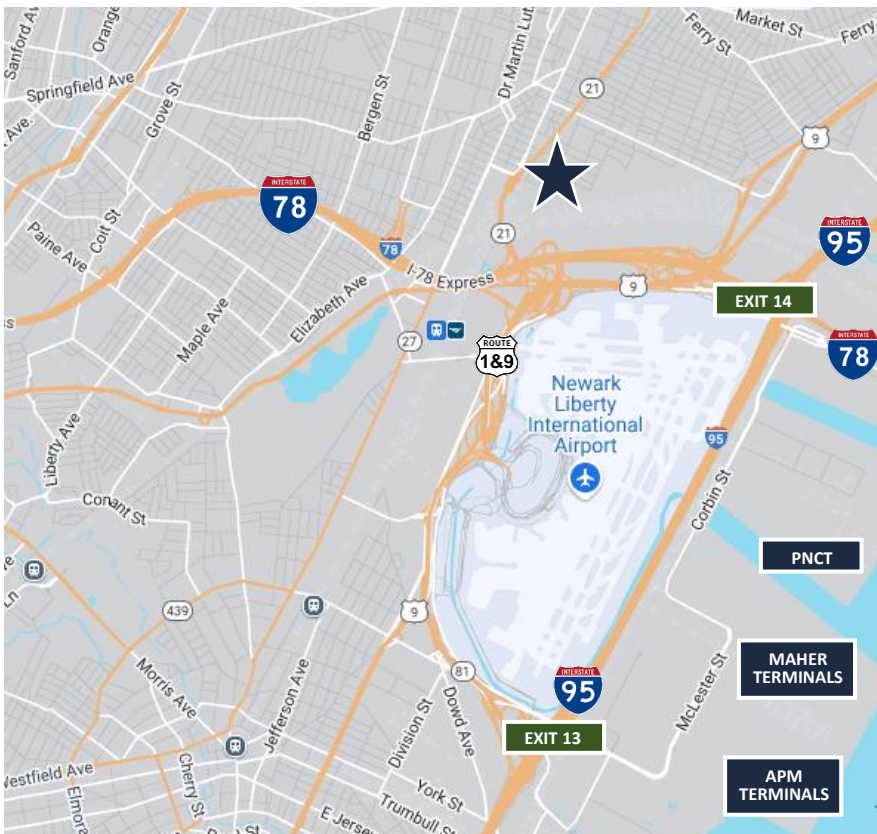




Specifications

±27,000 SF
TOTAL BUILDING SIZE

±0.36 AC (Block 1179, Lot 34 – 39)
ACREAGE

25' x 100'
LOT DIMENSIONS

Gas Suspended
HEAT

14 TB, 1 DI Ramp
LOADING

±10' – 12'
CEILING HEIGHTS

Available
COOLER

I-2
ZONING

\$17,763.55
TAXES (2026)

0.2 MI to Route 21

0.6 MI to I-78

1.6 MI to Penn Station

2.5 MI to Newark Airport
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

Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com



#	Site Address	Lot Acreage	Lot Square Footage	Building Square Footage
1 & 2	212-214 Miller Street - LEASED	0.12	7,000 SF	3,500 SF on 1 st Floor 3,500 SF on 2 nd Floor
3	216 Miller Street 1 Loading Dock, 11' Ceiling Height, Multi-Story Lease: \$3,450 / Mo. NNN Sale: Please Call	0.06	3,000 SF	1,500 SF on 1 st Floor 1,500 SF on 2 nd Floor \$5,742.56 Taxes (2026)
4	218 Miller Street 1 Loading Dock, ±1,500 SF Cooler 1 st Floor, Multi-Story Sale: \$895K	0.06	3,000 SF	1,500 SF on 1 st Floor 1,500 SF on 2 nd Floor \$5,742.56 Taxes (2026)
5	220 Miller Street 1 Loading Dock, ±1,500 SF Cooler 1 st Floor, Multi-Story Sale: \$895K	0.06	3,000 SF	1,500 SF on 1 st Floor 1,500 SF on 2 nd Floor \$6,278.43 Taxes (2026)
6	222 Miller Street - LEASED	0.06	4,250 SF	2,500 SF on 1 st Floor 1,750 SF on 2 nd Floor

