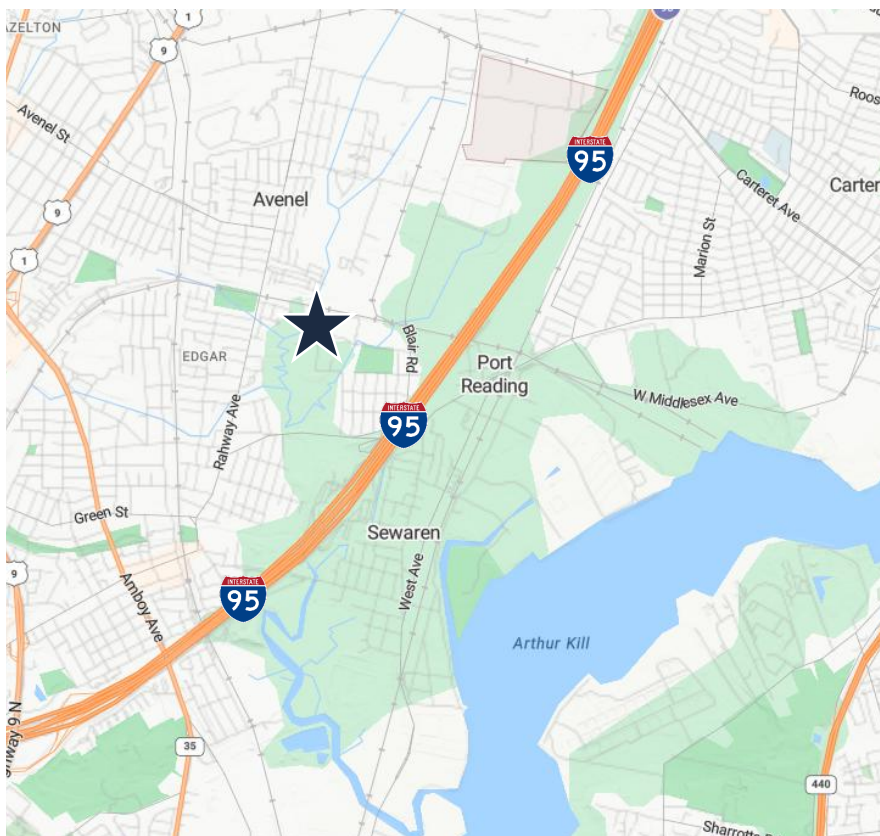


**\$13.75 PSF NNN
REDUCED LEASE RATE**



Specifications

±90,956 SF TOTAL BUILDING SIZE	±4,700 SF OFFICE AREA
22' Clear CEILING HEIGHT	40' x 30' COLUMNS
2 Drive-Ins GRADE LEVEL DOORS	52 Car Stalls PARKING
Wet System SPRINKLER	Gas Fired HEAT
11 Dock Doors (2 Interior) LOADING DOCKS	
±\$2.40 PSF TAXES (2025)	
July 2026 OCCUPANCY	
2.3 Miles to Newark Airport	
2.4 Miles to I-78	
5.6 Miles to Ports Newark/Elizabeth	
ACCESSIBILITY	

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

Christian Walsifer, CCIM, SIOR
Executive Senior Director

David A. Thomas, SIOR
Executive Director
973.379.6644 x 125
DATHomas@blauberg.com

