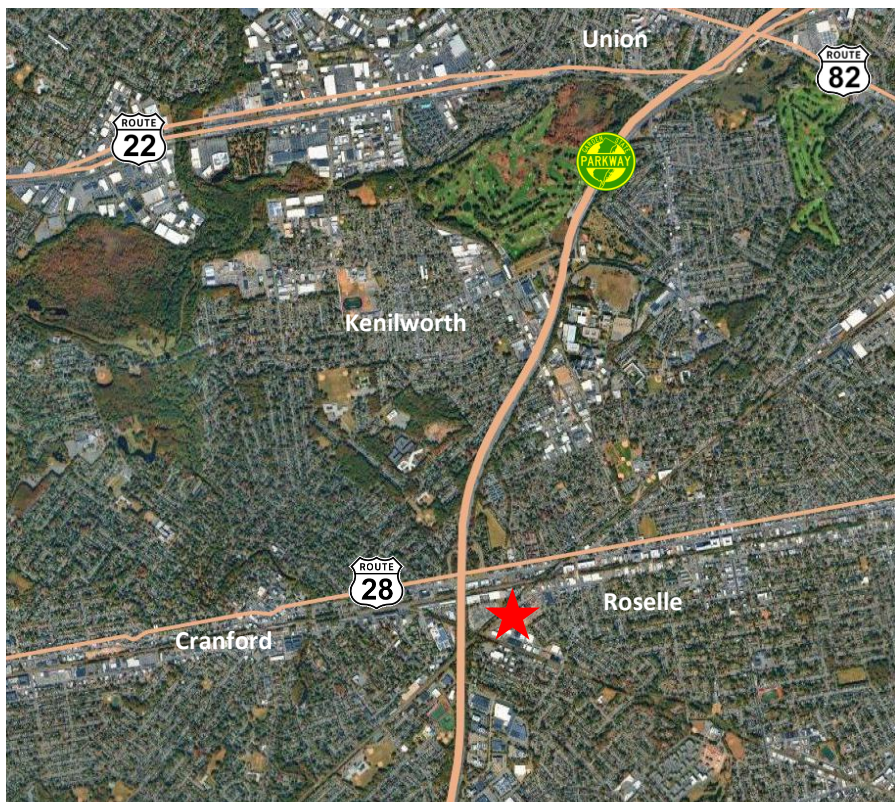




Specifications

±14,071 SF
TOTAL BUILDING SIZE

±8.7 AC
LOT SIZE

4 Drive-In Doors (14' x 16')
LOADING

19'8" Clear
CEILING HEIGHT

Paved, Fenced and Lit Site
2 Points of Ingress / Egress
COMMENT

1.8 Miles to GSP Exit 137
4.1 Miles to US Hwy 1 & 9
4.5 Mile to I-78 Exit 52
11 Miles 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
aconte@blauberg.com

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



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., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



