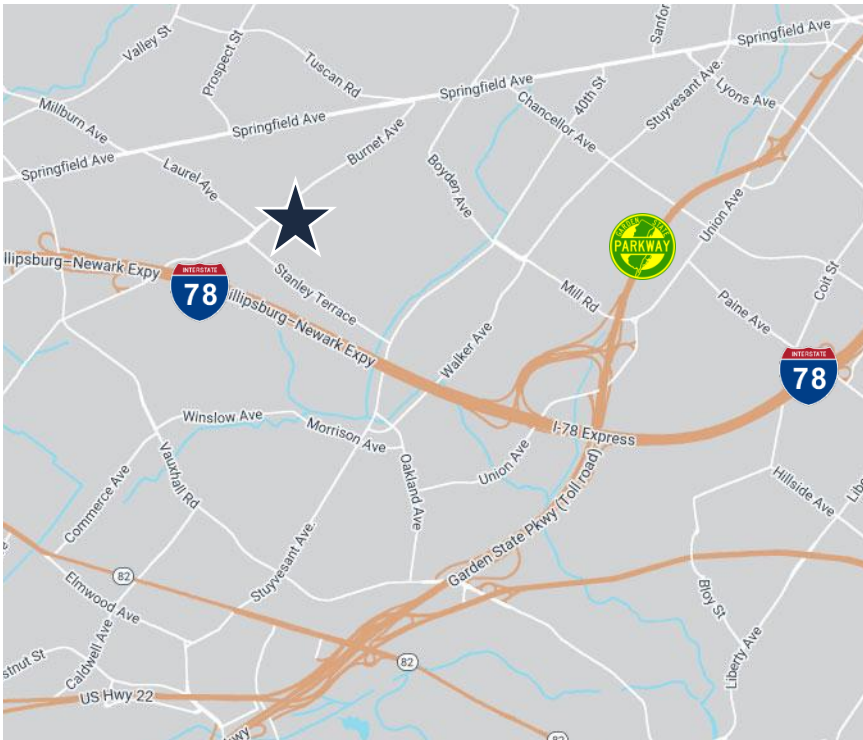




Specifications

±32,284 SF
TOTAL BUILDING SIZE

4 Tailboards, 1 Drive-In
LOADING

22'
CEILING HEIGHT

800 Amps, 208V, 3 Phase, 4 Wire
POWER

±2.17 AC (Block 5505, Lot 5)
LOT ACREAGE

0.8 Miles to I-78
2.2 Miles to Garden State Parkway
5.5 Miles to I-280
ACCESSIBILITY

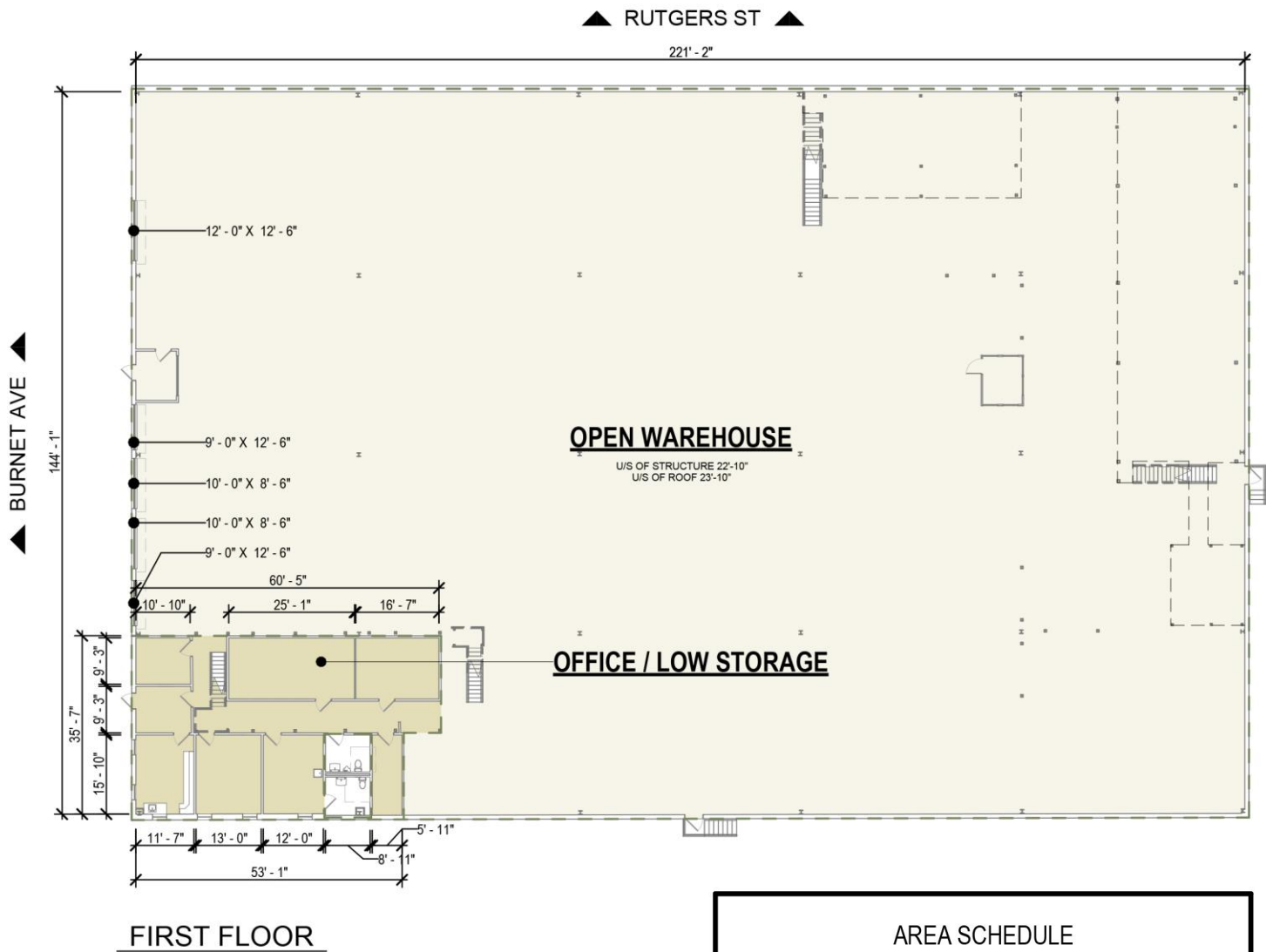
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, aconte@blauberg.com

Peter J. Murano, Jr., SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com

Jack Schlenger, Associate, 973.379.6644 x 239, jack@blauberg.com



AREA SCHEDULE	
Name	Area
OPEN WAREHOUSE	30,306.3 SF
OFFICE / LOW STORAGE	1,977.8 SF
FIRST FLOOR	32,284.1 SF
MEZZANINE 1	879.4 SF
MEZZANINE 2	1,938.2 SF
MEZZANINE 3	243.8 SF
MEZZANINE 4	927.0 SF
SECOND FLOOR	3,988.4 SF

