



## Specifications

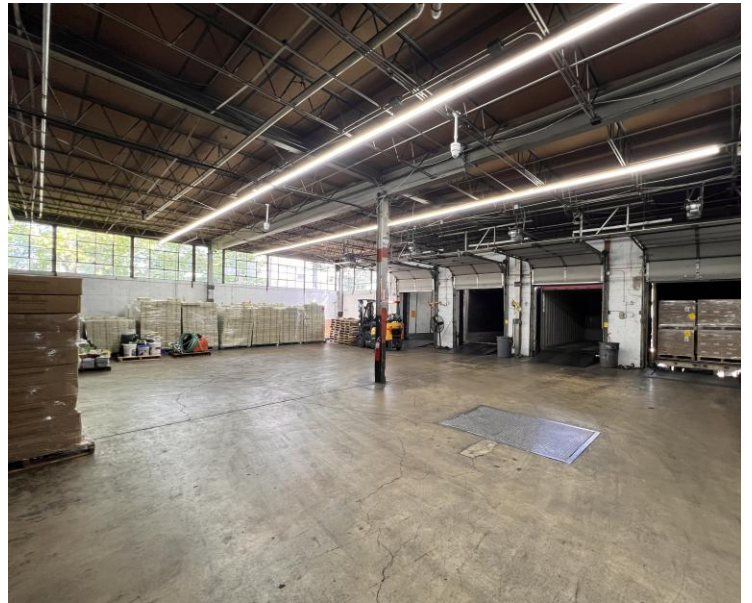
|                                                                                                                                  |                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| ±46,530 SF<br>TOTAL BUILDING SIZE                                                                                                | ±14' (30,042 SF Whse)<br>±24' (10,088 SF Whse)<br>±14' (6,400 SF Whse)<br>CEILING HEIGHTS |
| ±2.75 AC<br>TOTAL ACREAGE                                                                                                        |                                                                                           |
| Gas Suspended<br>HEAT                                                                                                            | 208VAC 3Ph 600Amp<br>POWER                                                                |
| Wet<br>SPRINKLER SYSTEM                                                                                                          | Solar Roof Panels<br>COMMENTS                                                             |
| 5 TB, 1 DI<br>LOADING                                                                                                            | \$104,953.50<br>TAXES (2026)                                                              |
| 70 Car Stalls<br>PARKING                                                                                                         |                                                                                           |
| C/I<br>ZONING                                                                                                                    |                                                                                           |
| 0.4 Miles to Route 22<br>1.6 Miles to I-78<br>3.1 Miles to GSP Exit 140<br>10.5 Miles to Ports Newark/Elizabeth<br>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**  
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**Jack Schlenger, Associate, 973.379.6644 x 239, jack@blauberg.com**