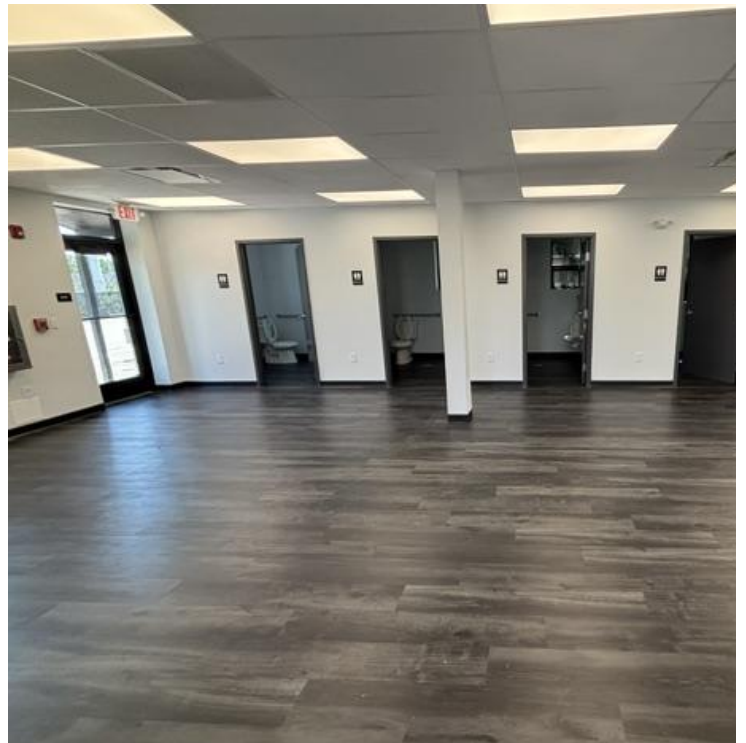
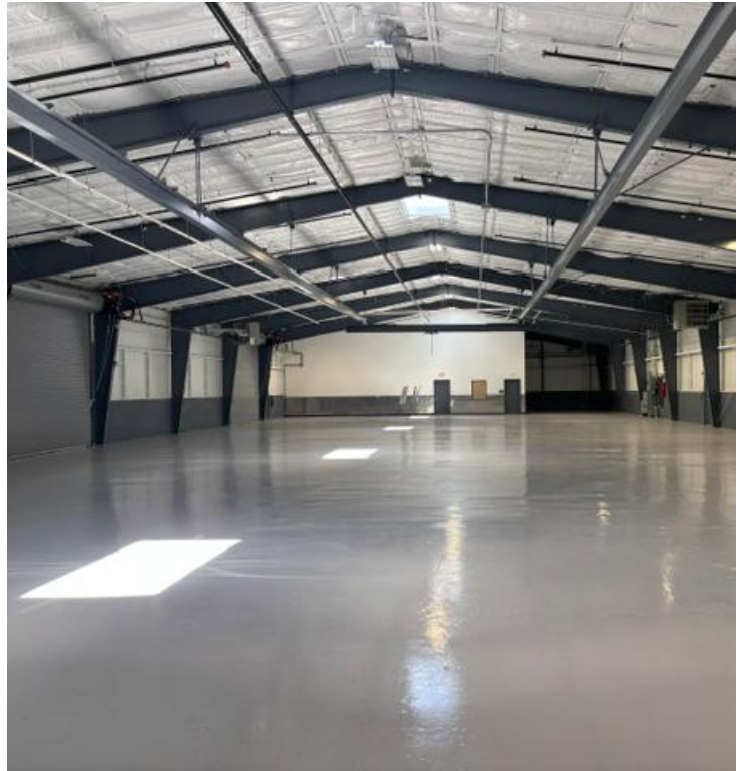
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



