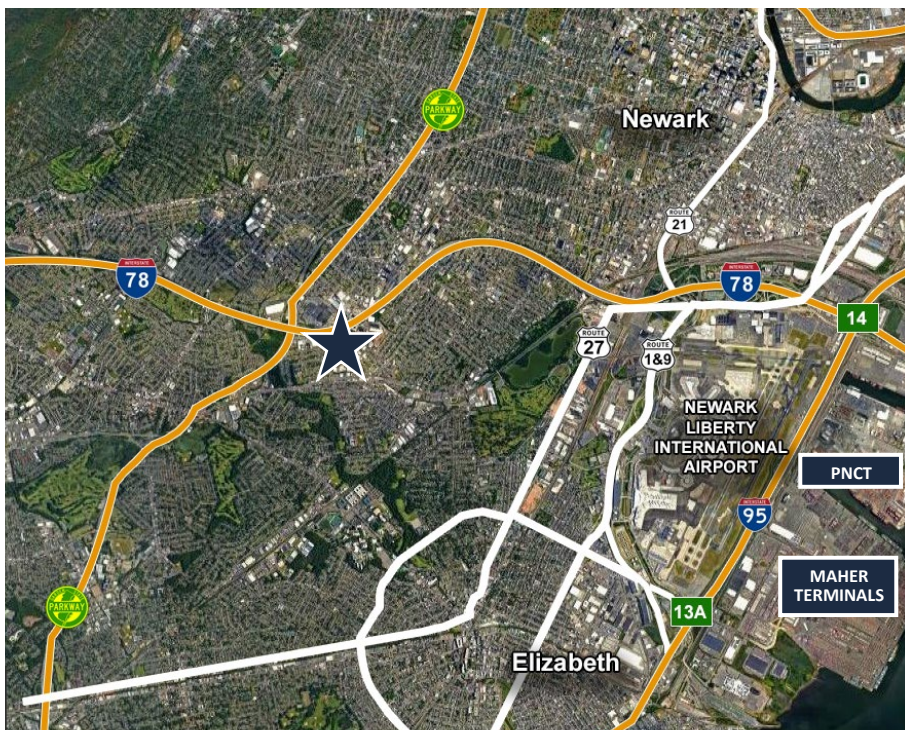




Specifications

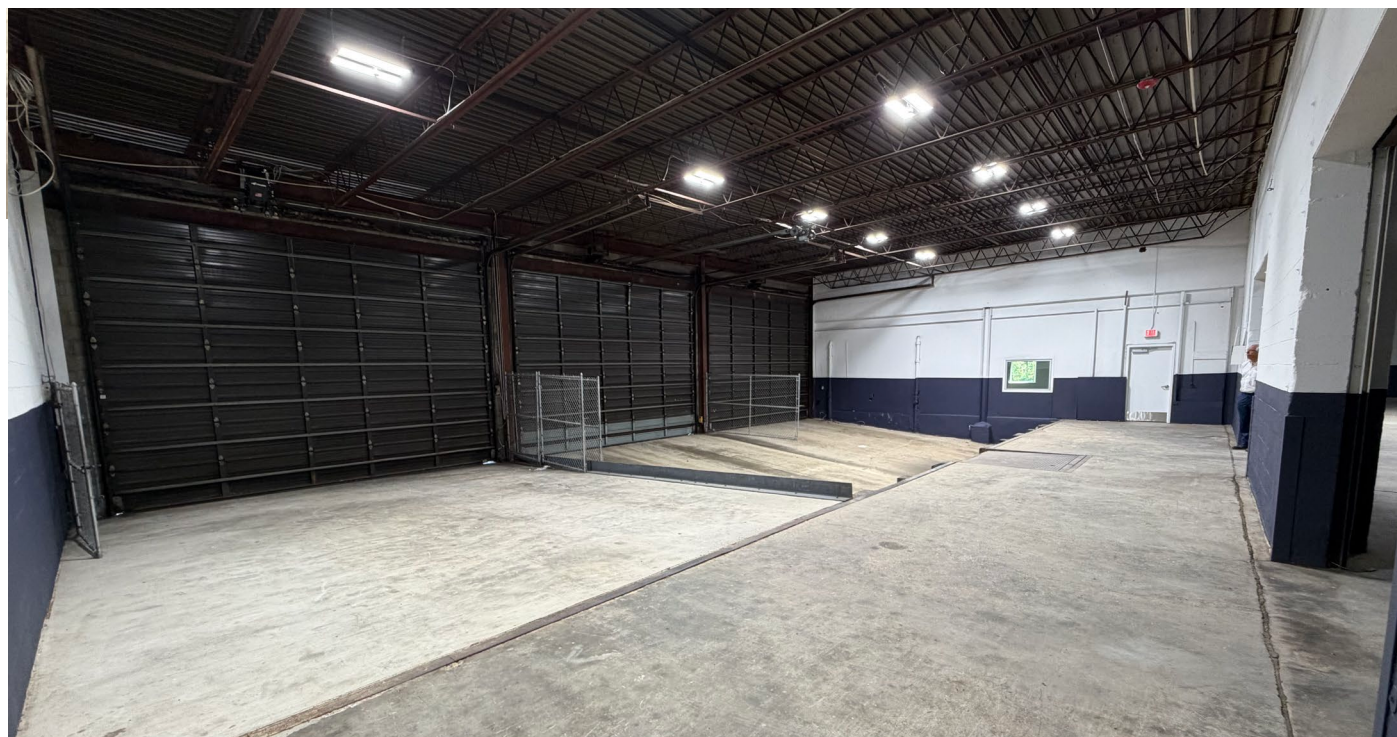
±33,000 SF TOTAL BUILDING SIZE	30'W COLUMNS
16' – 20' CEILING HEIGHTS	1 DRIVE-IN DOOR
180' TRUCK COURT	Dry SPRINKLER
6 (4 Interior) DOCK DOORS	HI ZONING
400A, 120/280V 3-Phase POWER	±1.31 AC Block 605, Lot 2 LOT ACREAGE
\$51,115.86 TAXES (2026)	