**FOR LEASE** | 1160 SPRINGFIELD ROAD | UNION, NJ

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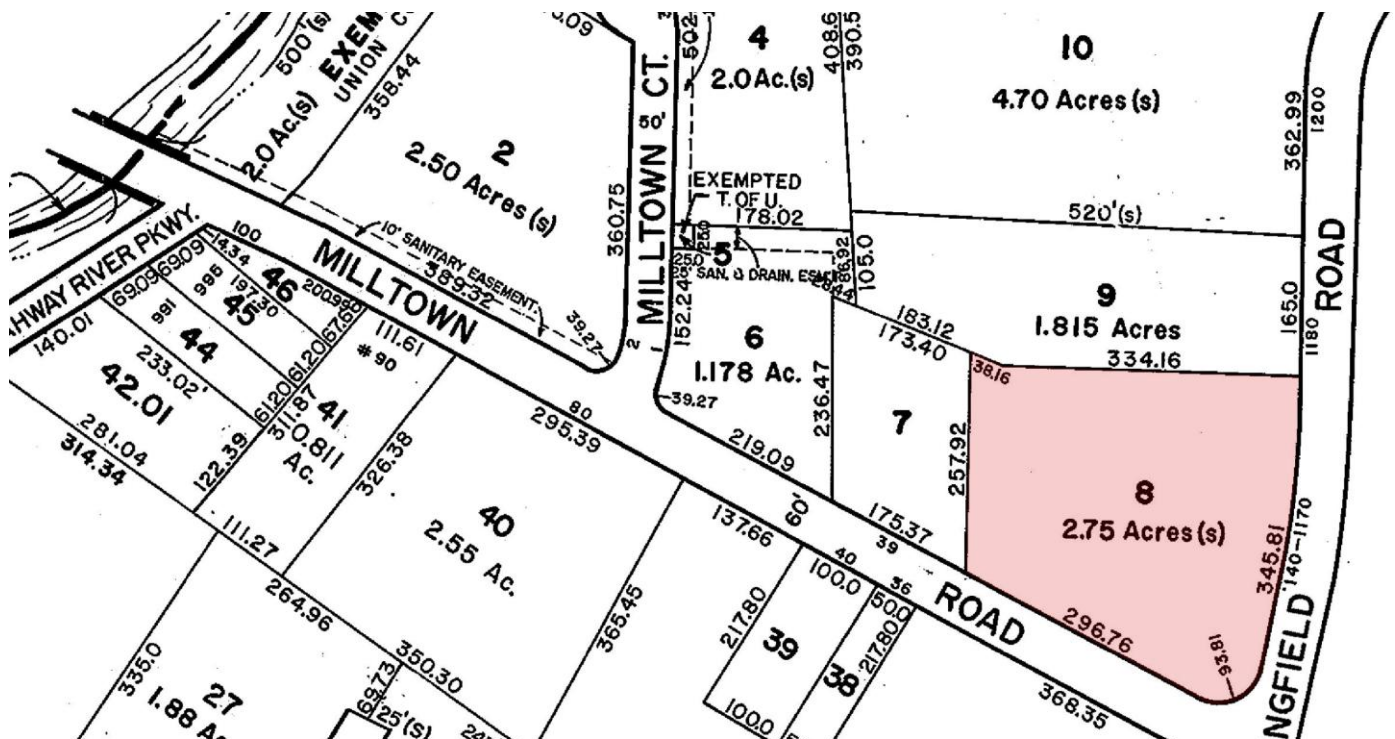
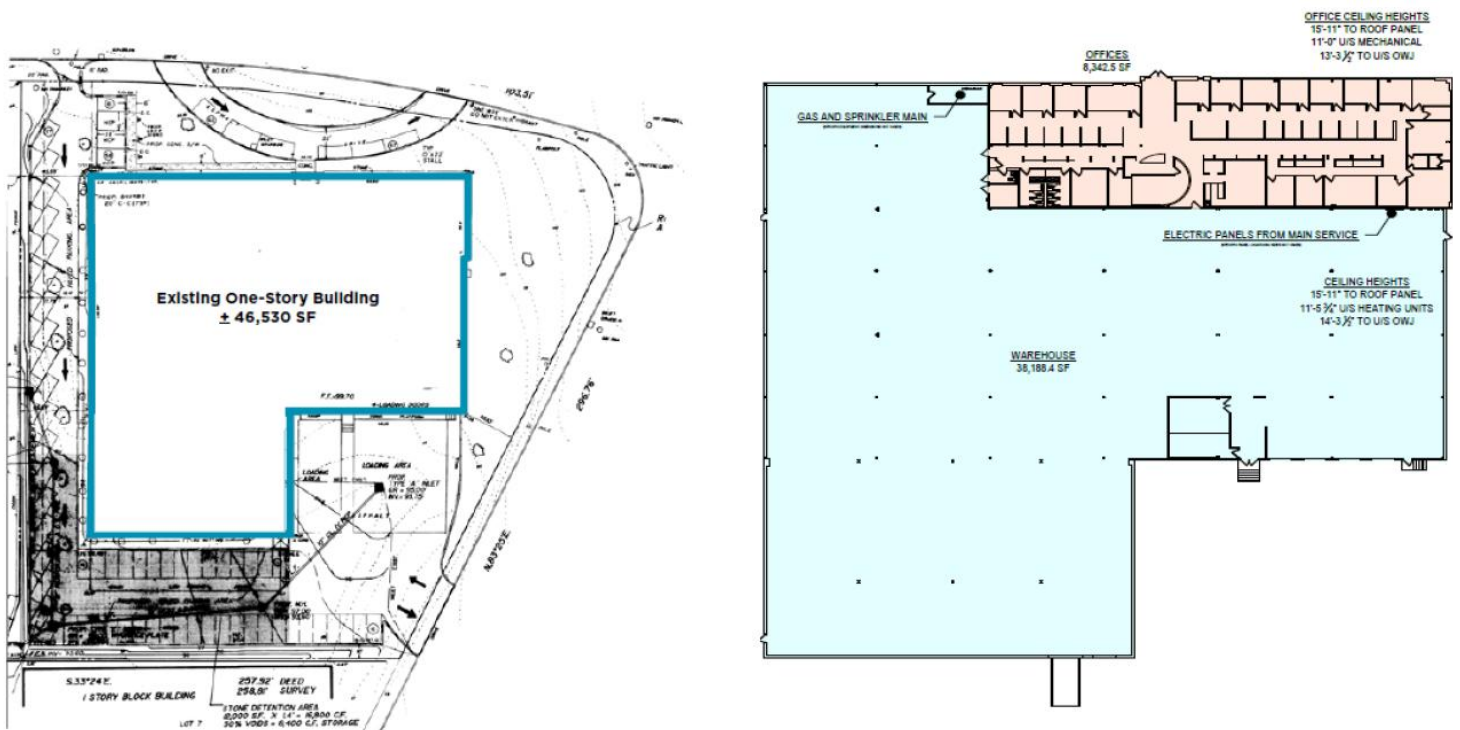
