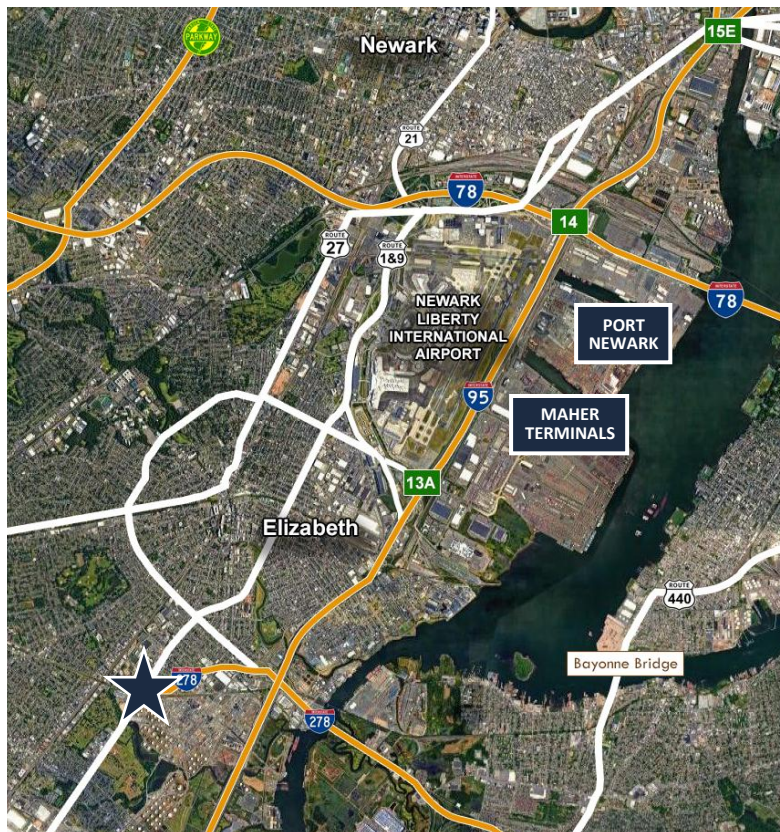




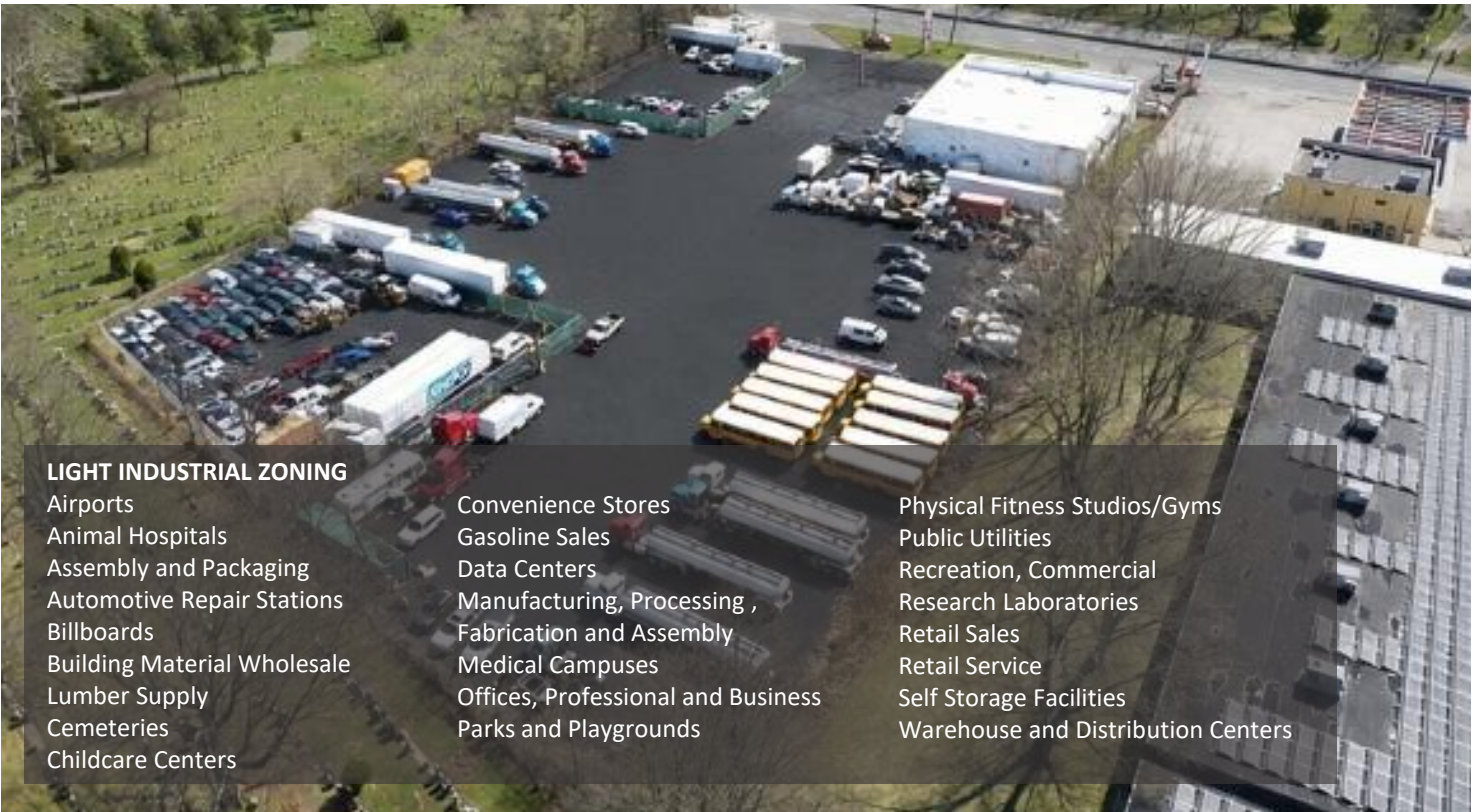
Specifications

±11,704 SF Total Building SF	±3.7 AC Total Acreage
±1,700 SF Total Office (1st and 2nd Floors)	
4 Drive-In Doors (14' x 14')	
Loading	
19' Clear Ceiling Height	Light Industrial (LI) Zoning
\$59,202 Taxes (2025)	
New Fencing Fresh Pavement Perimeter Lighting Future Site Improvements	
Direct Access On / Off US Hwy 1 & 9 2.3 Miles from NJ Turnpike Interchange 13 2.8 Miles from Goethals Bridge 6.2 Miles from Port Elizabeth 18 Miles from Holland Tunnel Accessibility	

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LIGHT INDUSTRIAL ZONING

Airports
Animal Hospitals
Assembly and Packaging
Automotive Repair Stations
Billboards
Building Material Wholesale
Lumber Supply
Cemeteries
Childcare Centers

Convenience Stores
Gasoline Sales
Data Centers
Manufacturing, Processing ,
Fabrication and Assembly
Medical Campuses
Offices, Professional and Business
Parks and Playgrounds

Physical Fitness Studios/Gyms
Public Utilities
Recreation, Commercial
Research Laboratories
Retail Sales
Retail Service
Self Storage Facilities
Warehouse and Distribution Centers