0.6 Miles to Route 22 0.7 Miles to I-78 8.6 Miles to Elizabeth Port Area 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
acont@blauberg.com

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



Peter J. Murano, Jr., SIOR
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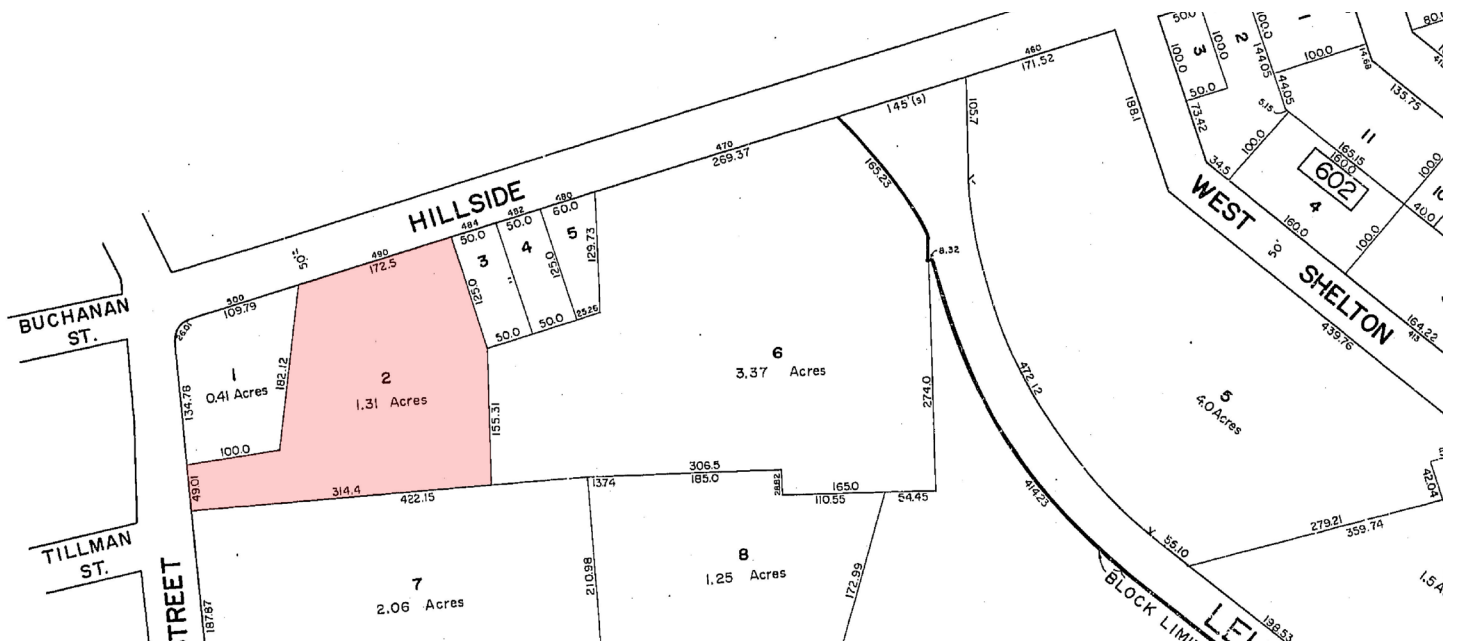
Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
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jmcrimmins@blauberg.com

