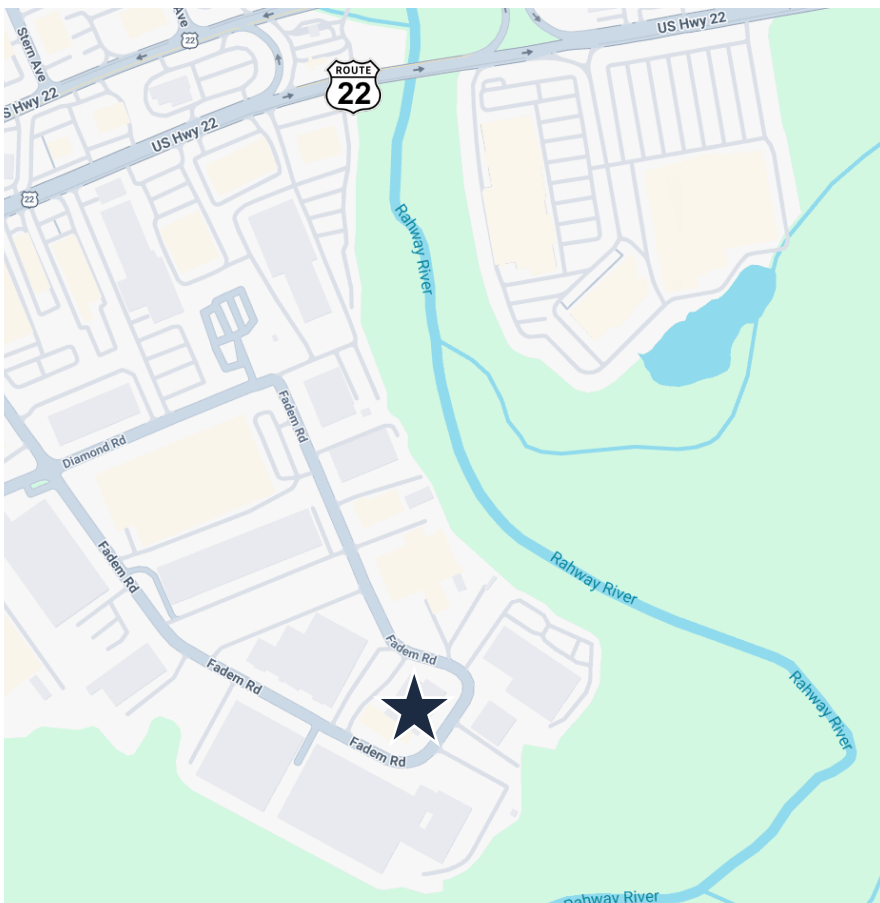




Specifications

±8,550 SF
BUILDING SIZE

±3,250 SF
(Office Footprint Can Be Reduced)
OFFICE SPACE

20'
CEILING HEIGHT

1 Loading Dock
LOADING

400 Amps, 3 Phase
POWER

±1.41 AC
Block 3802, Lot 4
LOT SIZE

\$92,999.50
TAXES (2025)