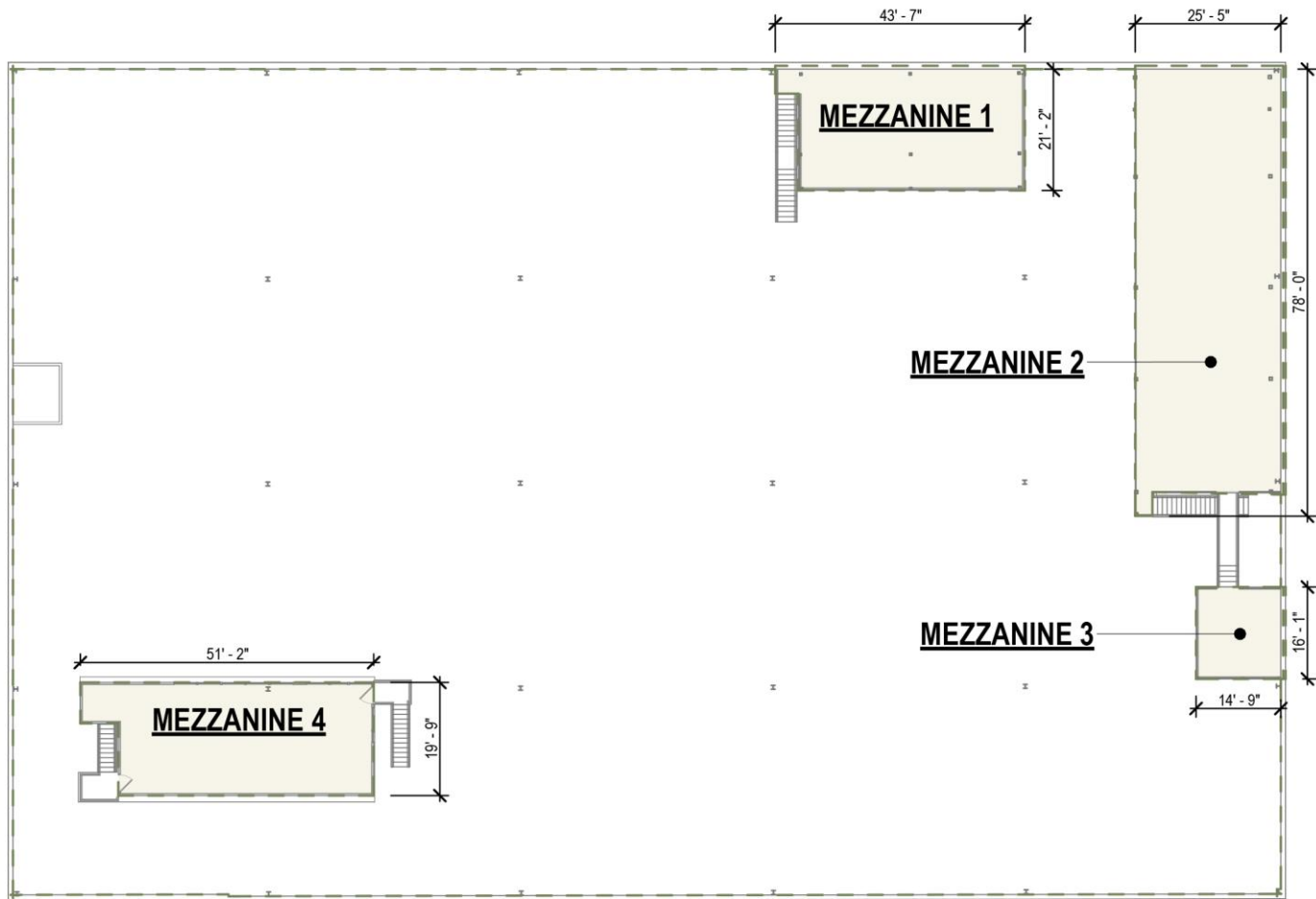
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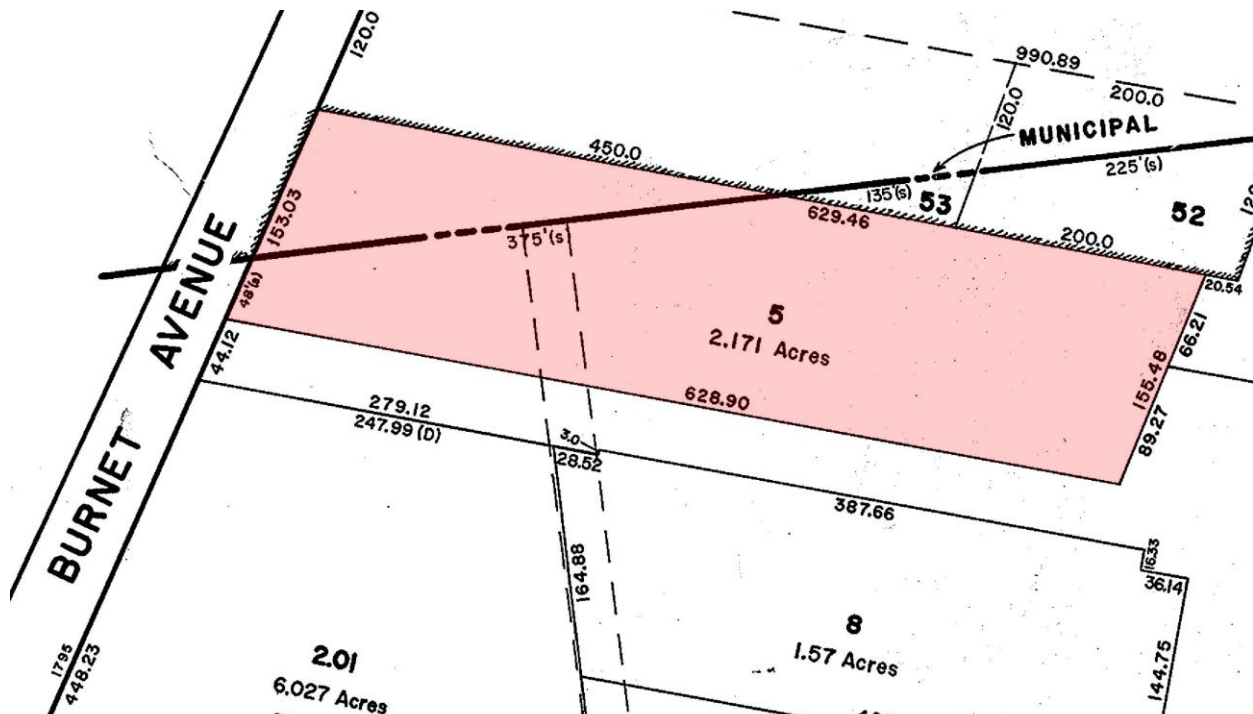
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SECOND FLOOR

