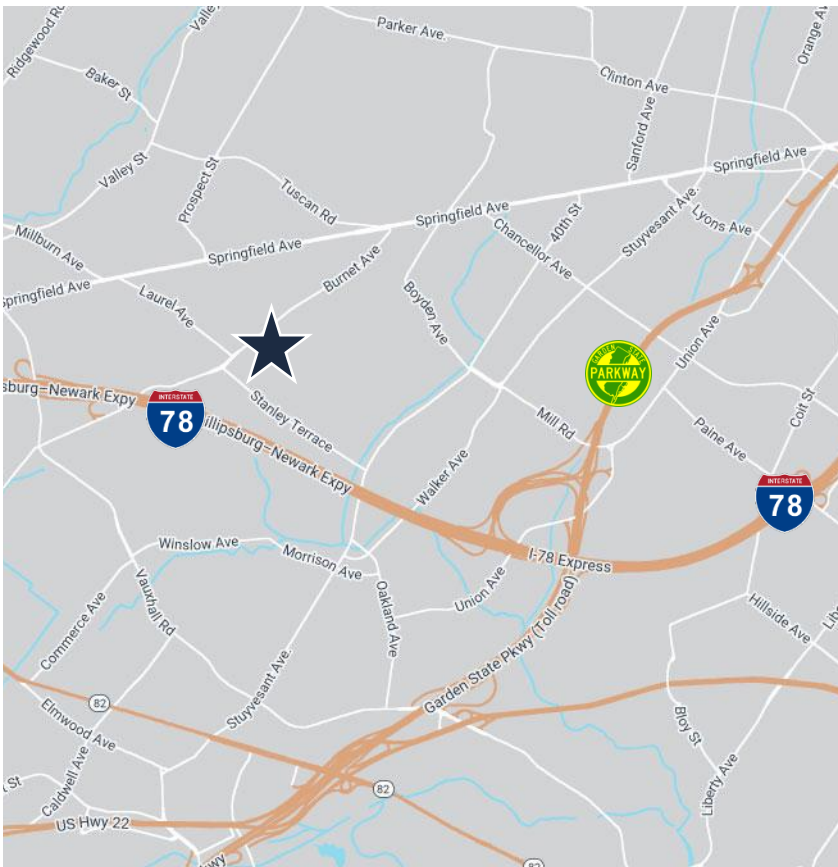




Specifications

±55,235 SF
TOTAL BUILDING SIZE

±47,604 SF
WAREHOUSE

±7,631 SF
OFFICE

14'-6"
CEILING HEIGHT

9 Exterior
DOCKS

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

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

32-Car Parking
PARKING LOT

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

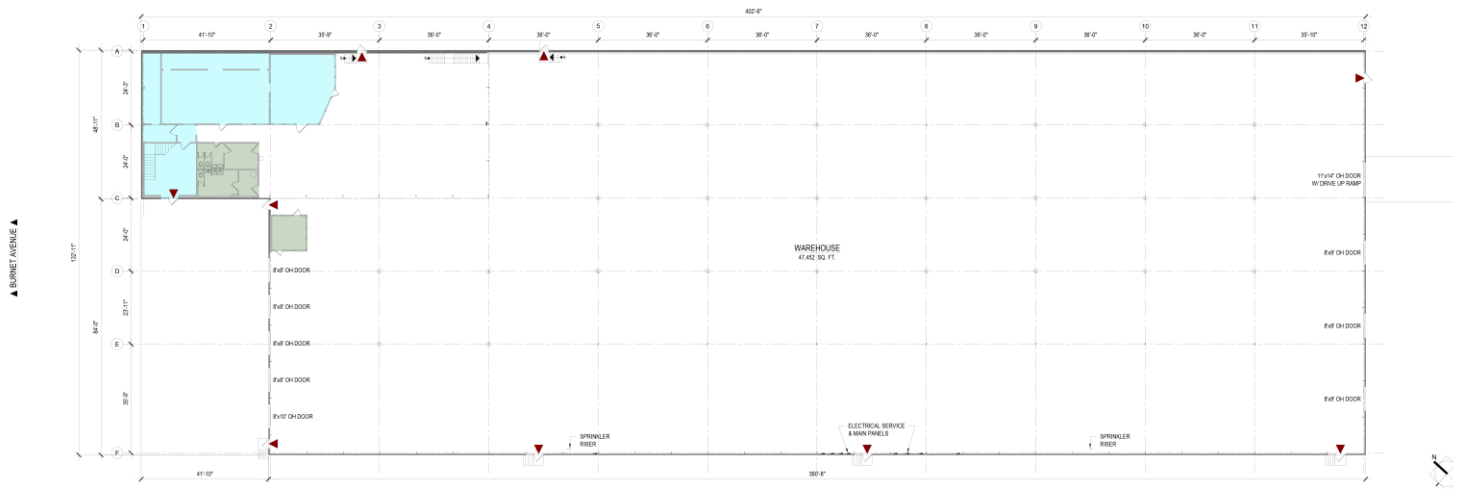
±13,321 SF
±22,694 SF
±24,126 SF
±33,611 SF
±55,235 SF
POSSIBLE DIVISIONS