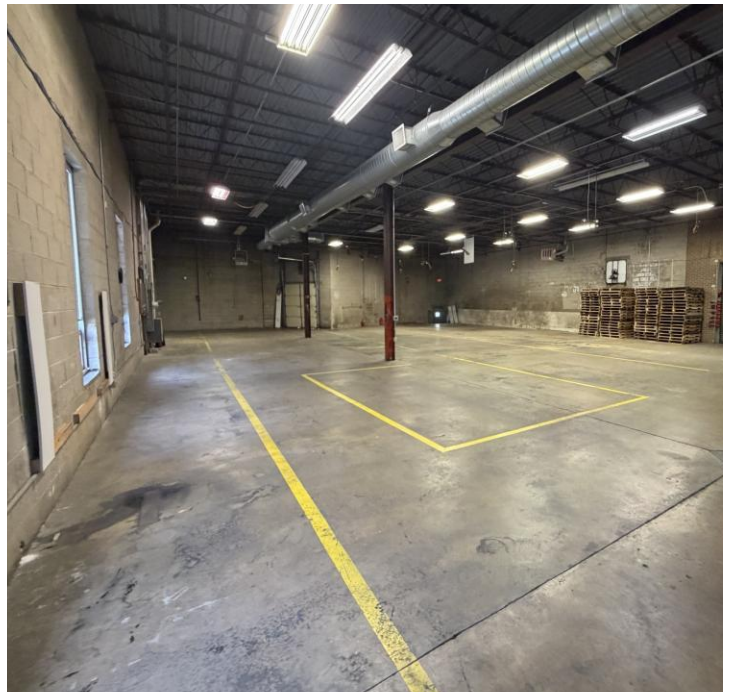
Full AC in Warehouse / Office
COMMENT

\$16.50 PSF NNN
LEASE RATE

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

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

FOR LEASE | 49 FADEM ROAD | SPRINGFIELD, NJ

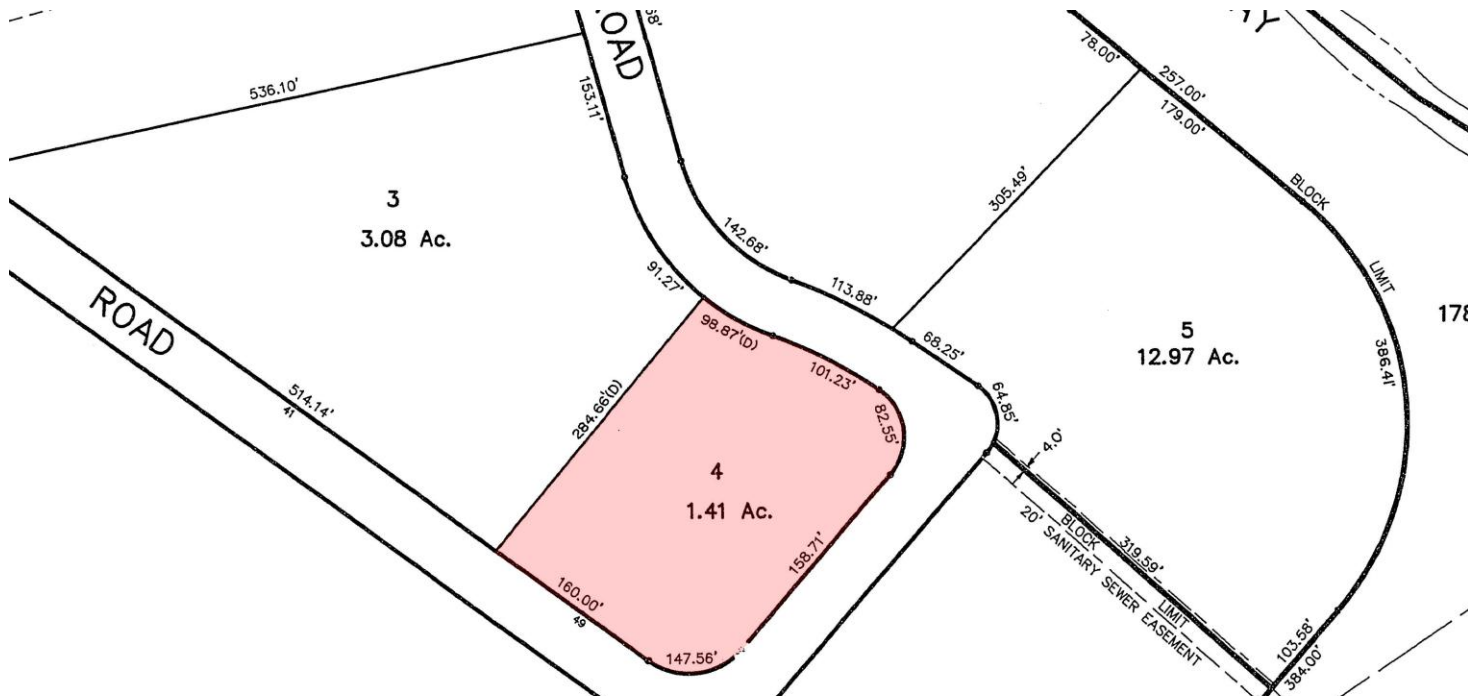