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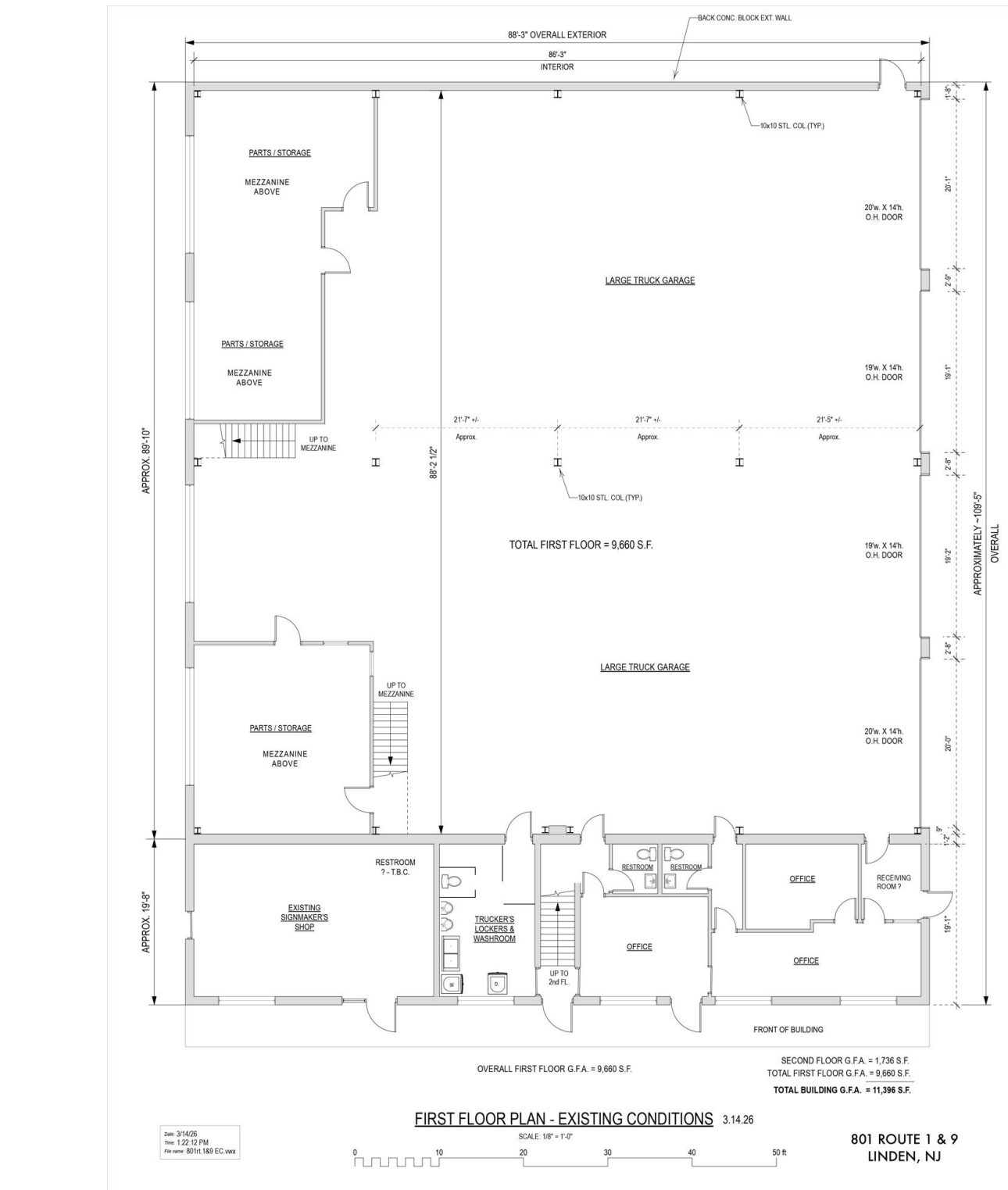
