

Specifications

±30,000 SF TOTAL BUILDING SIZE	Wet SPRINKLER SYSTEM
±0.76 AC TOTAL ACREAGE	±18' CEILING HEIGHT
±18,000 SF UNIT A – FOR LEASE	2 DI LOADING
±12,000 SF UNIT B – FOR LEASE	Clear Span COLUMN SPACING
±30,000 SF TOTAL UNIT – FOR SALE	
Gas Suspended HEAT	
M-3 Industrial ZONING	
\$12.75 PSF NNN LEASE TERMS	
\$198 PSF SALE PRICE	

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

Jason M. Crimmins, CCIM, SIOR
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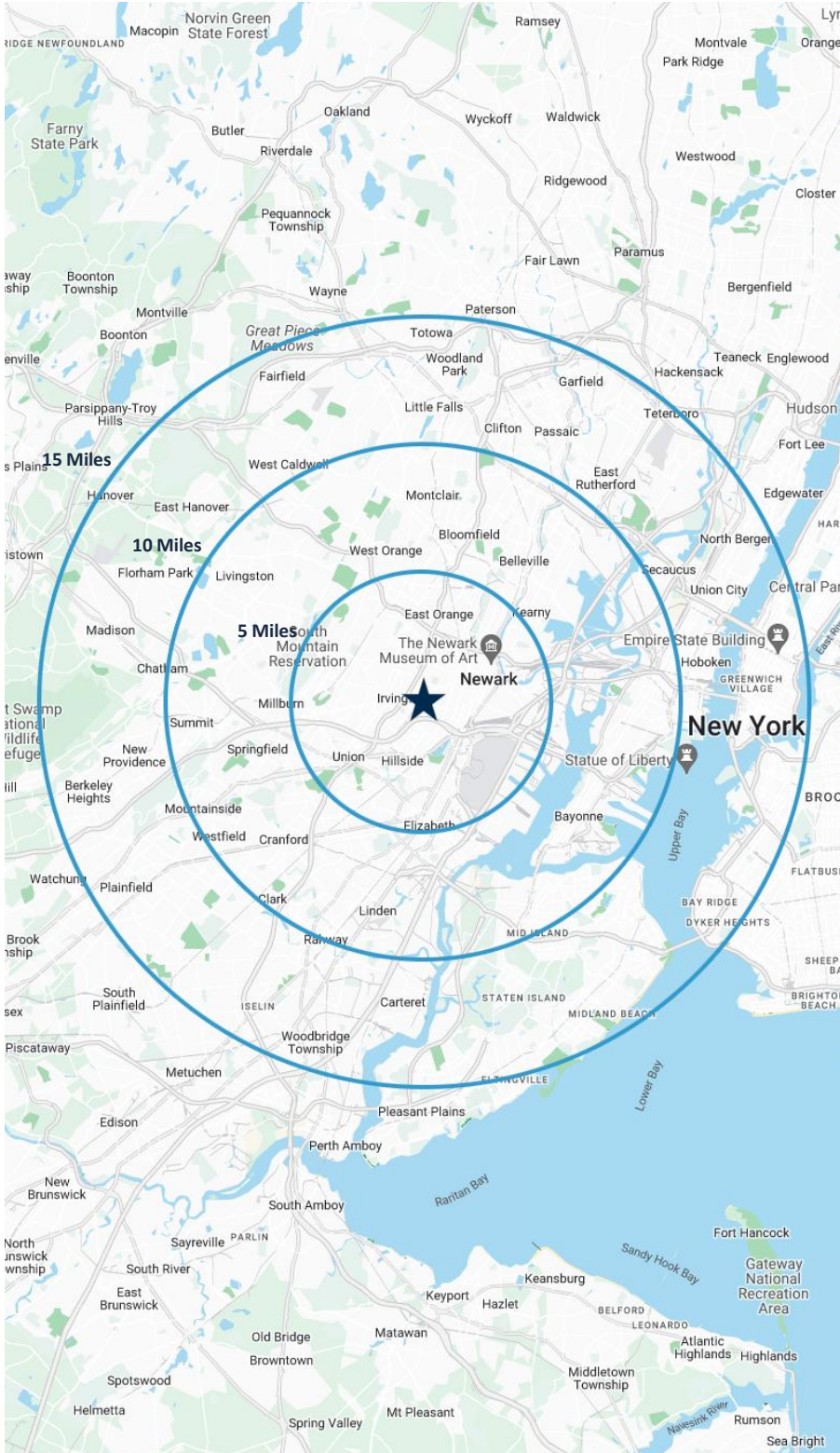
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5 MILES

- Total Population: 878,643
- Households: 317,712
- Median Household Income: \$105,341
- Average Household Size: 2.7
- Transportation to Work: 431,522
- Labor Force: 698,563