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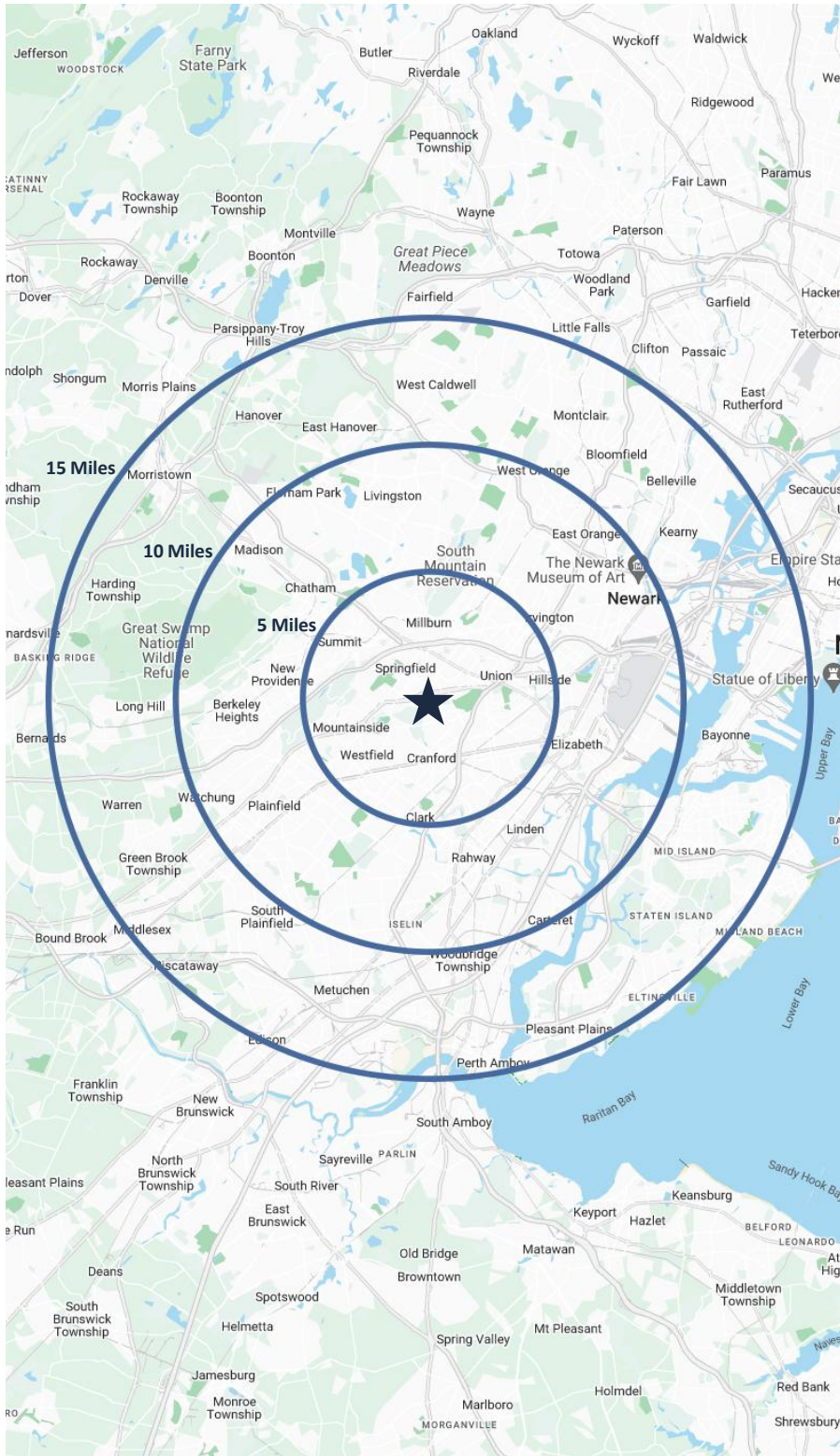




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5 MILES

- Total Population: 453,536
- Households: 162,474
- Median Household Income: \$142,152
- Average Household Size: 2.8
- Transportation to Work: 240,703
- Labor Force: 361,964