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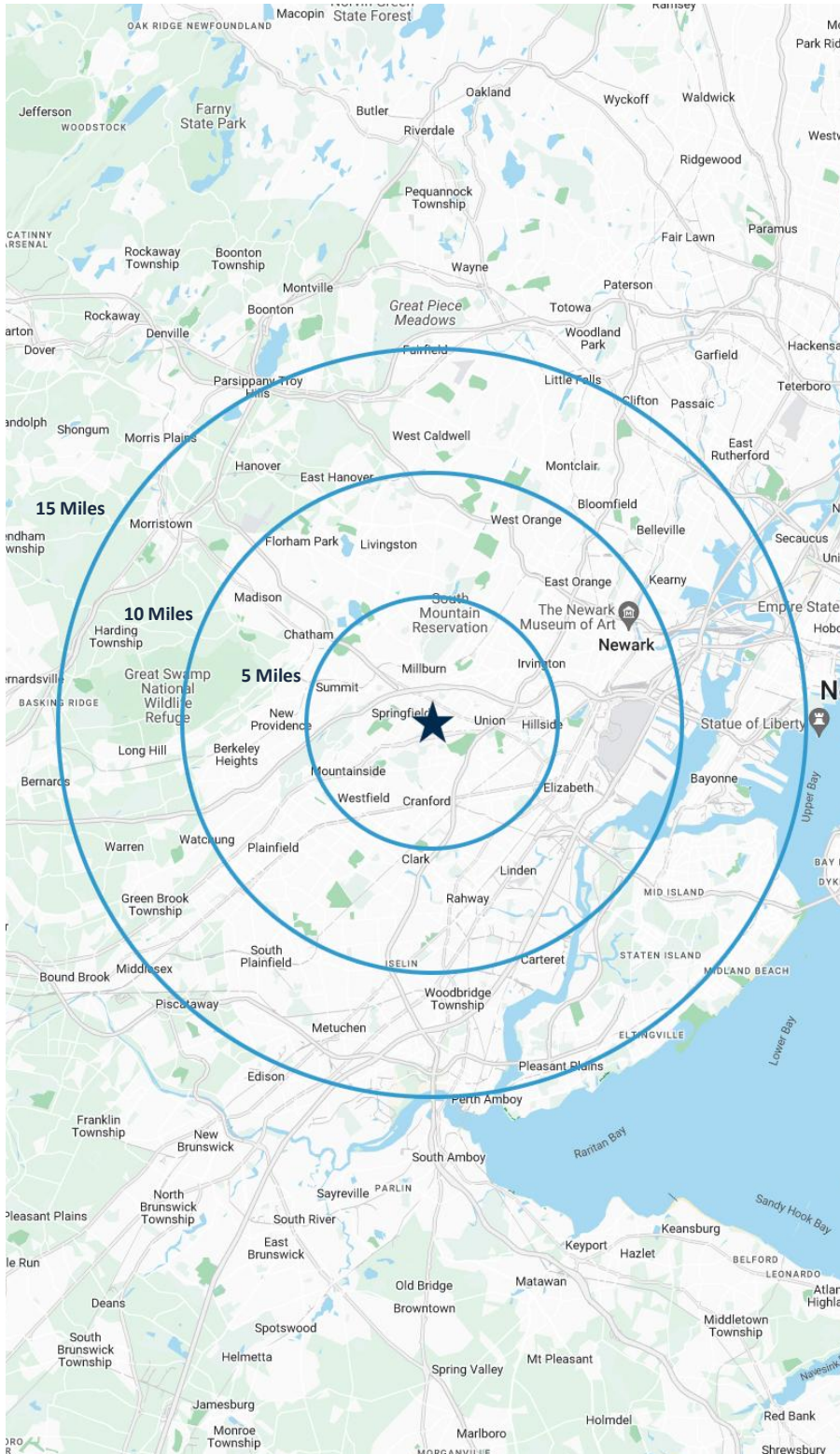
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## 5 MILES