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

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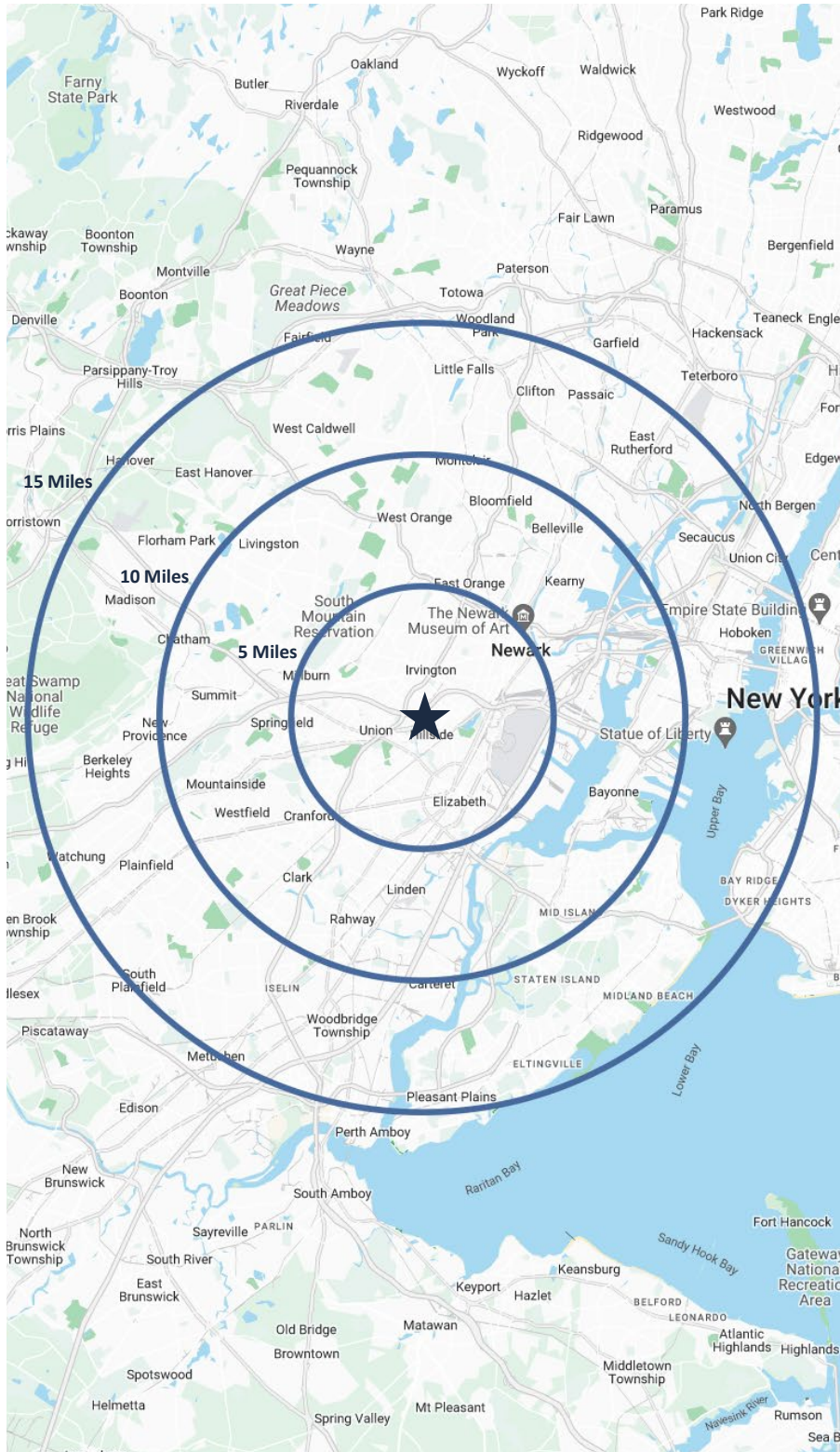
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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