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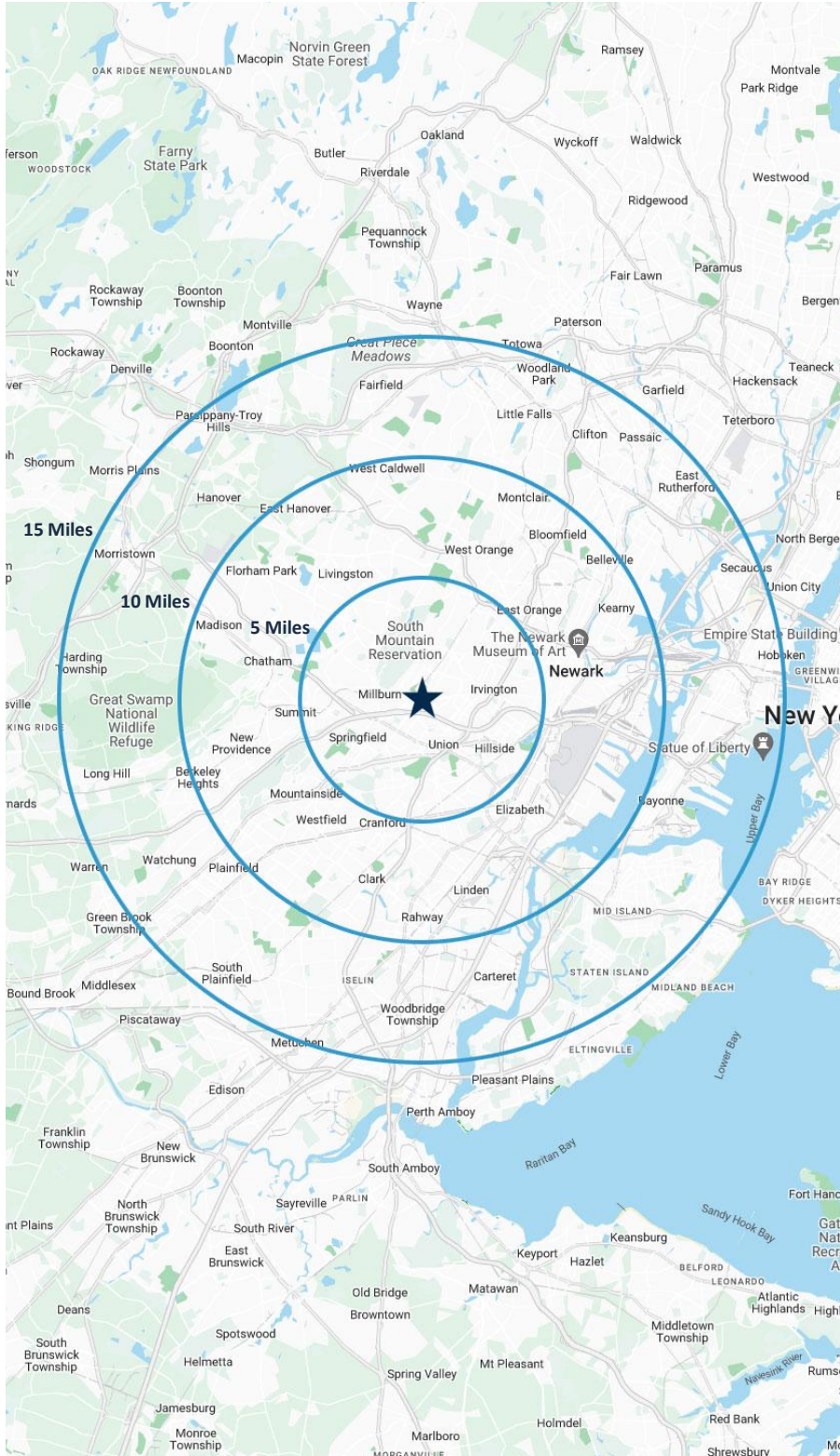
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5 MILES

