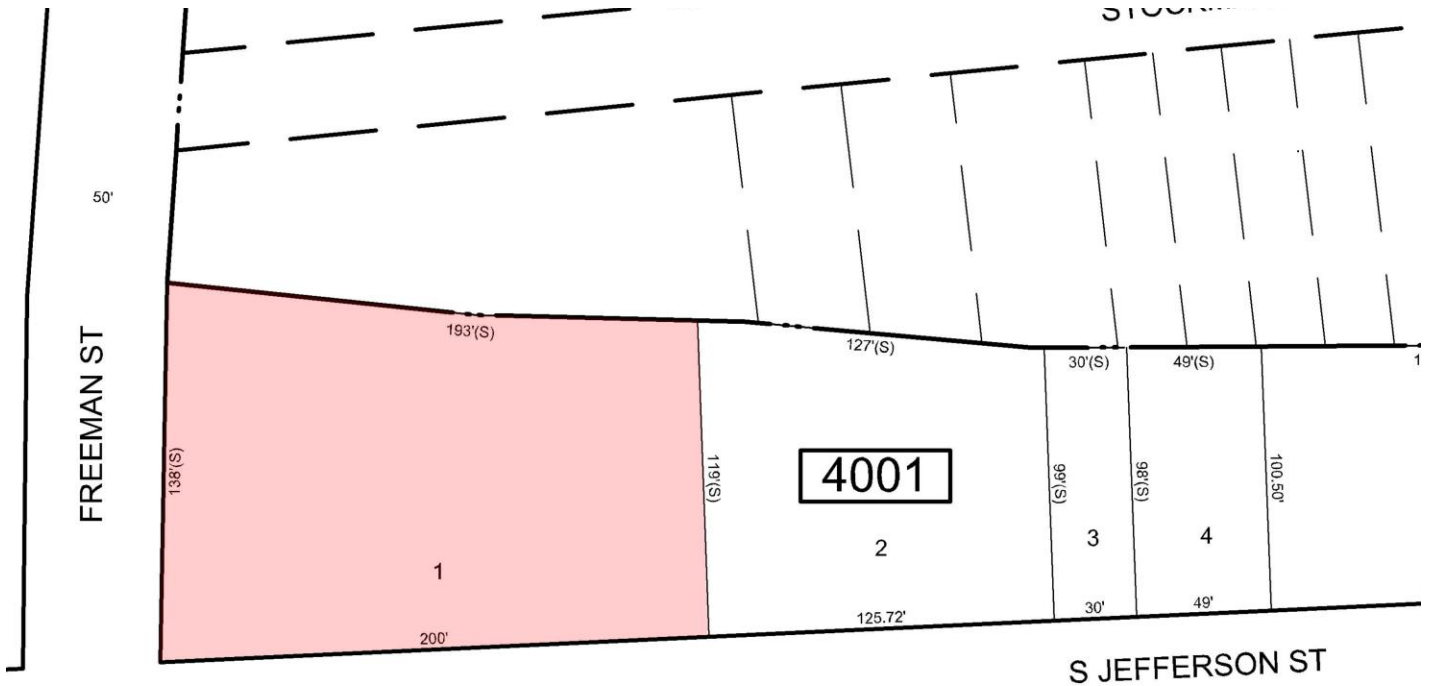


Specifications

- ±19,976 SF
BUILDING SIZE
- ±0.575 AC
Block 4001, Lot 1
LOT SIZE
- 1 Dock / Bay
LOADING
- 12' – 29'
CEILING HEIGHTS
- \$62,485.71
TAXES (2025)
- CAM: \$0.55
Insurance: \$0.40
Real Estate taxes: \$2.90
Total: \$3.85 PSF
OPEX

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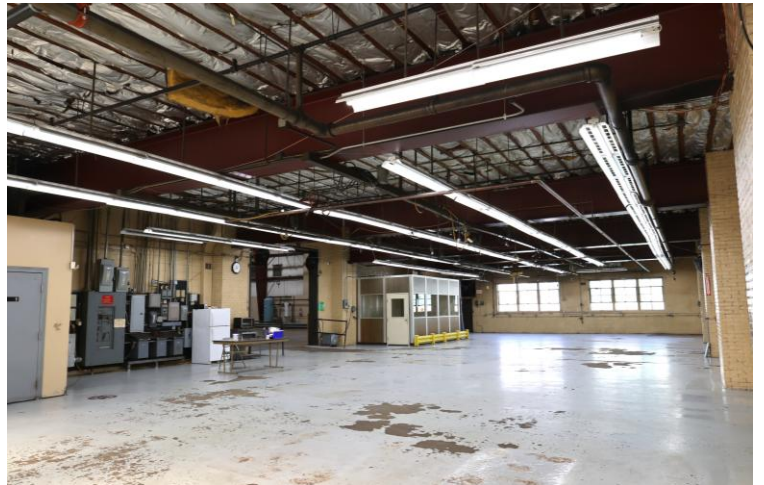
- Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, acont@blauberg.com
- Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
- Nicholas Bio, Associate, 973.379.6644 x 233, nbio@blauberg.com