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

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

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5 MILES

- Total Population: 812,568
- Households: 292,666
- Median Household Income: \$86,148
- Average Household Size: 2.7
- Transportation to Work: 400,830
- Labor Force: 644,701

10 MILES

- Total Population: 2.13M
- Households: 784,693
- Median Household Income: \$107,340
- Average Household Size: 2.7
- Transportation to Work: 1.07M
- Labor Force: 1.71M

15 MILES

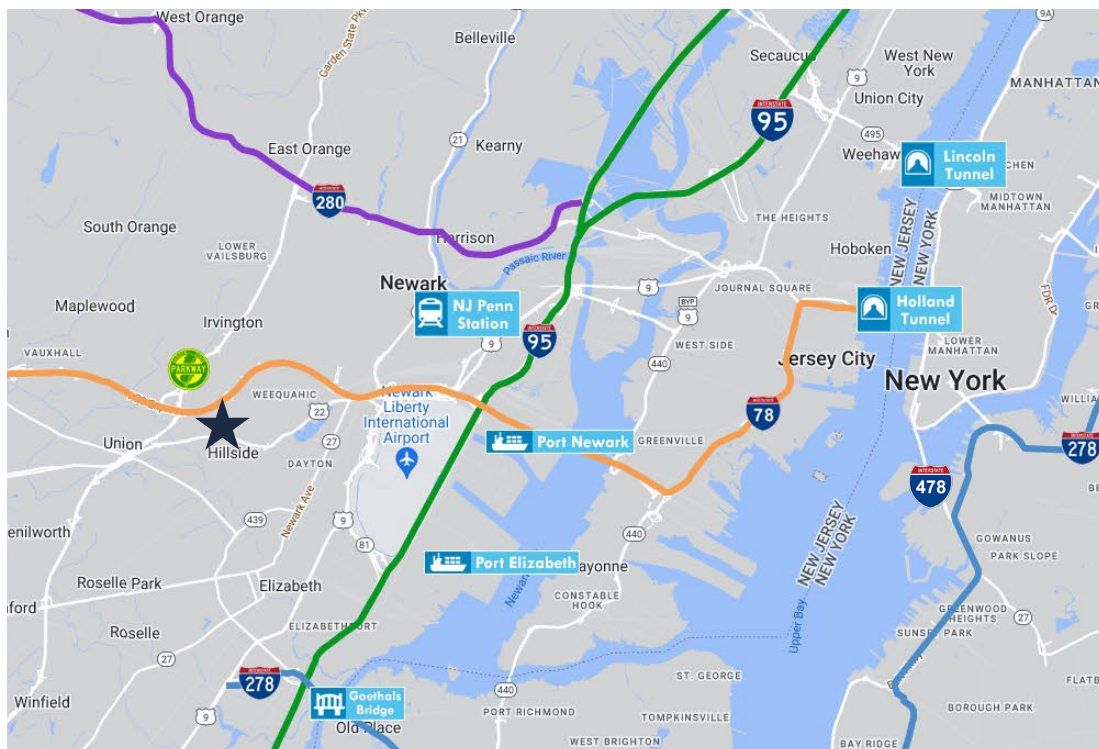
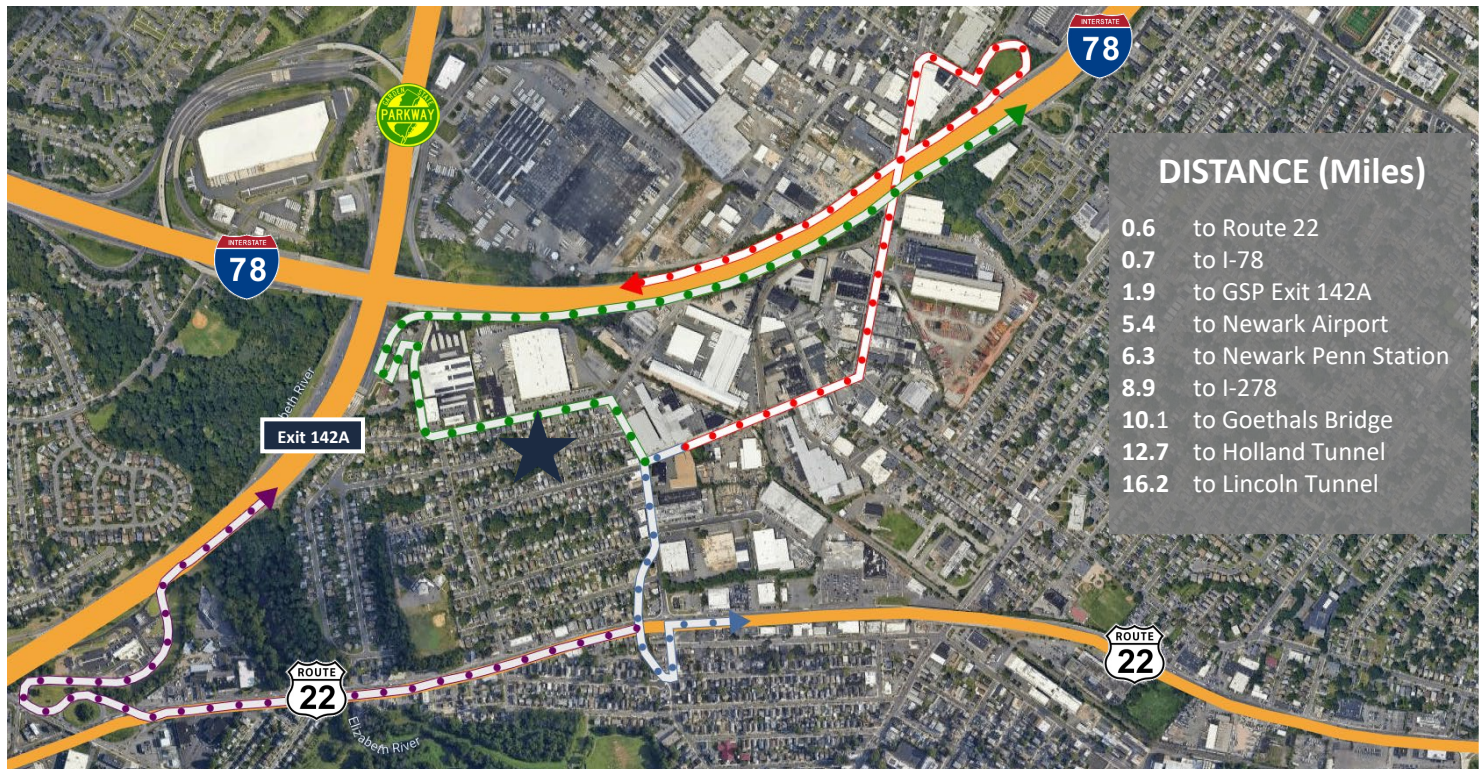
- Total Population: 5.84M
- Households: 2.32M
- Median Household Income: \$120,439
- Average Household Size: 2.5
- Transportation to Work: 3.12M
- Labor Force: 4.78M

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President
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ACCESSIBILITY

	0.6 MI Route 22
	0.7 MI I-78
	3.7 MI US Hwy 1 & 9
	6.2 MI I-95 Exit 14
	8.6 MI Ports Newark and Elizabeth

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