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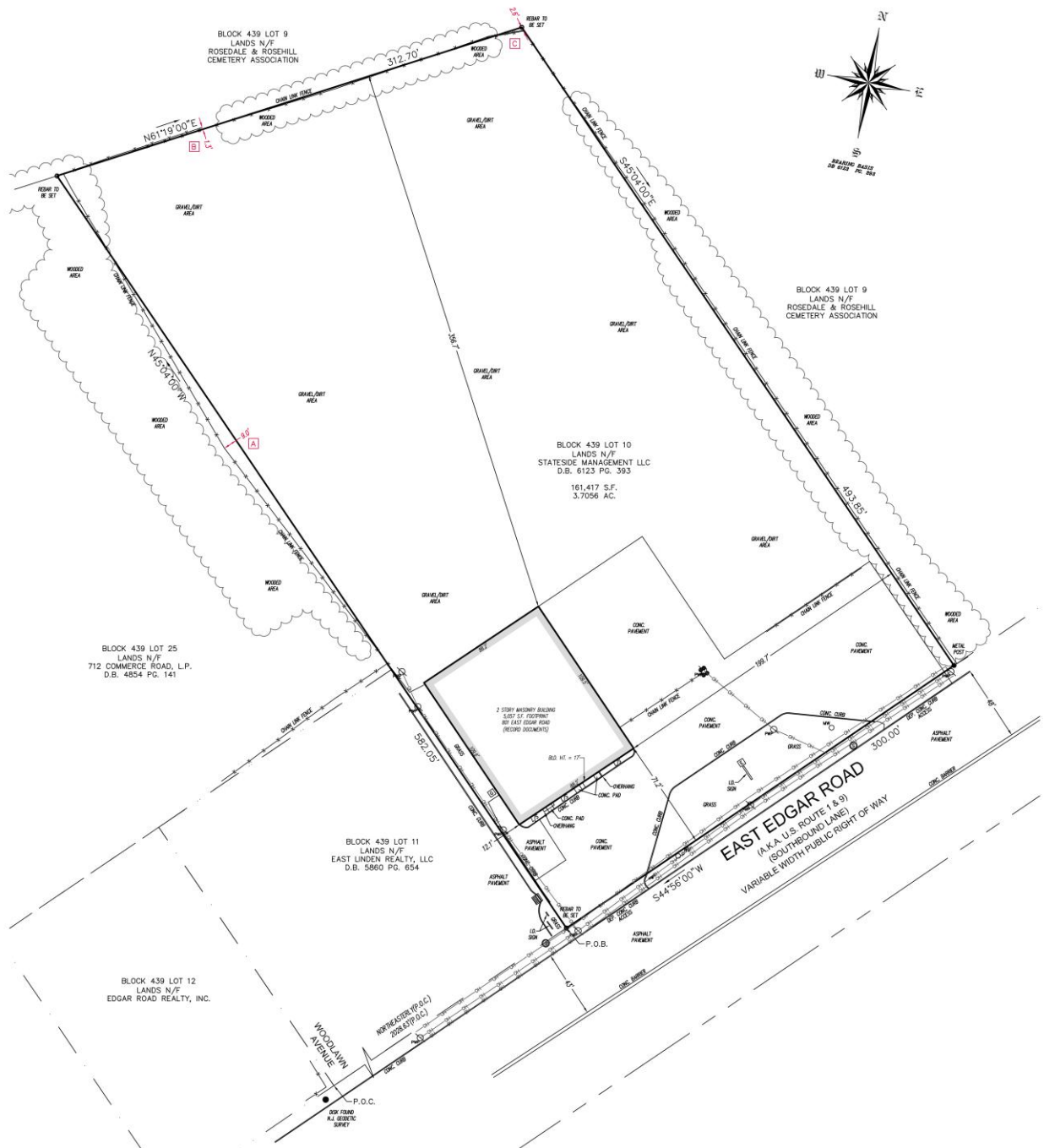
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