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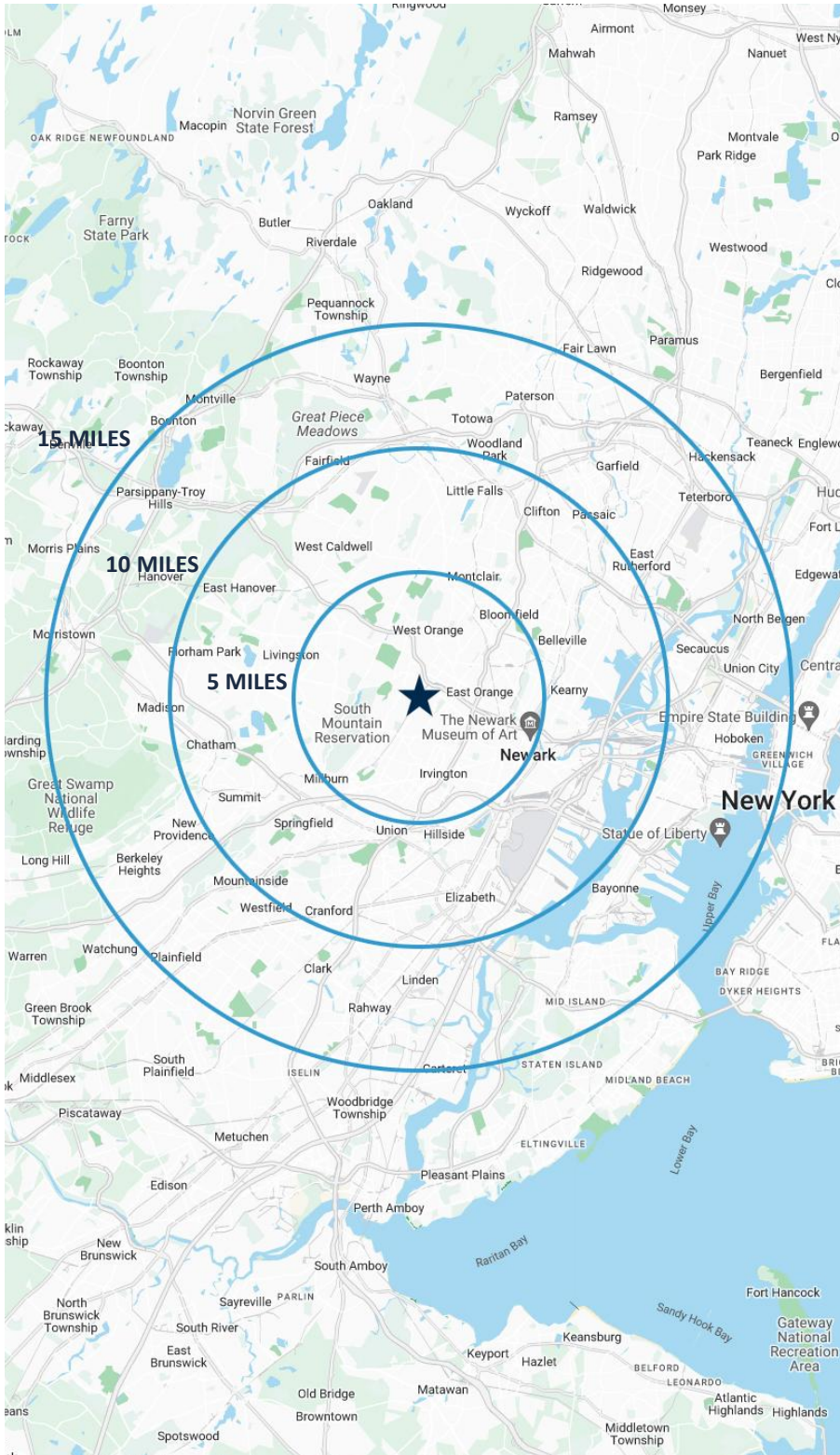
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5 MILES

- Total Population: 775,792
- Households: 289,926
- Median Household Income: \$95,735
- Average Household Size: 2.6
- Transportation to Work: 401,039
- Labor Force: 615,578

