



Specifications

±11,200 SF
BUILDING

±5.5 AC
ACREAGE

±14' Clear
CEILING HEIGHT

7 DI (20' x 14')
LOADING

Industrial (I-3)
ZONING

Upon Request
LEASE RATE

0.2 Miles to I-95, Interchange 15E
ACCESSIBILITY

2.0 Miles to Newark Port
ACCESSIBILITY

[VIDEO](#)

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

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LOCATION HIGHLIGHTS

Located in Newark, less than one mile to US Highway 1 & 9, this site has direct access to the Lincoln Tunnel, New York City, I-95, as well as close proximity to Newark Liberty International Airport and the Ports of Newark and Elizabeth.

ACCESSIBILITY

US Highway 1 & 9: 0.5 Mile

Newark Liberty Int'l Airport: 6.6 Miles

Newark Penn Station: 2.7 Miles

Ports Newark & Elizabeth: 2.0 Miles

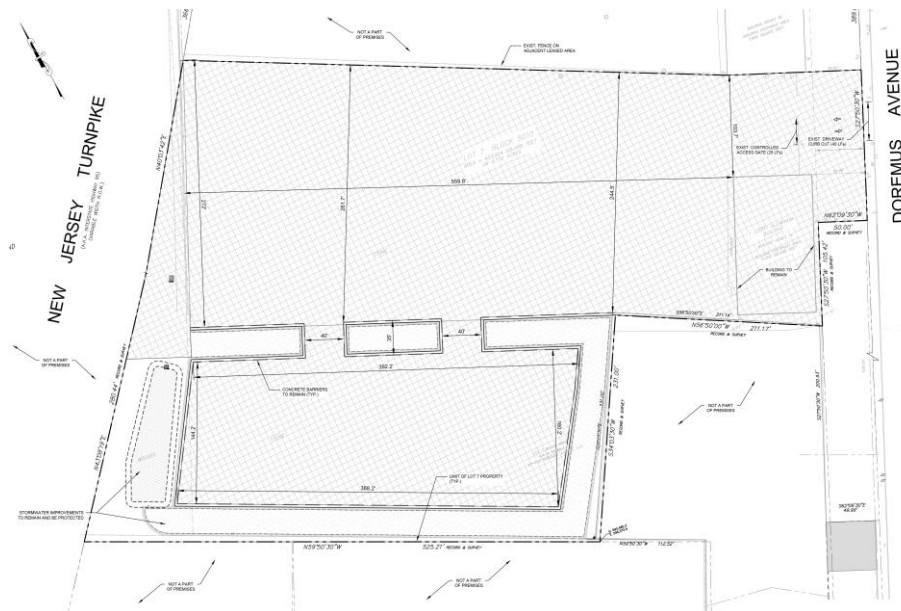
I-95: 0.5 Miles

I-78: 3.43 Miles

Holland Tunnel: 7.0 Miles