10 MILES

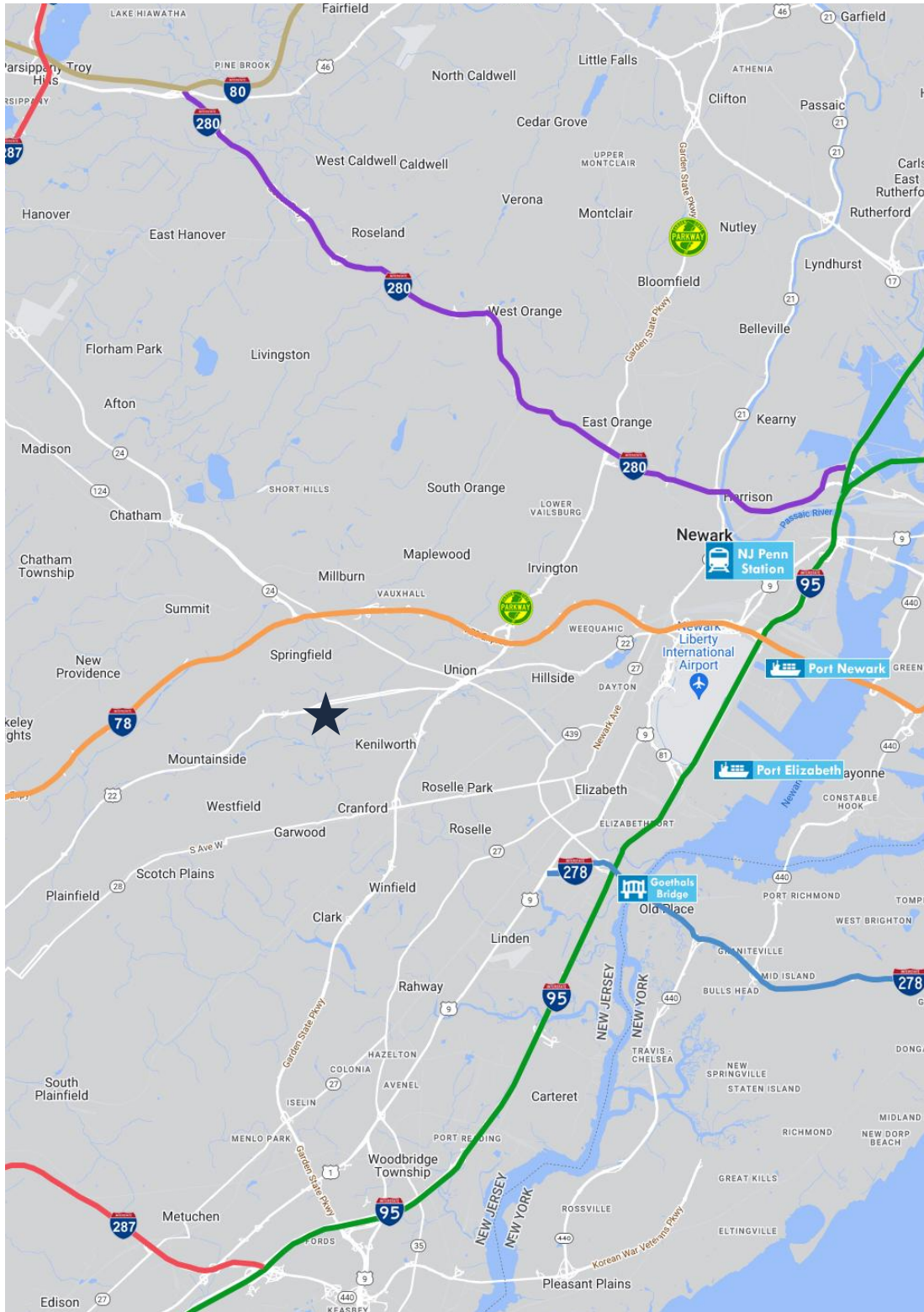
- Total Population: 1.71M
- Households: 610,870
- Median Household Income: \$111,976
- Average Household Size: 2.8
- Transportation to Work: 857,254
- Labor Force: 1.37M

15 MILES

- Total Population: 3.4M
- Households: 1.24M
- Median Household Income: \$116,456
- Average Household Size: 2.7
- Transportation to Work: 1.74M
- Labor Force: 2.74M

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ACCESSIBILITY



0.6 MI
Route 22



3.8 MI
GSP Exit 140



6.0 MI
Route 24



6.0 MI
I-78 Exit 45



8.5 MI
US 1 & 9



9.9 MI
EWR



10.2 MI
I-95 Exit 14



13.2 MI
Ports Newark
& Elizabeth

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