

**Specifications**

±3,800 SF Industrial Warehouse  
BUILDING SIZE

Heavy Power with Industrial  
Infrastructure In Place  
POWER

Contractor, Fleet, Storage,  
Distribution or Service  
IDEAL USES

±5,000 SF Lot Size  
Industrial Outdoor Storage Capable  
Fully Fenced and Secure Site  
On-Site Parking  
Excellent Truck Access  
LOT FEATURES

±12' CEILING HEIGHT                      2 DRIVE-IN

Strategic Newark Industrial Location  
Minutes to US Hwy 1 & 9 and I-95  
ACCESSIBILITY

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

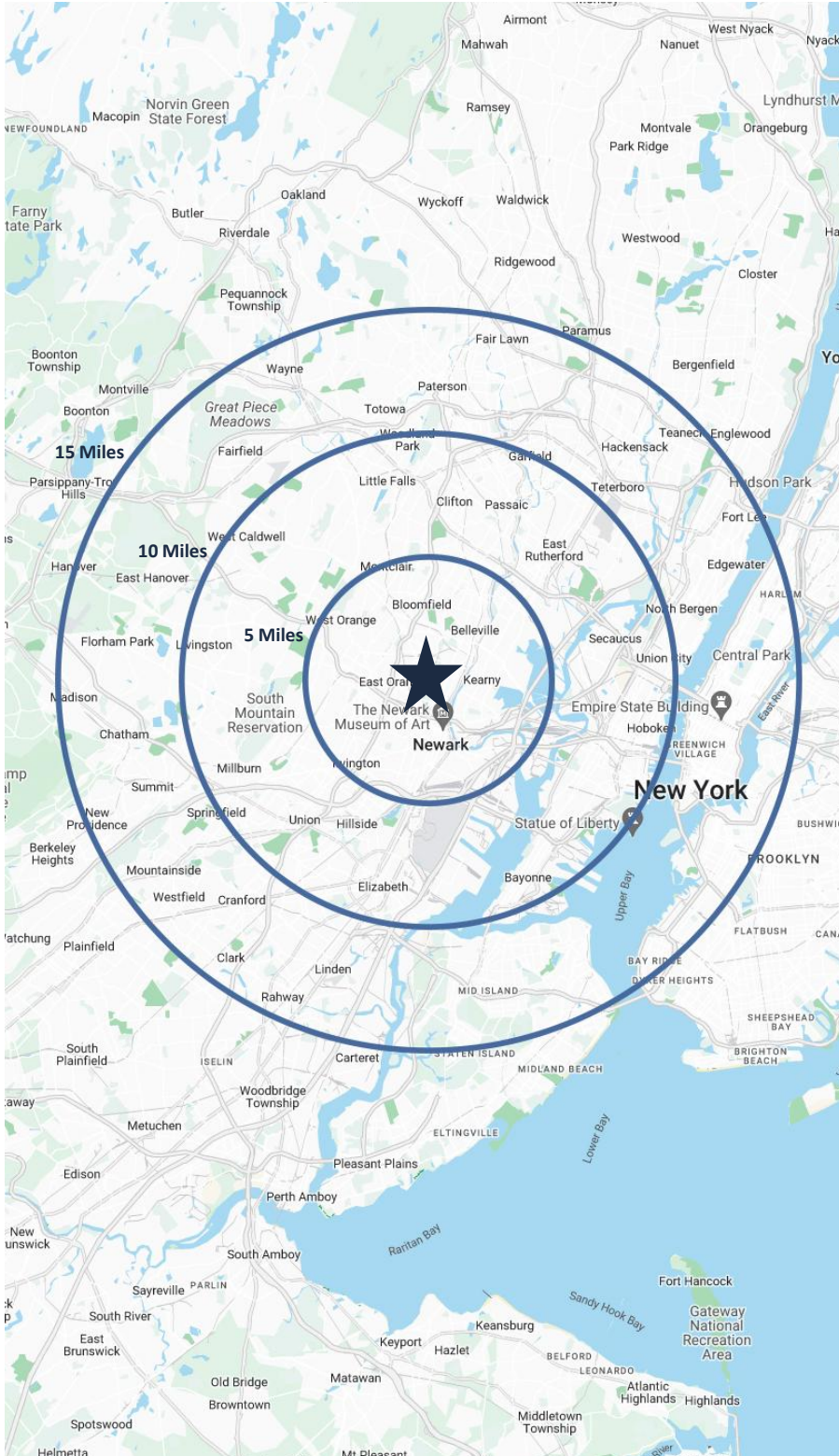


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### 5 MILES

- Total Population: 818,663
- Households: 306,224
- Median Household Income: \$85,742
- Average Household Size: 2.6
- Transportation to Work: 405,167
- Labor Force: 655,619