\$11.95 PSF NNN
LEASE RATE

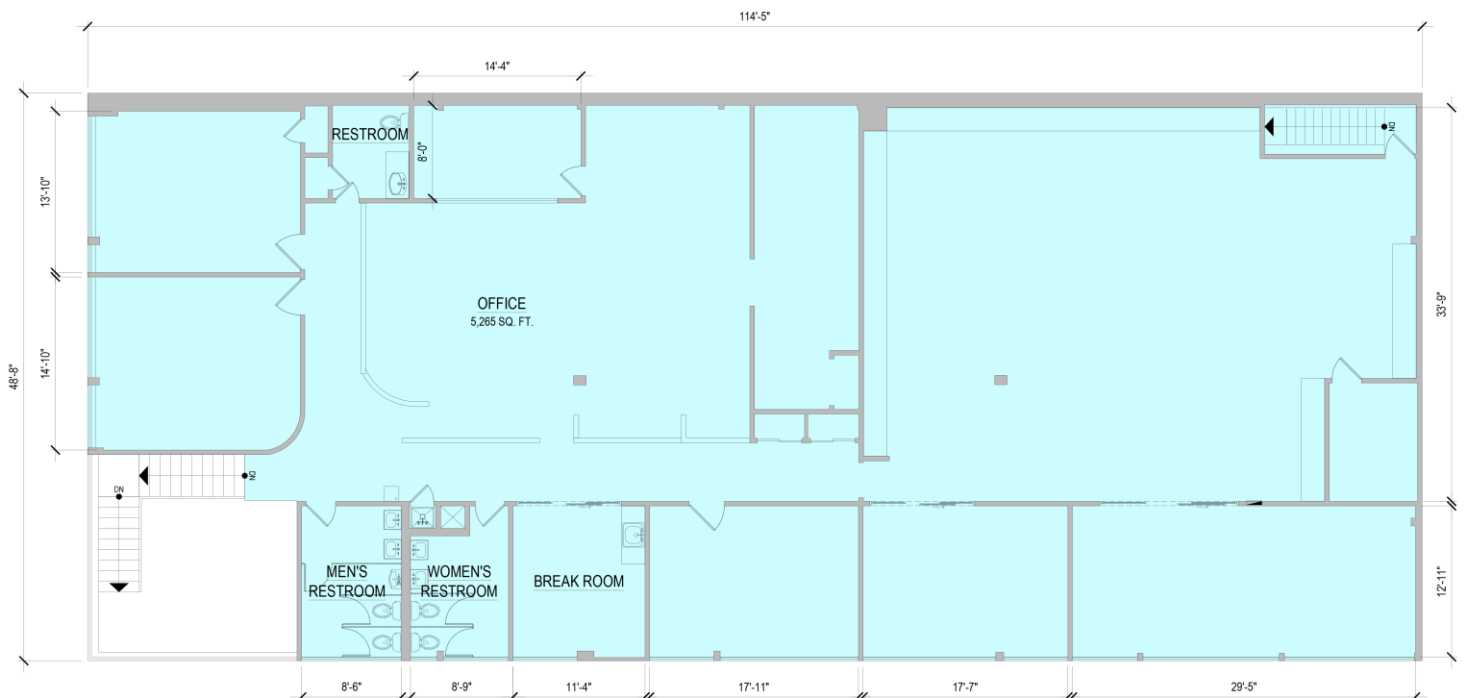
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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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
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OVERALL BUILDING PLAN – GROUND FLOOR