10 MILES

- Total Population: 2.0M
- Households: 734,682
- Median Household Income: \$106,420
- Average Household Size: 2.7
- Transportation to Work: 1.05M
- Labor Force: 1.6M

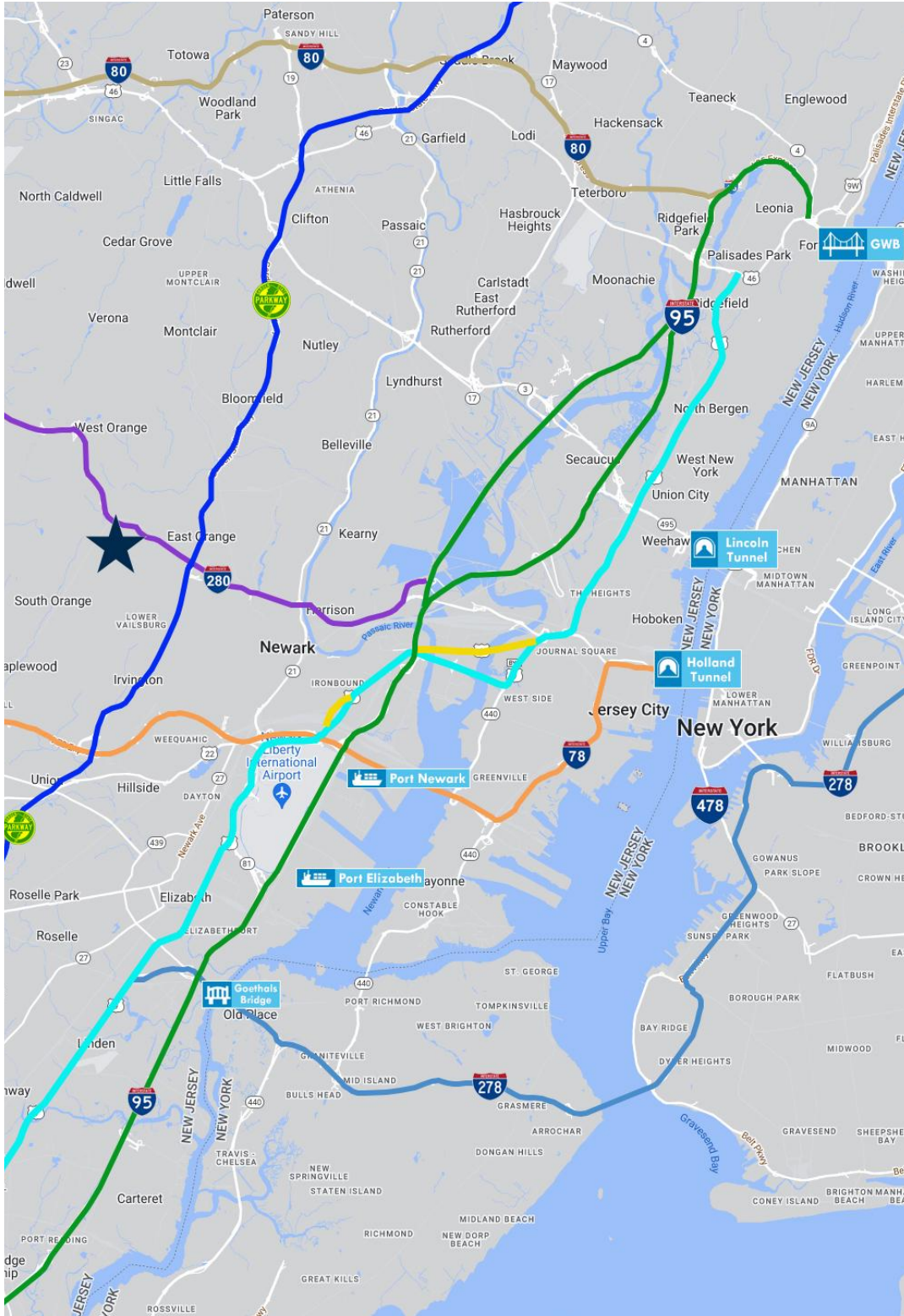
15 MILES

- Total Population: 5.13M
- Households: 2.07M
- Median Household Income: \$122,316
- Average Household Size: 2.4
- Transportation to Work: 2.79M
- Labor Force: 4.22M

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ACCESSIBILITY



0.8 MI
I-280



1.7 MI
Route 10



3.5 MI
GSP Exit 145



6.9 MI
I-78



8.5 MI
I-95 Exit 15W



11.2 MI
US Hwy 1 & 9



13.9 MI
Newark Airport

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