Lincoln Tunnel: 10.2 Miles

Goethals Bridge: 10.3 Miles



PROPERTY HIGHLIGHTS

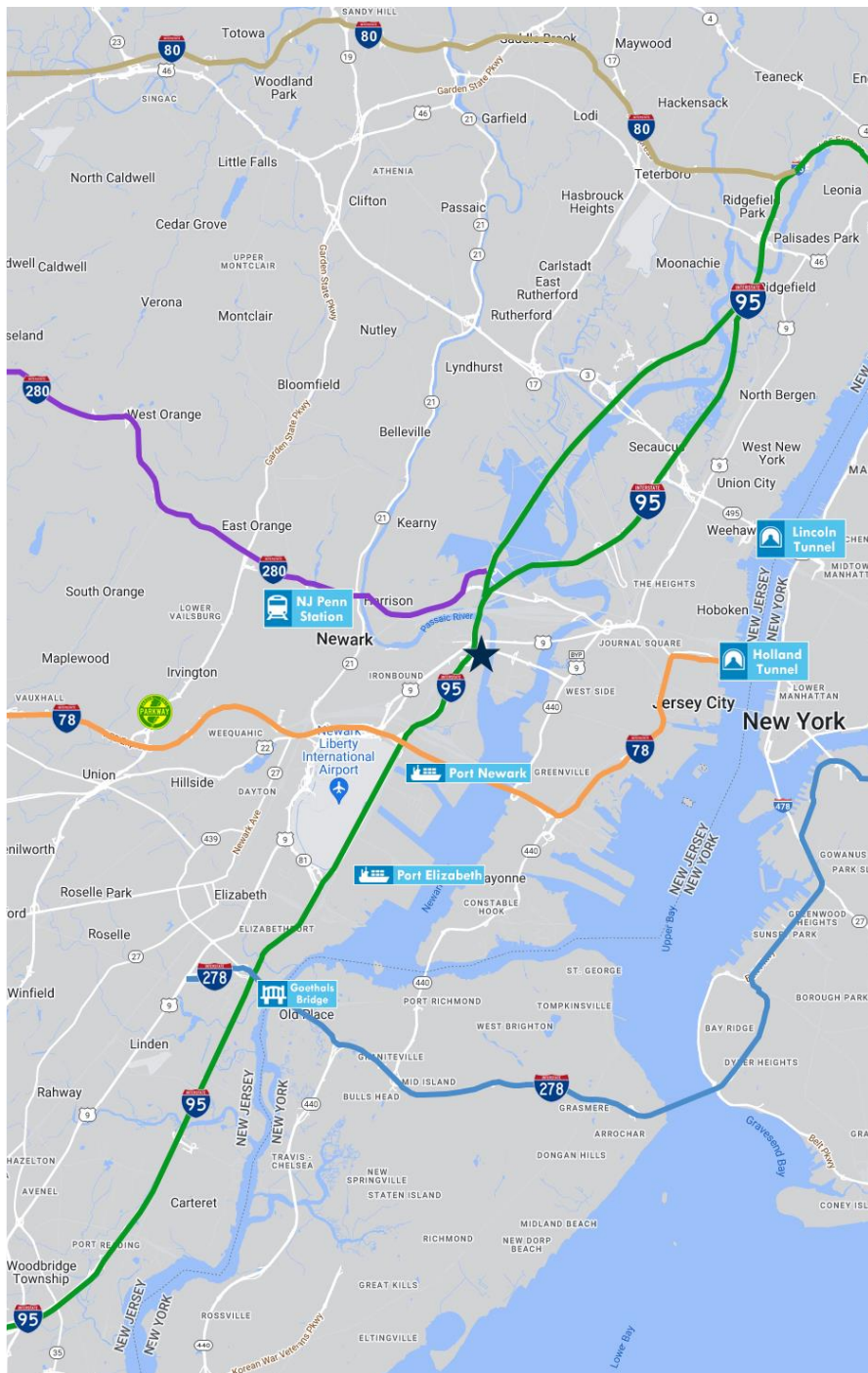
- Great Location
- Ideal IOS / Parking
- Excellent Labor Pool
- Zoned for Light Industrial/Manufacturing

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Proximity

	US Highway 1 & 9	0.5 Miles
	Newark Liberty Airport	6.6 Miles
	Newark Penn Station	2.7 Miles
	Ports Newark & Elizabeth	4.4 Miles
	I-95	0.5 Miles
	I-78	3.43 Miles
	Holland Tunnel	7.0 Miles
	Lincoln Tunnel	10.2 Miles
	Goethals Bridge	10.3 Miles

Demographics 5-Mile Radius

	Population	800,653
	Transportation to Work	392,653
	Total Labor Force	640,704
	Median Household Income	\$76,506

Demographics 10-Mile Radius

	Population	4.51M
	Transportation to Work	2.25M
	Total Labor Force	3.7M
	Median Household Income	\$98,858

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