OFFICE PLAN – SECOND FLOOR



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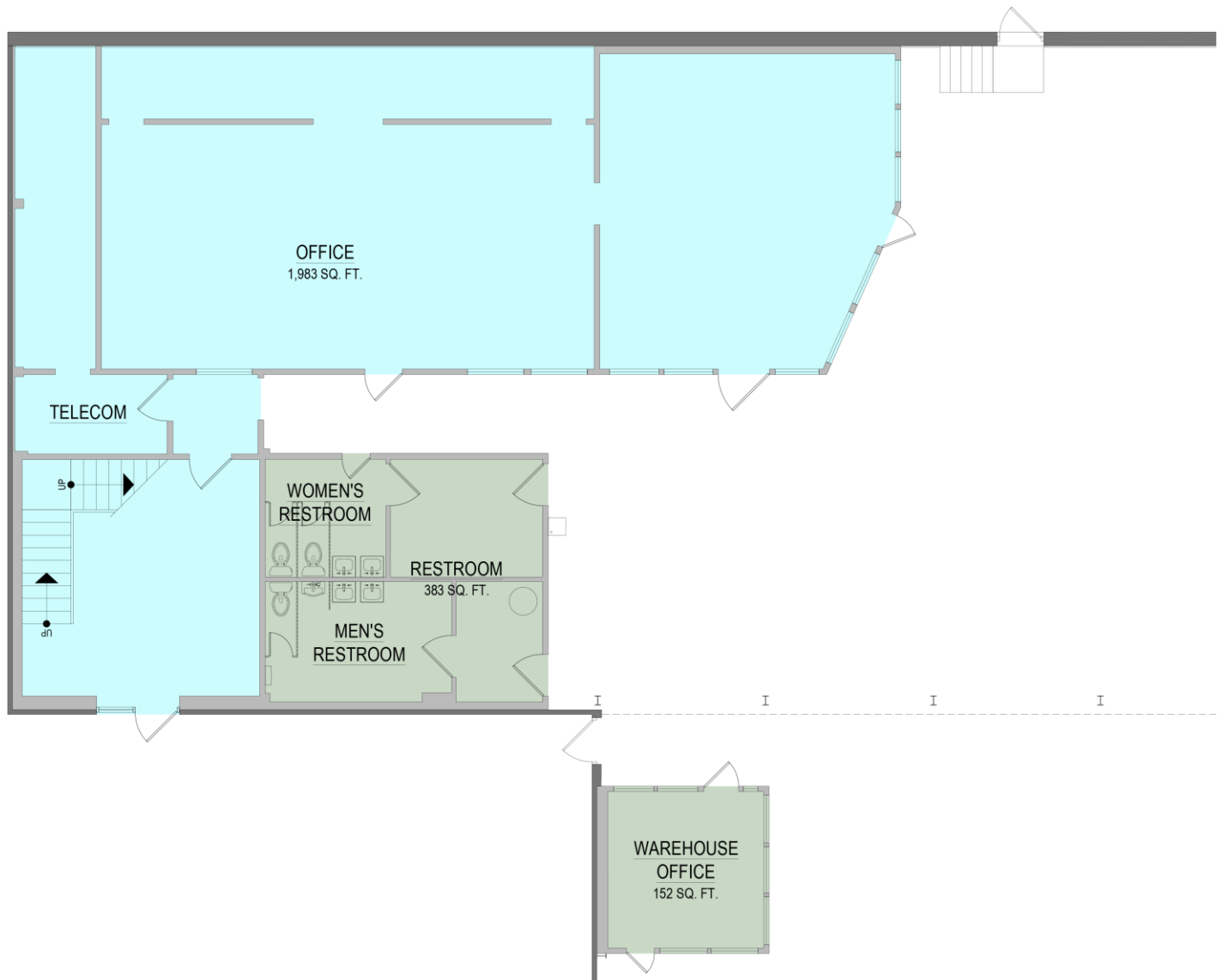
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OFFICE PLAN – GROUND FLOOR