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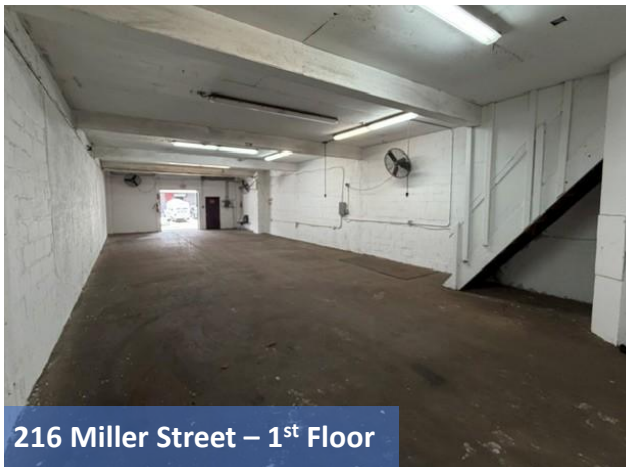
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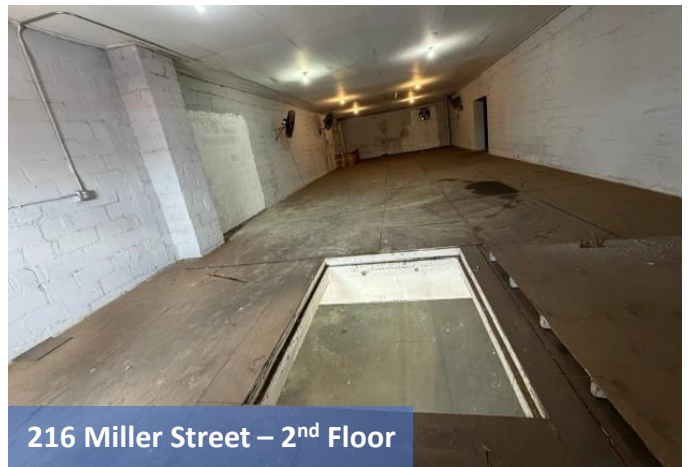
Covered Loading Platform



216 Miller Street – 1st Floor



216 Miller Street – 1st Floor



216 Miller Street – 2nd Floor



218 Miller Street – 1st Floor Cooler



218 Miller Street – 1st Floor Cooler

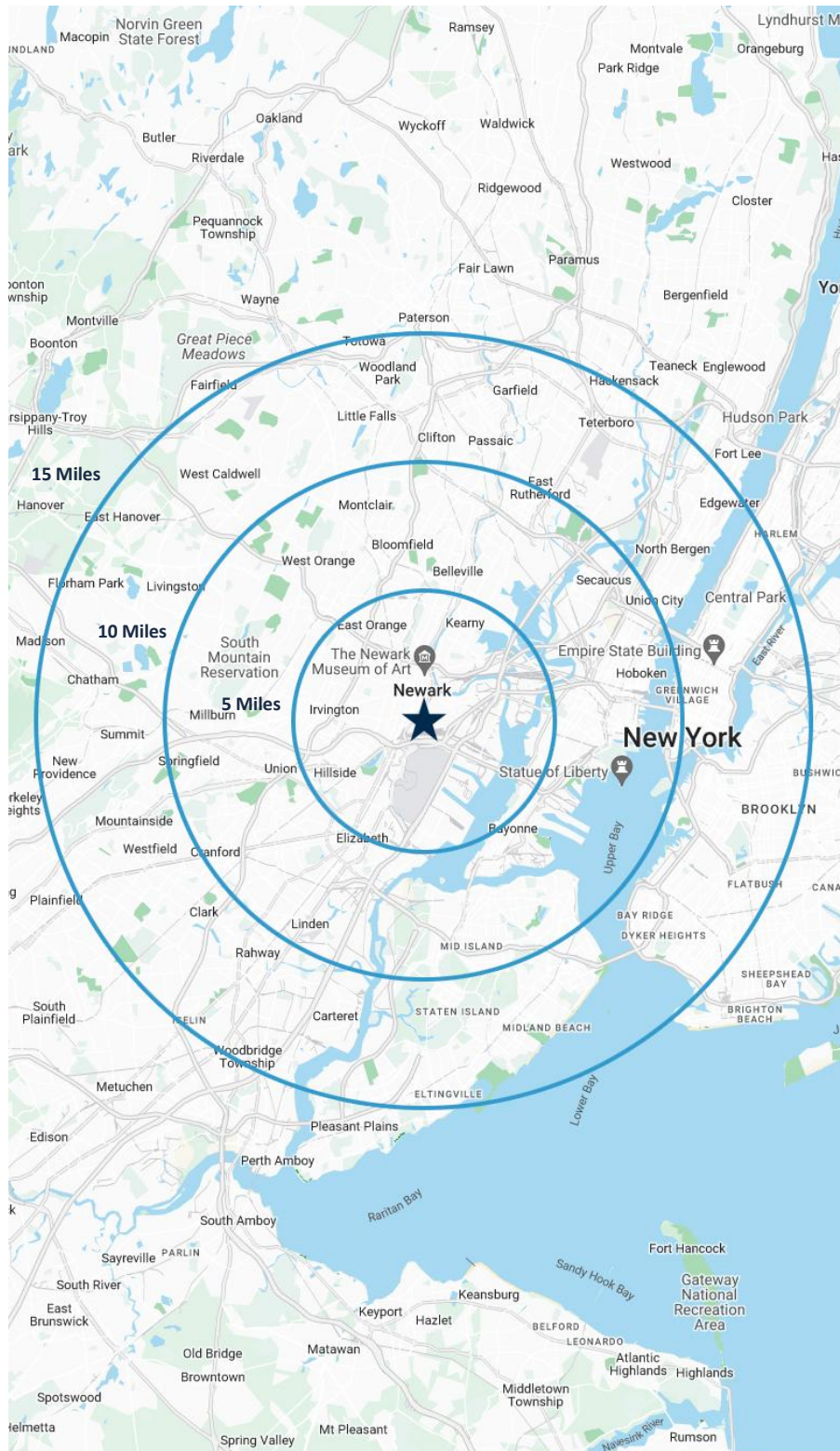
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5 MILES

