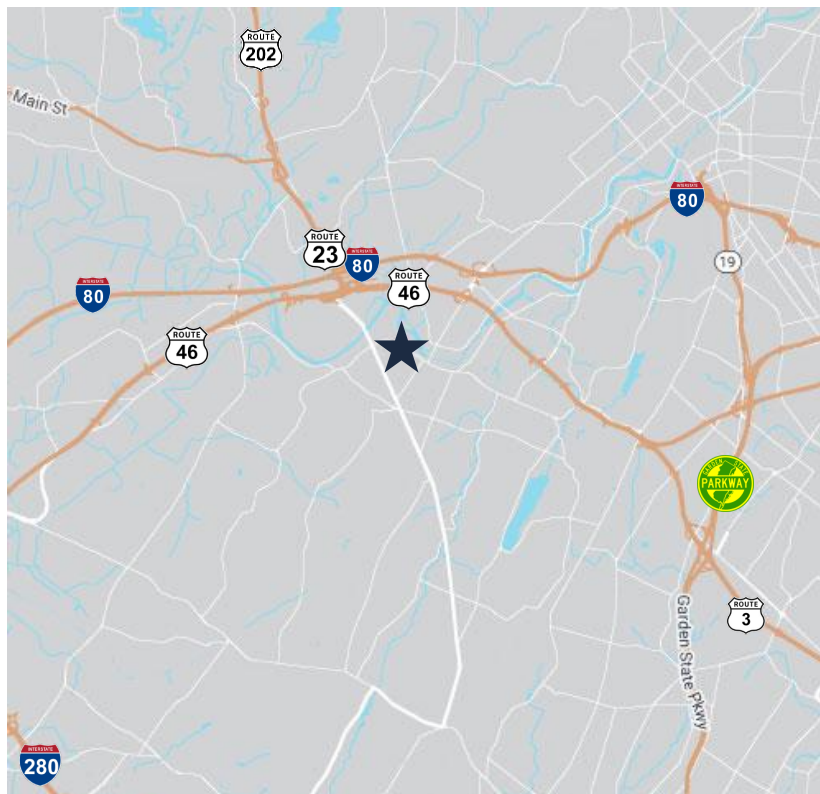




Specifications

±4,500 SF

TOTAL BUILDING SIZE

**Ample Room for Workshops, Storage
or Additional Offices**

LAYOUT

**Construction, Electrical, Plumbing
Industries**

IDEAL USES

±0.07 AC (Block 77, Lot 10)

LOT SIZE

±10'

CEILING HEIGHT

2 Offices, 2 Bathrooms
ROOMS

R-1C

ZONING

\$9,692.79

TAXES (2025)

\$800,000

SALE PRICE

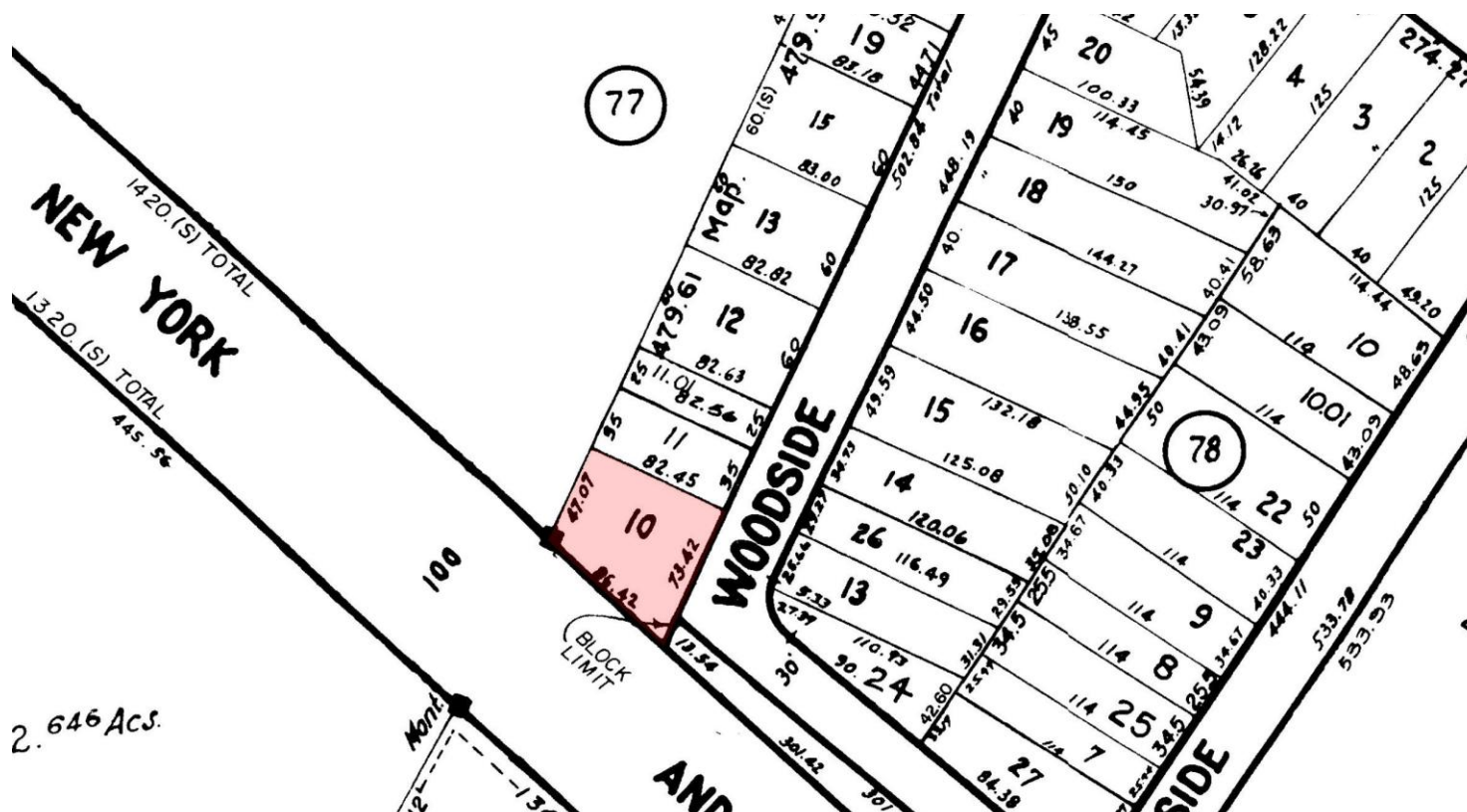
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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, aconte@blauberg.com