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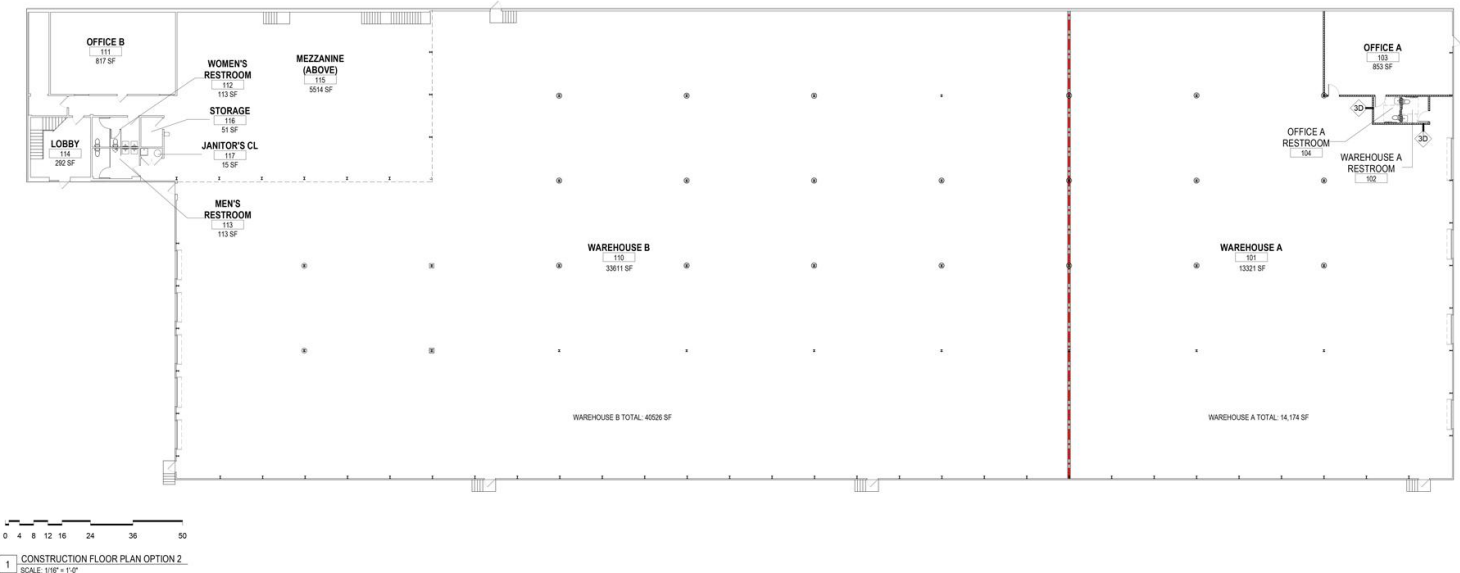
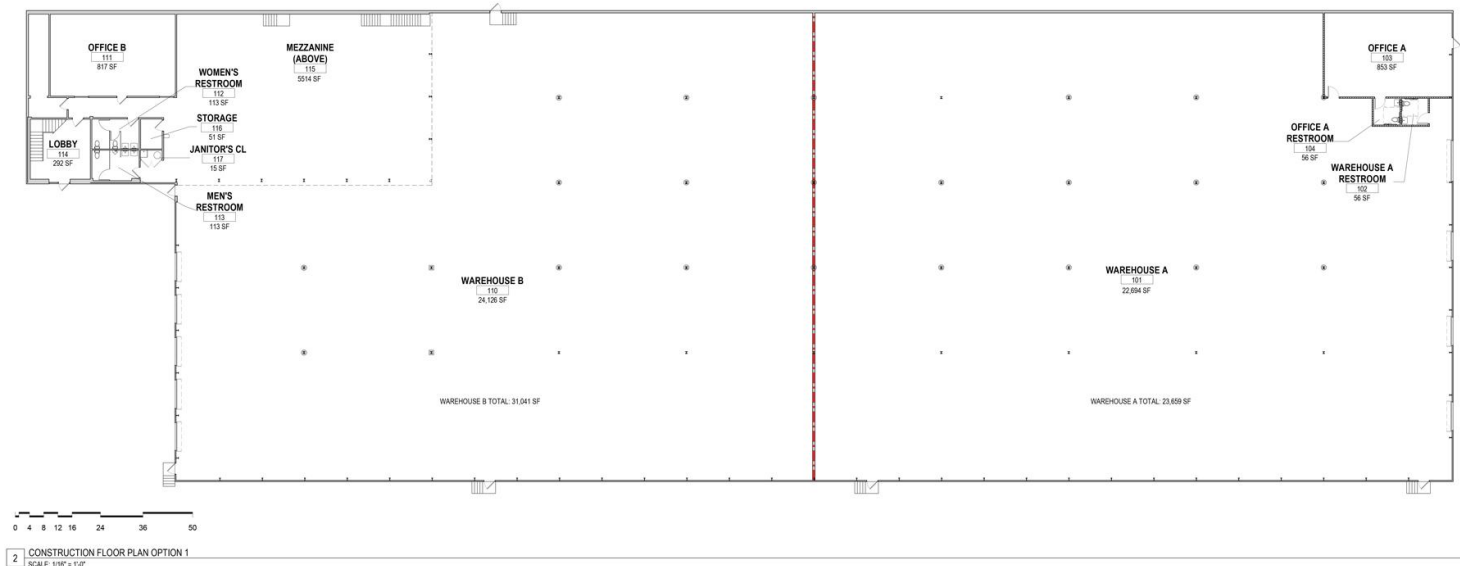
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CONSTRUCTION FLOOR PLAN Possible Divisions:

13,321 SF | 22,694 SF | 24,126 SF | 33,611 SF | 55,235 SF



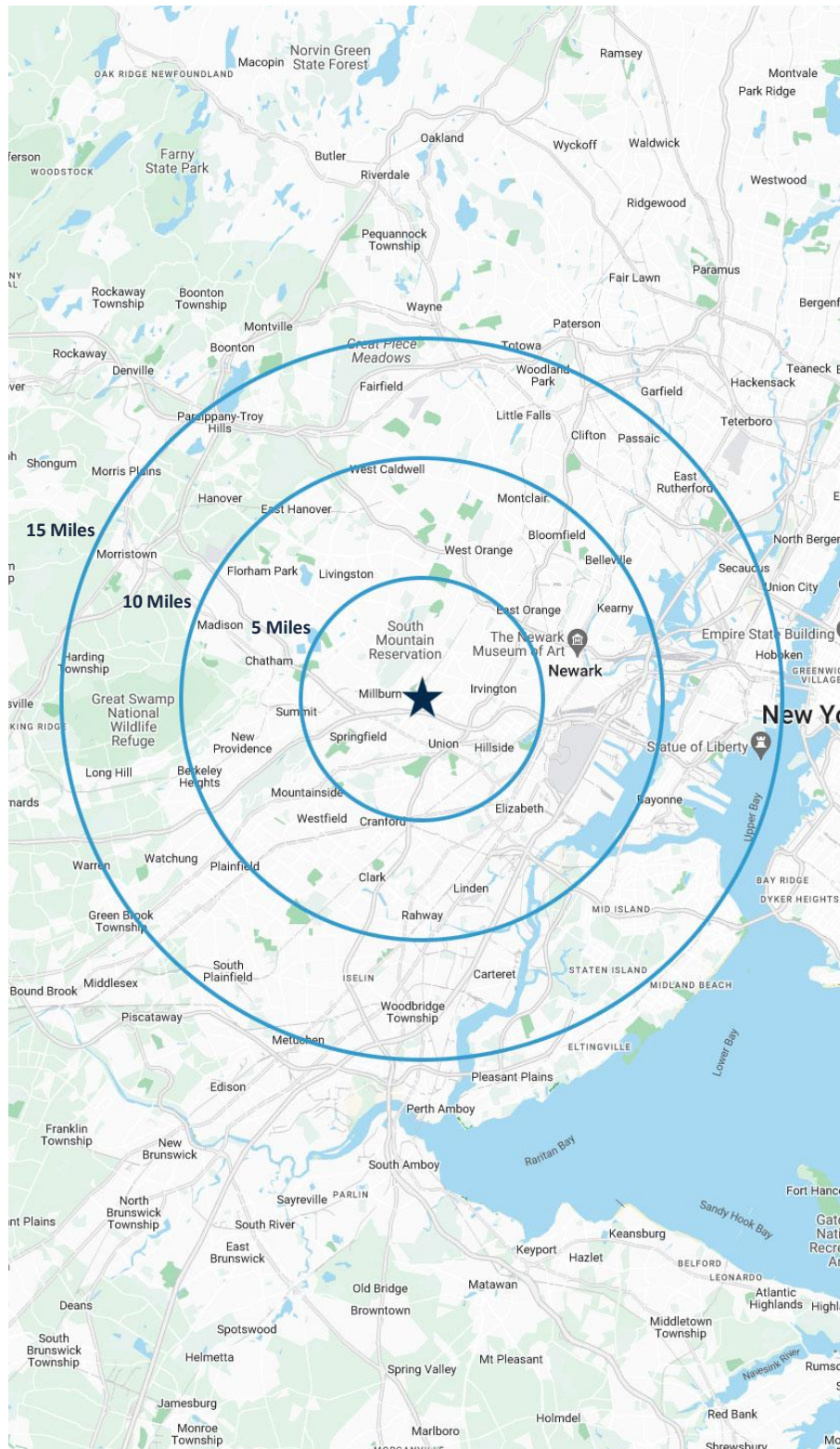
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5 MILES