- Total Population: 492,732
- Households: 176,924
- Median Household Income: \$124,112
- Average Household Size: 2.8
- Transportation to Work: 270,632
- Labor Force: 396,640

## 10 MILES

- Total Population: 1.7M
- Households: 615,623
- Median Household Income: \$106,774
- Average Household Size: 2.7
- Transportation to Work: 882,923
- Labor Force: 1.36M

## 15 MILES

- Total Population: 3.41M
- Households: 1.26M
- Median Household Income: \$113,360
- Average Household Size: 2.7
- Transportation to Work: 1.8M
- Labor Force: 2.77M

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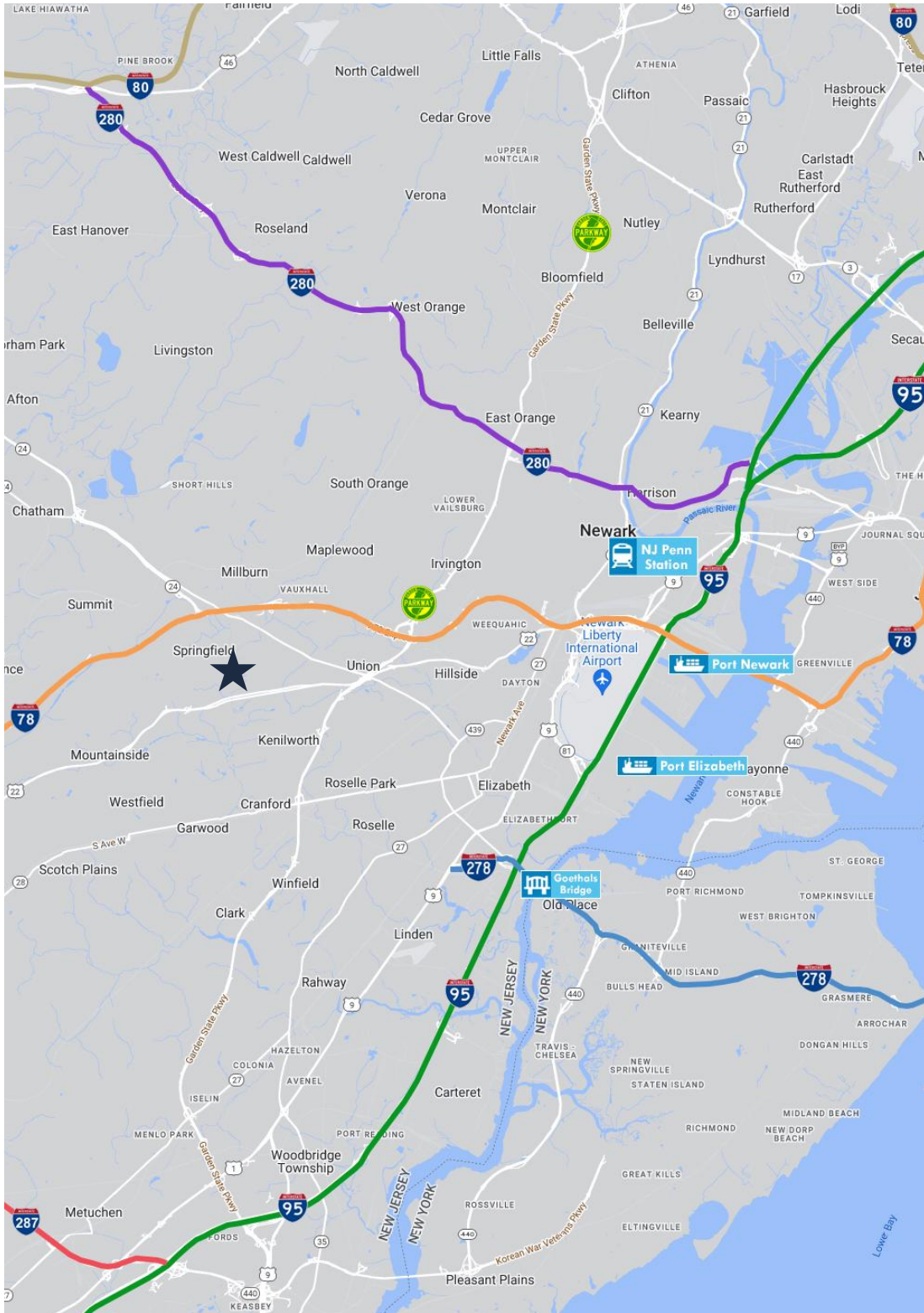
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### ACCESSIBILITY



0.4 MI  
Route 22



1.6 MI  
I-78



3.1 MI  
GSP Exit 140



7.6 MI  
I-95 Exit 14



10.3 MI  
EWR



10.5 MI  
Ports Newark  
and Elizabeth



10.4 MI  
Penn Station



18.2 MI  
Holland Tunnel



19.4 MI  
Lincoln Tunnel

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