10 MILES

- Total Population: 2.27M
- Households: 849,867
- Median Household Income: \$146,332
- Average Household Size: 2.6
- Transportation to Work: 1.17M
- Labor Force: 1.83M

15 MILES

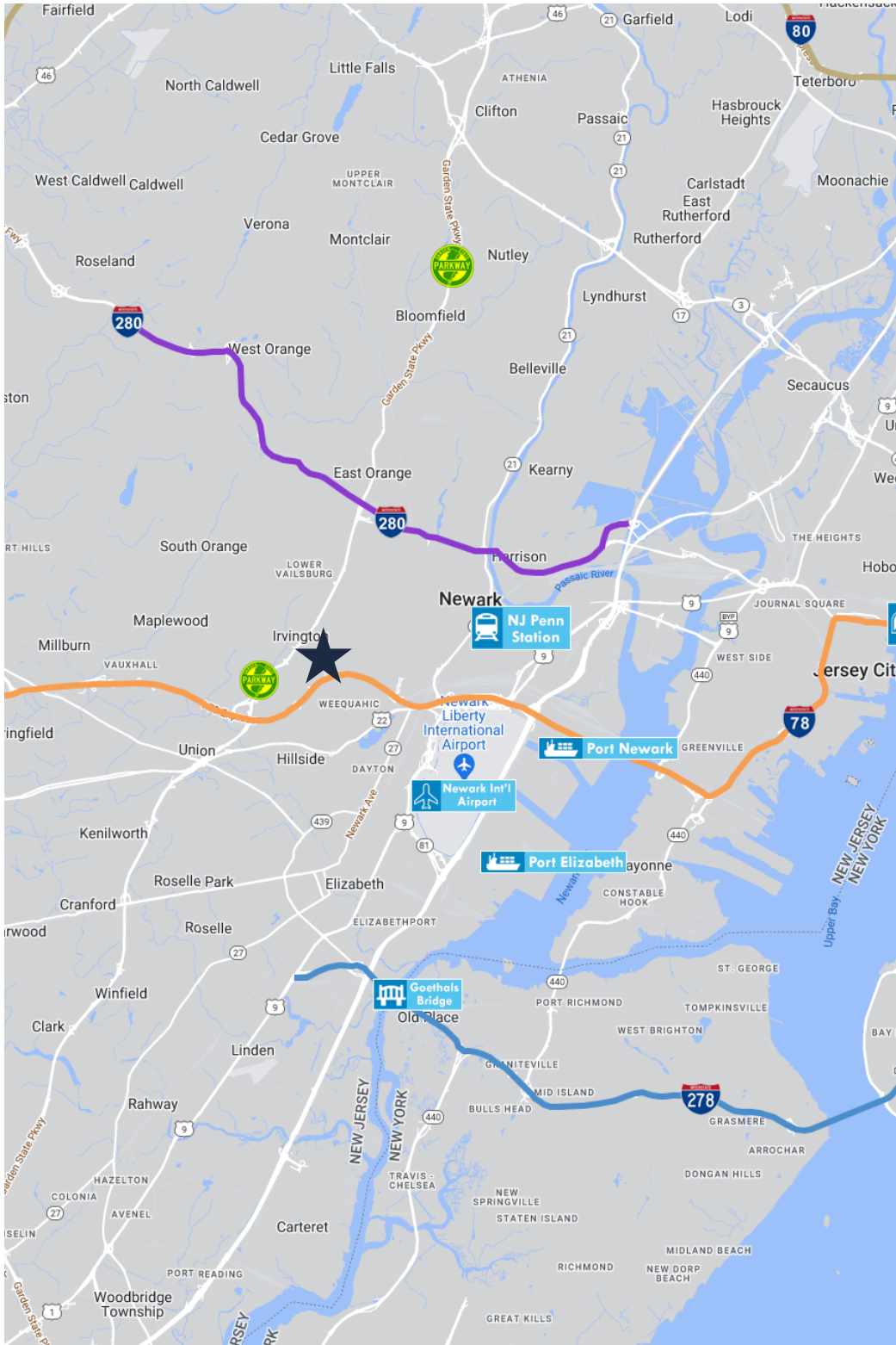
- Total Population: 6.59M
- Households: 2.65M
- Median Household Income: \$174,962
- Average Household Size: 2.4
- Transportation to Work: 3.53M
- Labor Force: 5.42M

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ACCESSIBILITY

-  2.1 MI
I-78
-  2.9 MI
GSP
-  3.0 MI
Newark Airport
-  4.5 MI
Penn Station
-  8.0 MI
Ports Newark and Elizabeth
-  12.0 MI
Holland Tunnel
-  12.6 MI
Goethals Bridge
-  17.6 MI
Lincoln Tunnel

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