### 10 MILES

- Total Population: 2.78M
- Households: 1.09M
- Median Household Income: \$112,800
- Average Household Size: 2.5
- Transportation to Work: 1.49M
- Labor Force: 2.26M

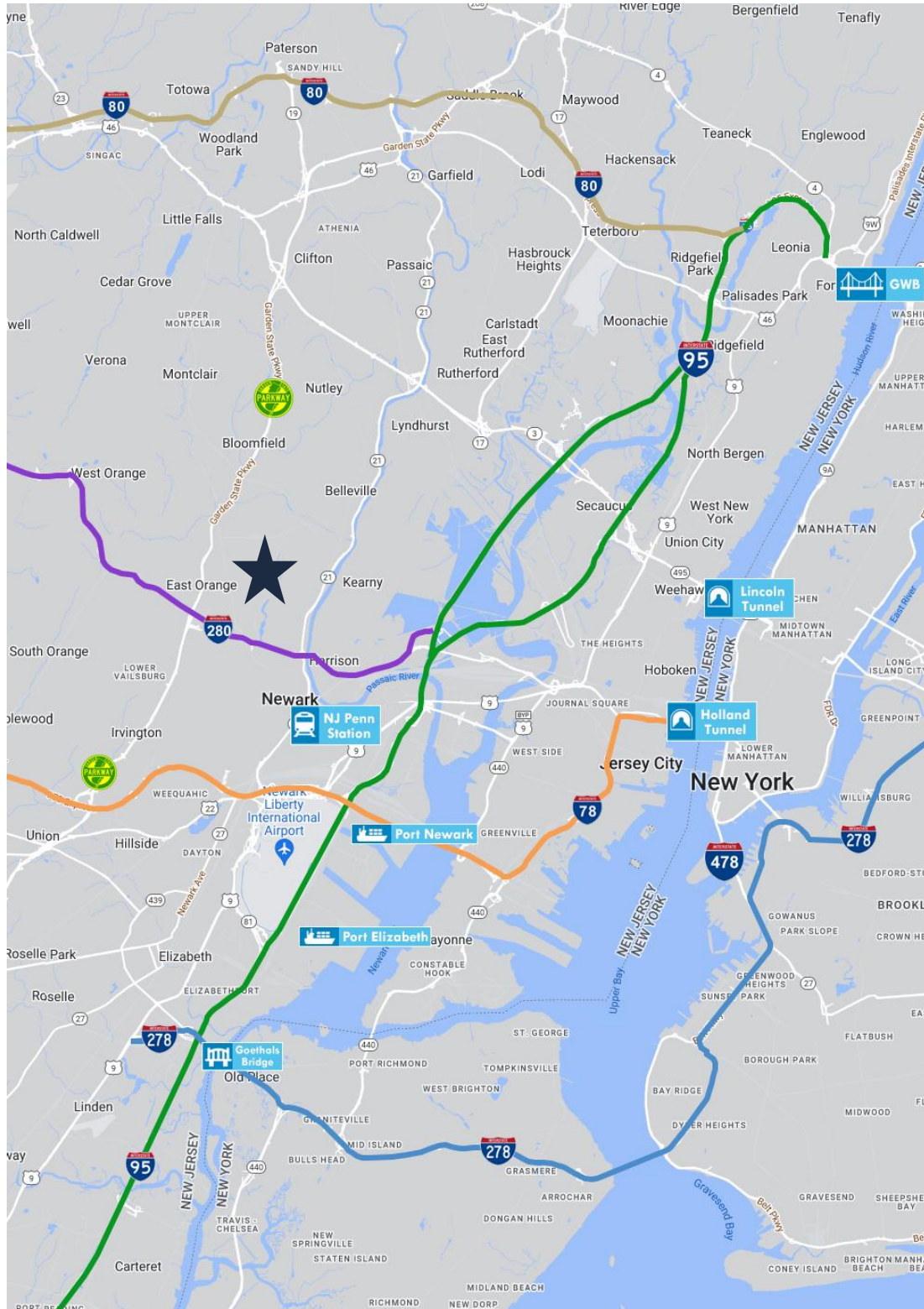
### 15 MILES

- Total Population: 7.91M
- Households: 3.19M
- Median Household Income: \$112,940
- Average Household Size: 2.4
- Transportation to Work: 4.21M
- Labor Force: 6.52M

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**ACCESSIBILITY**



1.9 MI  
I-280



2.4 MI  
GSP Exit 145



2.6 MI  
Penn Station



5.3 MI  
US Hwy 1 & 9



5.7 MI  
I-95 Exit 15



6.4 MI  
I-78 Exit 52



6.5 MI  
Newark Airport



7.0 MI  
Ports Newark  
and Elizabeth



9.7 MI  
Holland Tunnel



11.4 MI  
Lincoln Tunnel

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