- 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

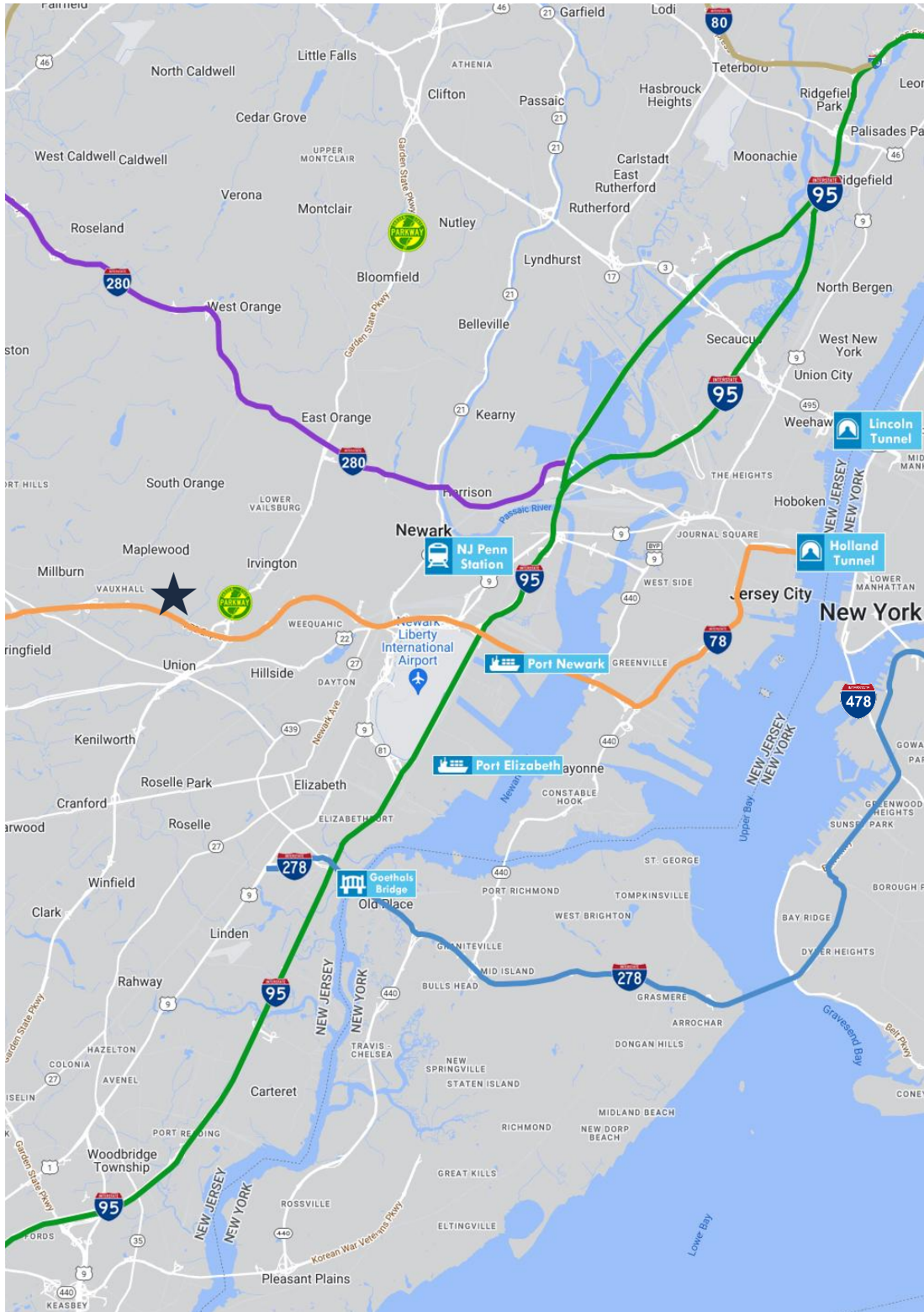
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ACCESSIBILITY



0.8 MI
I-78



2.2 MI
GSP Exit 142



5.5 MI
I-280



7.6 MI
US Hwy 1 & 9



7.9 MI
Newark Airport



8.8 MI
Penn Station



8.9 MI
Ports Newark
& Elizabeth



16.0 MI
Holland Tunnel



18.1 MI
Lincoln Tunnel

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