- Total Population: 870,281
- Households: 320,515
- Median Household Income: \$70,109
- Average Household Size: 2.6
- Transportation to Work: 418,875
- Labor Force: 691,503

10 MILES

- Total Population: 2.78M
- Households: 1.11M
- Median Household Income: \$107,971
- Average Household Size: 2.4
- Transportation to Work: 1.45M
- Labor Force: 2.27M

15 MILES

- Total Population: 7.93M
- Households: 3.21M
- Median Household Income: \$104,184
- Average Household Size: 2.4
- Transportation to Work: 4.09M
- Labor Force: 6.51M

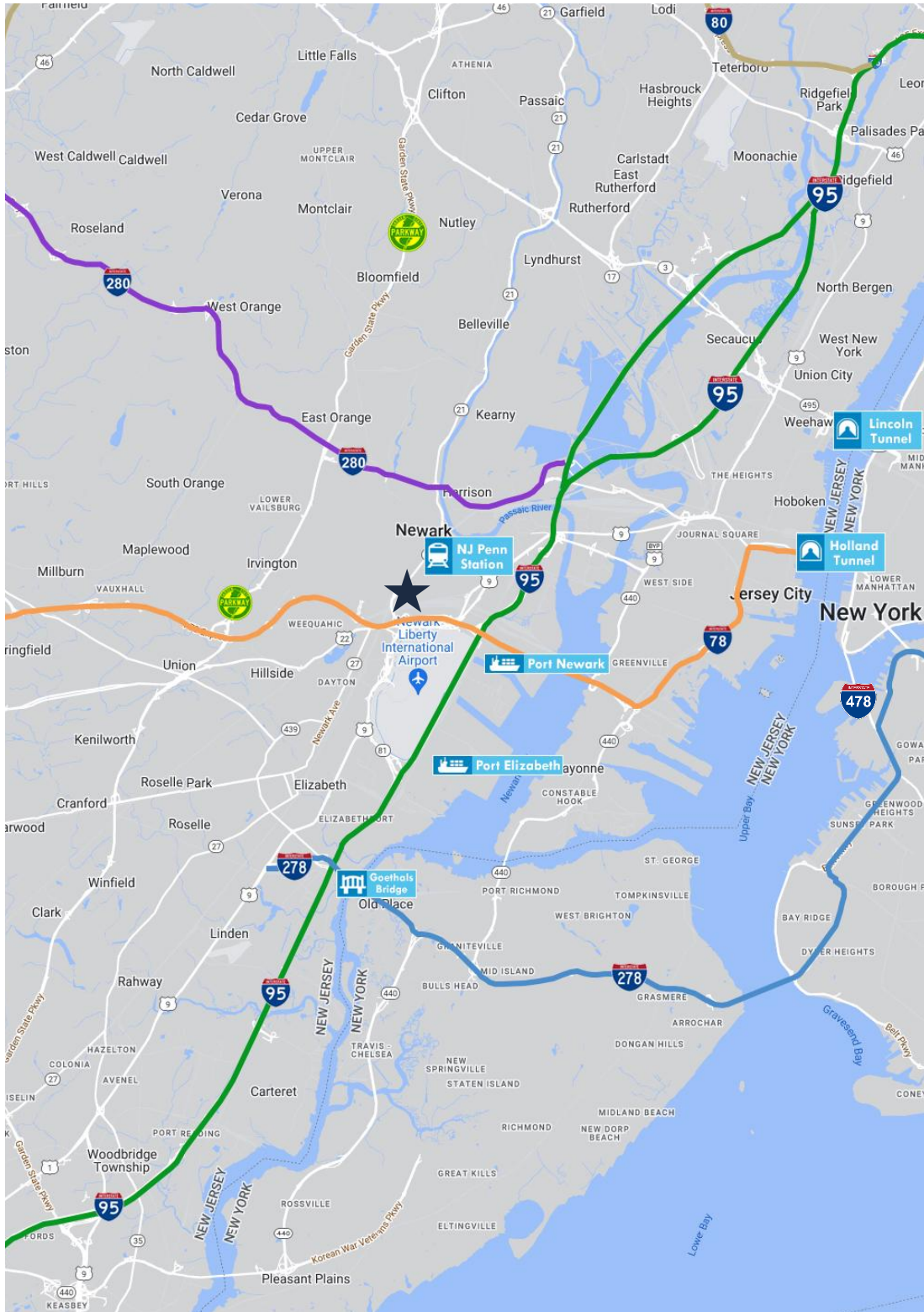
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ACCESSIBILITY



0.2 MI
Route 21



0.6 MI
I-78



1.6 MI
Penn Station



2.5 MI
Newark Airport



3.1 MI
I-95 Exit 13A



3.8 MI
Ports Newark
and Elizabeth



10.2 MI
Holland Tunnel



13.0 MI
Lincoln Tunnel

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