- 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

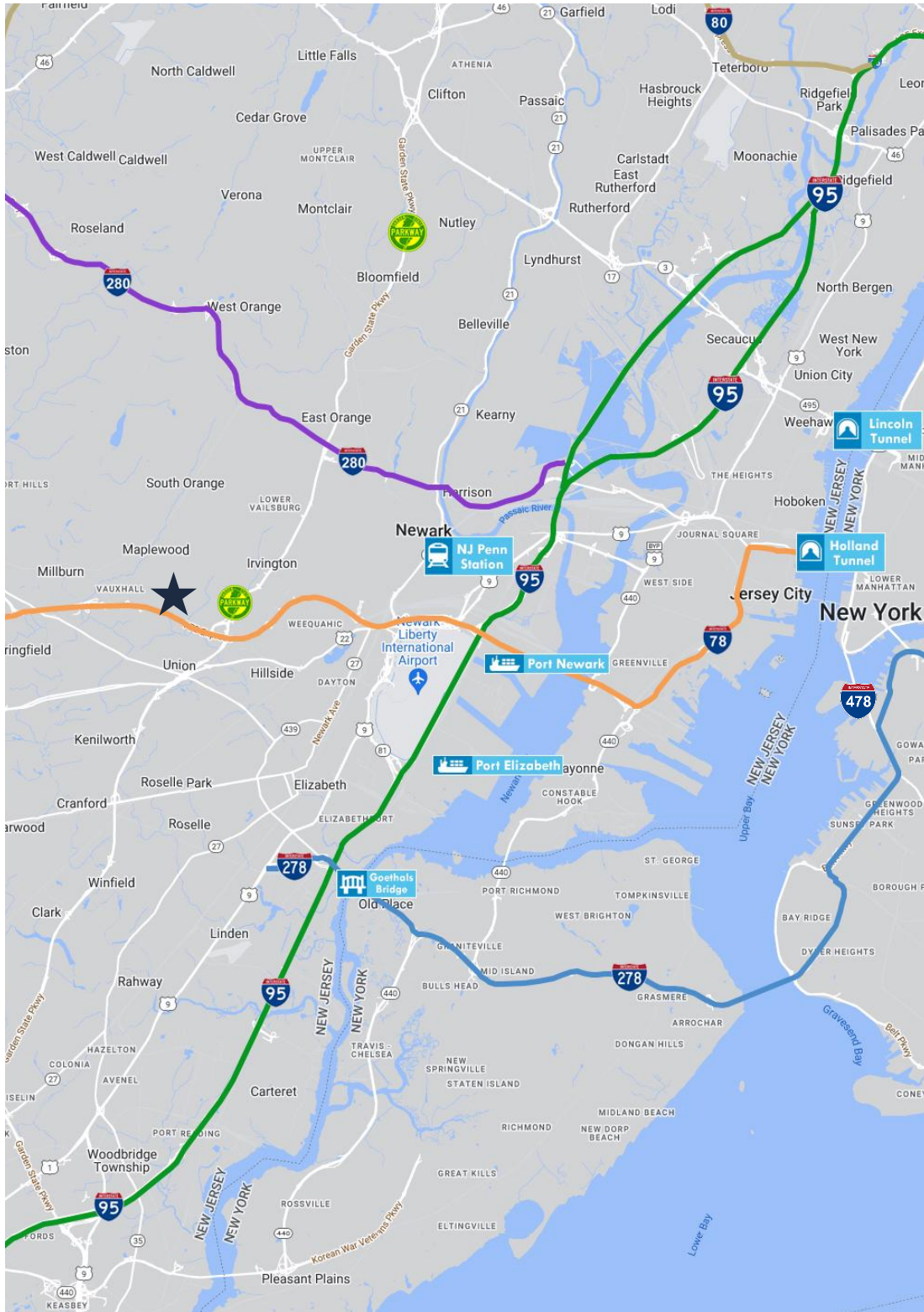
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ACCESSIBILITY



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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