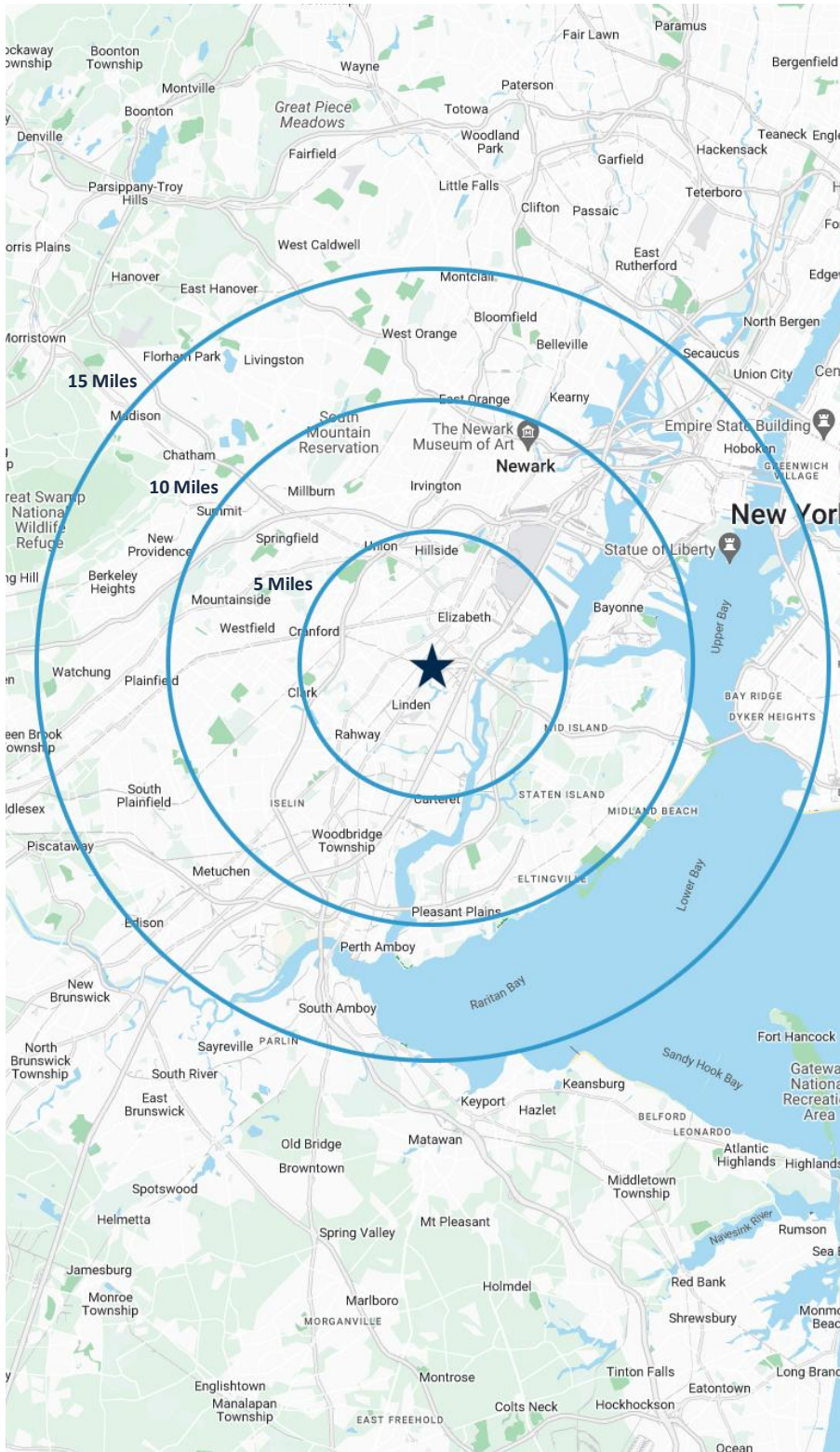
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5 MILES