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

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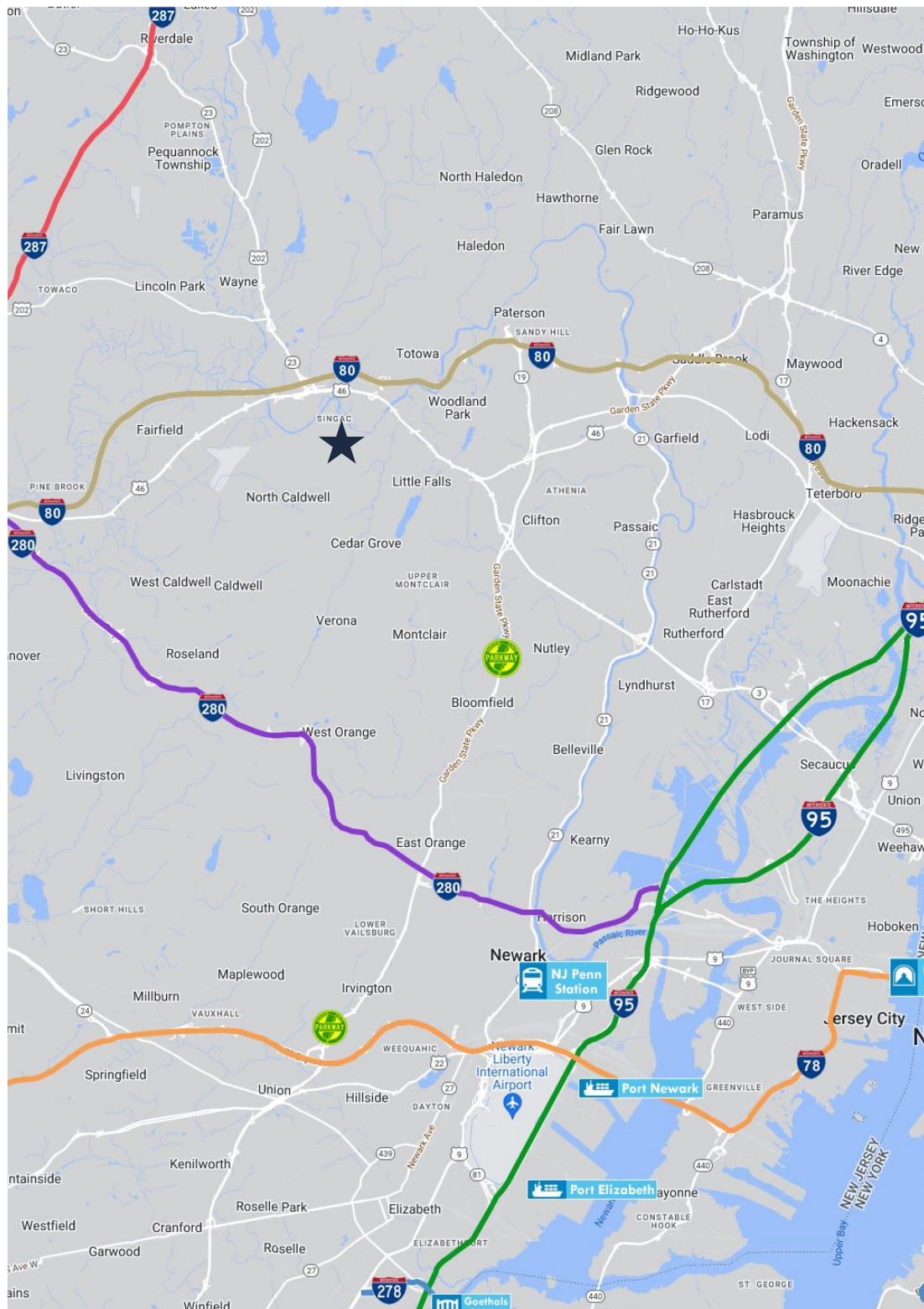
THE BLAU & BERG COMPANY

- Total Population: 362,858
- Households: 128,965
- Median Household Income: \$120,480
- Average Household Size: 2.7
- Transportation to Work: 190,662
- Labor Force: 289,835

- Total Population: 1.58M
- Households: 575,764
- Median Household Income: \$114,764
- Average Household Size: 2.7
- Transportation to Work: 840,591
- Labor Force: 1.27M

- Total Population: 3.38M
- Households: 1.26M
- Median Household Income: \$117,816
- Average Household Size: 2.6
- Transportation to Work: 1.84M
- Labor Force: 2.74M

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ACCESSIBILITY



0.4 MI
Route 23



1.0 MI
Route 46



1.6 MI
I-80



3.6 MI
Route 3



5.2 MI
GSP Exit 153



6.8 MI
I-280 Exit 8

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