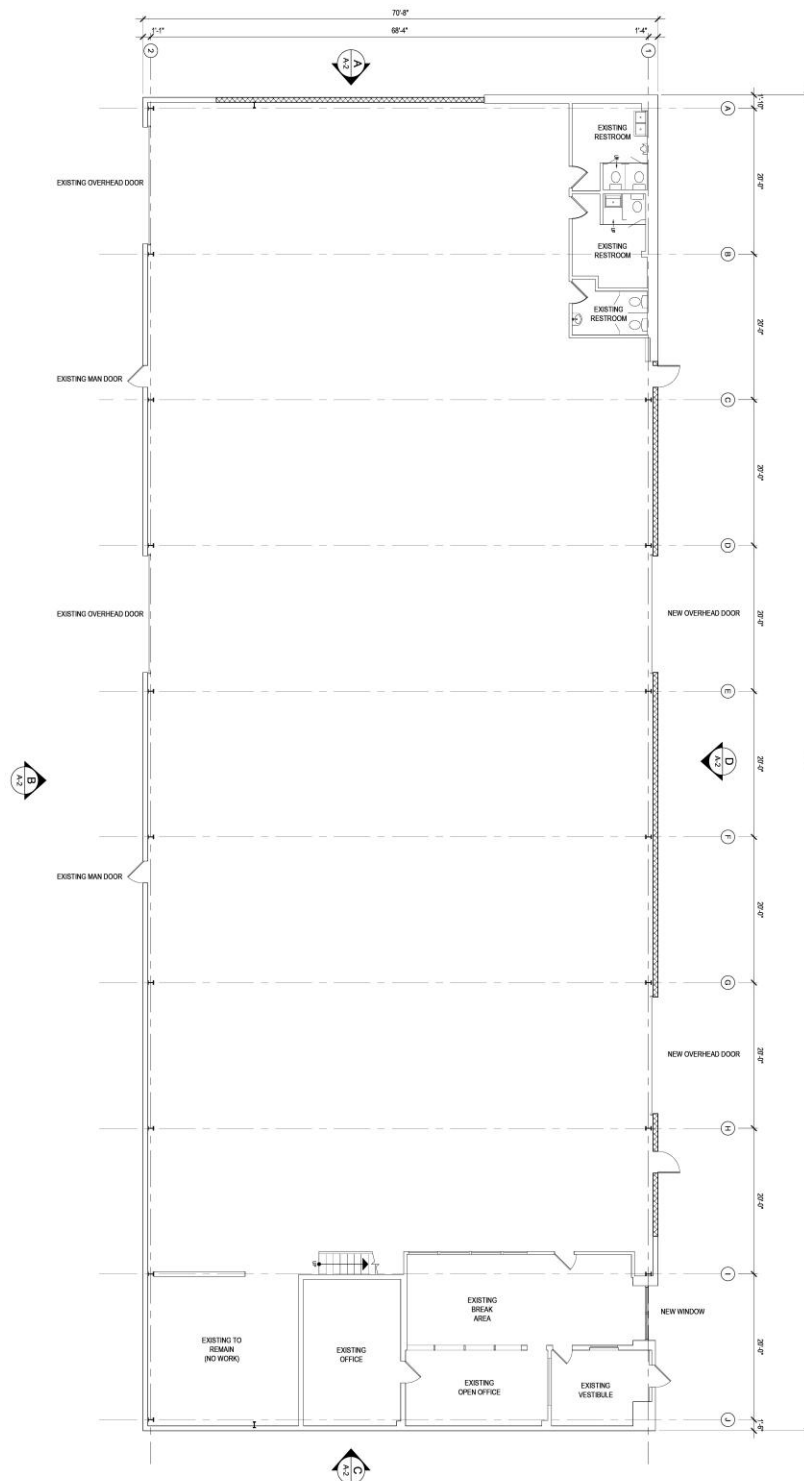
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