- Total Population: 495,336
- Households: 176,196
- Median Household Income: \$104,229
- Average Household Size: 2.8
- Transportation to Work: 251,285
- Labor Force: 396,851

10 MILES

- Total Population: 2.08M
- Households: 749,071
- Median Household Income: \$106,452
- Average Household Size: 2.7
- Transportation to Work: 1.02M
- Labor Force: 1.67M

15 MILES

- Total Population: 5.0M
- Households: 1.93M
- Median Household Income: \$117,343
- Average Household Size: 2.5
- Transportation to Work: 2.57M
- Labor Force: 4.07M

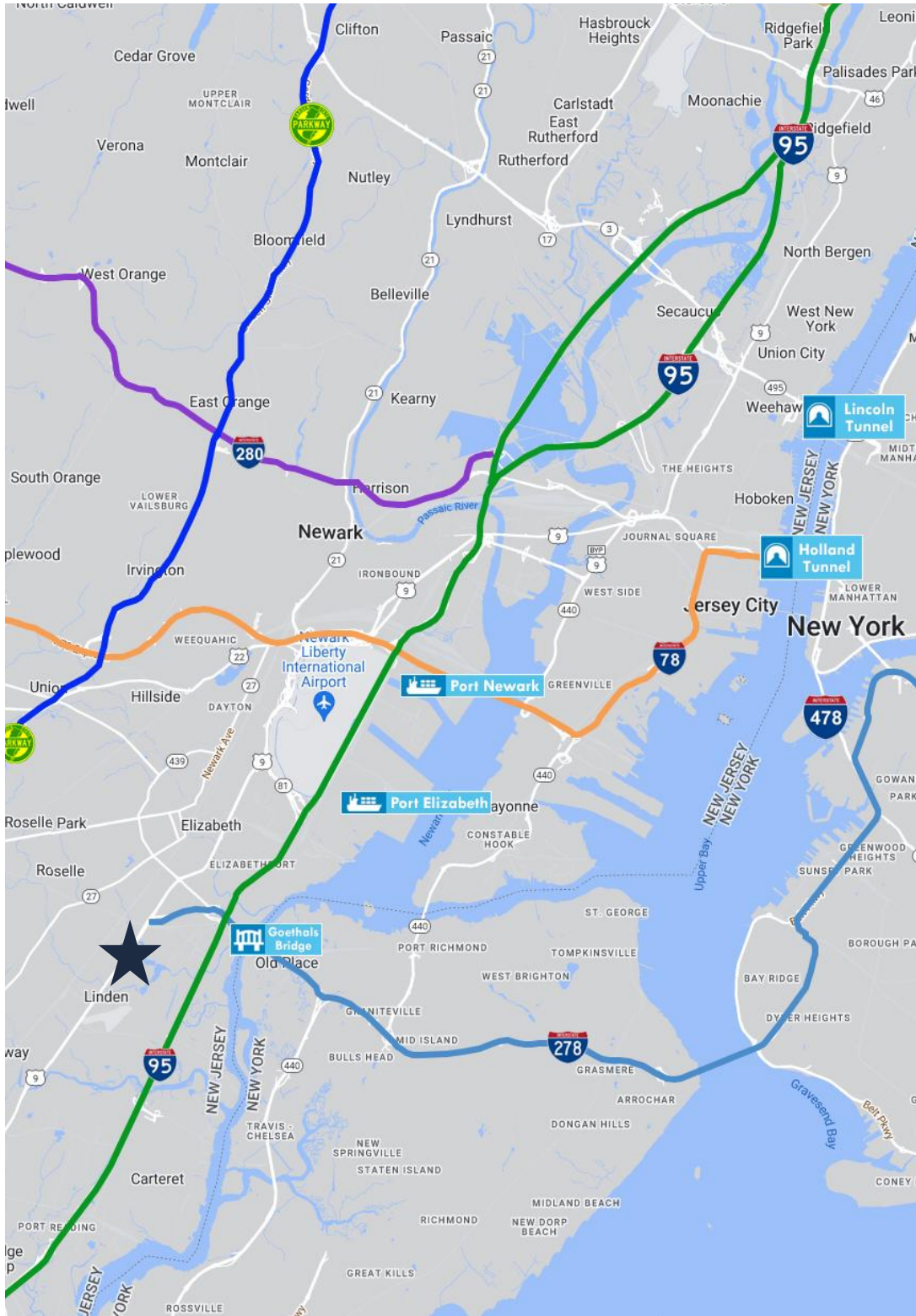
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ACCESSIBILITY



0.6 MI
I-278



1.9 MI
Route 27



2.3 MI
I-95 Exit 13



2.8 MI
Goethals Bridge



6.2 MI
Ports Newark
and Elizabeth



8.0 MI
Newark Airport



8.3 MI
I-78 Exit 14



10.1 MI
Bayonne Bridge



16.8 MI
Holland Tunnel



18.5 MI
Lincoln Tunnel

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