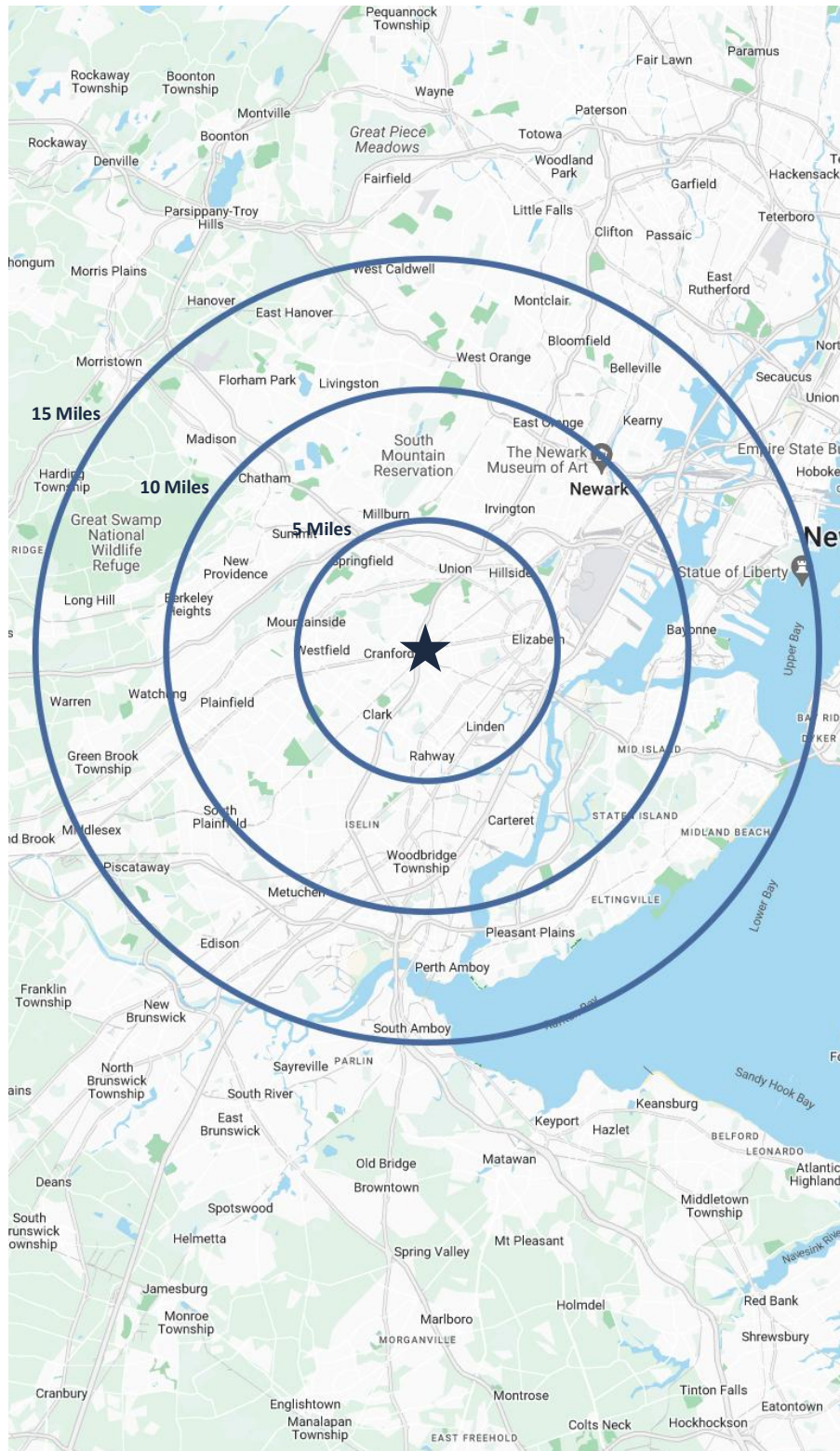
Ground
Floor Plan

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., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com



5 MILES

- Total Population: 530,023
- Households: 191,309
- Median Household Income: \$117,977
- Average Household Size: 2.7
- Transportation to Work: 275,804
- Labor Force: 424,096

10 MILES

- Total Population: 1.98M
- Households: 710,919
- Median Household Income: \$112,423
- Average Household Size: 2.7
- Transportation to Work: 980,448
- Labor Force: 1.58M

15 MILES

- Total Population: 3.8M
- Households: 1.41M
- Median Household Income: \$118,740
- Average Household Size: 2.6
- Transportation to Work: 1.95M
- Labor Force: 3.08M

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., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

1.8 MI
GSP Exit 137



1.8 MI
Route 27



2.8 MI
Route 22



4.1 MI
US Hwy 1 & 9



4.5 MI
I-278



4.5 MI
I-78 Exit 52



5.3 MI
Goethals Bridge



5.2 MI
I-95 Exit 13



11.0 MI
Newark Airport



12.3 MI
Ports Newark
& Elizabeth

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



THE BLAU & BERG COMPANY