FOR LEASE | 400 MARKLEY STREET | PORT READING, NJ



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

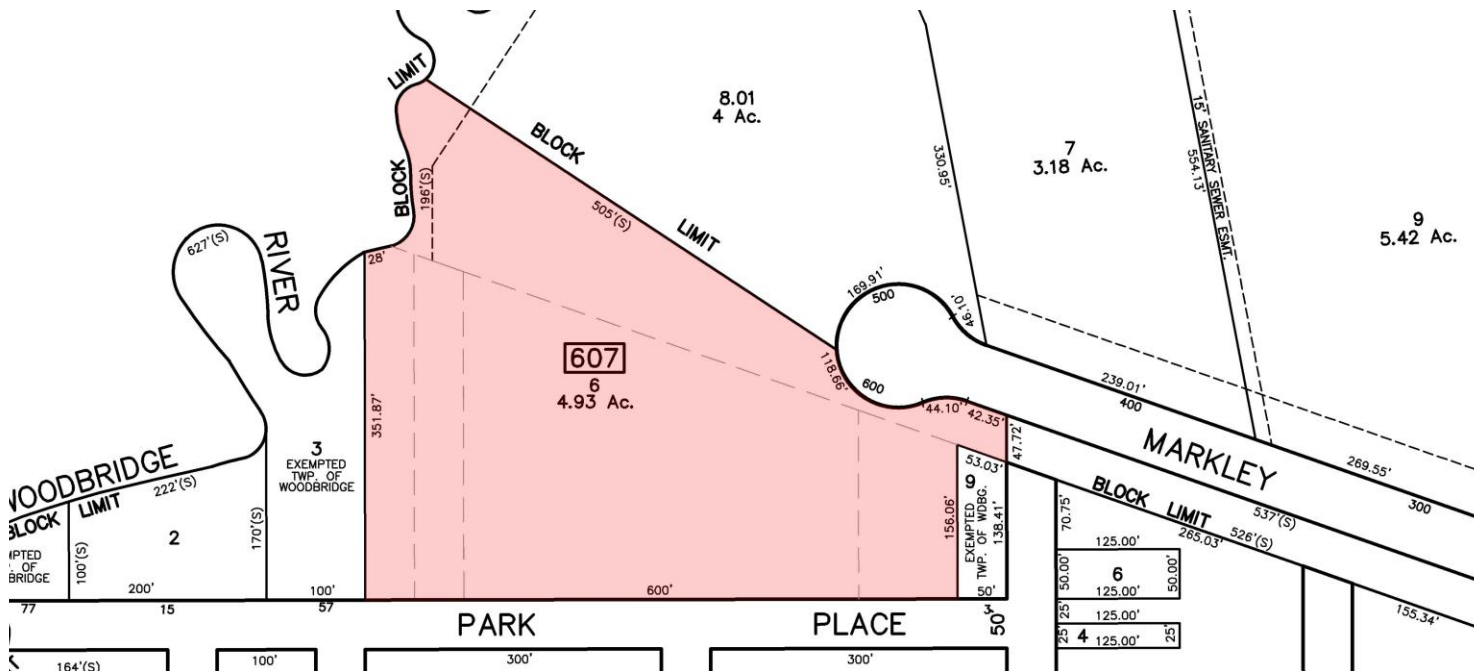
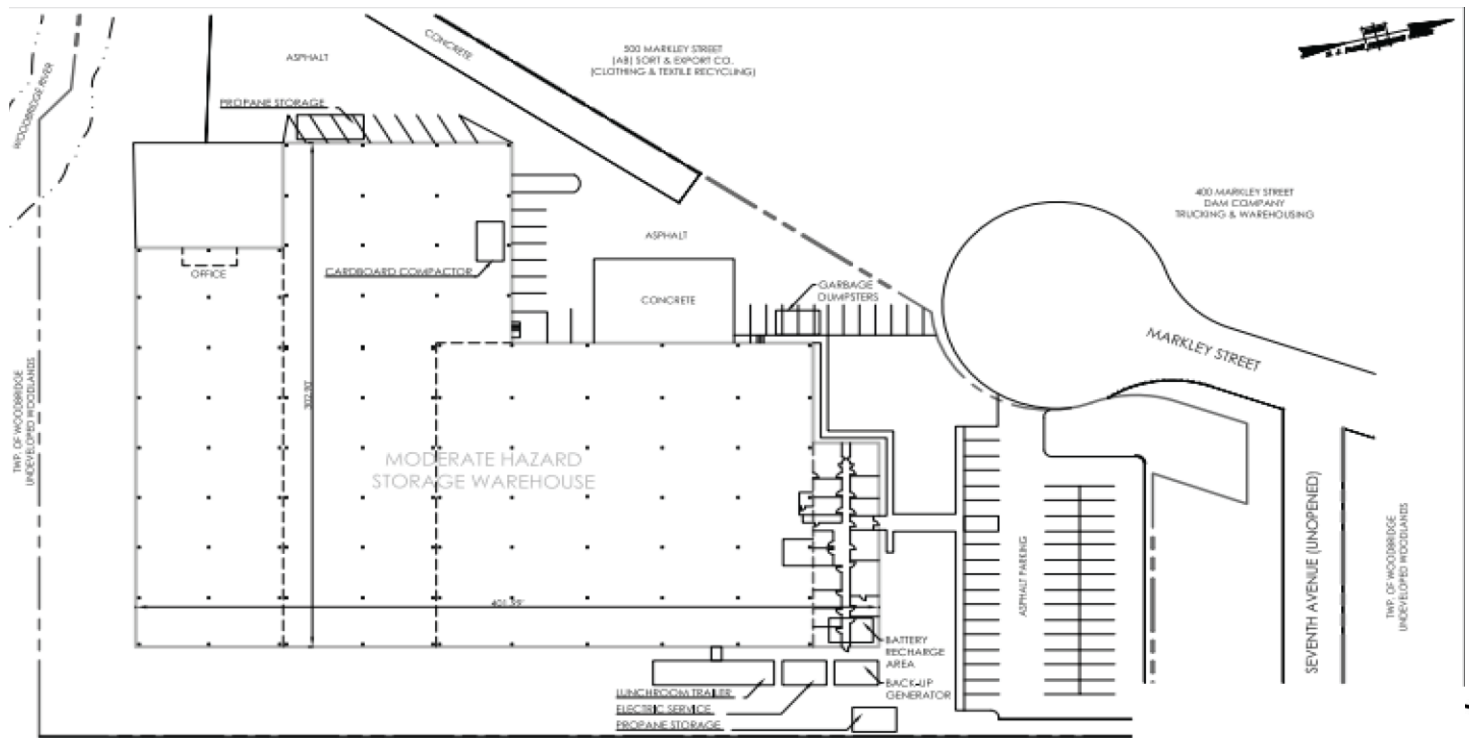
Christian Walsifer, CCIM, SIOR
Executive Senior Director

David A. Thomas, SIOR
Executive Director
973.379.6644 x 125
DAThomas@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 LEASE | 400 MARKLEY STREET | PORT READING, NJ



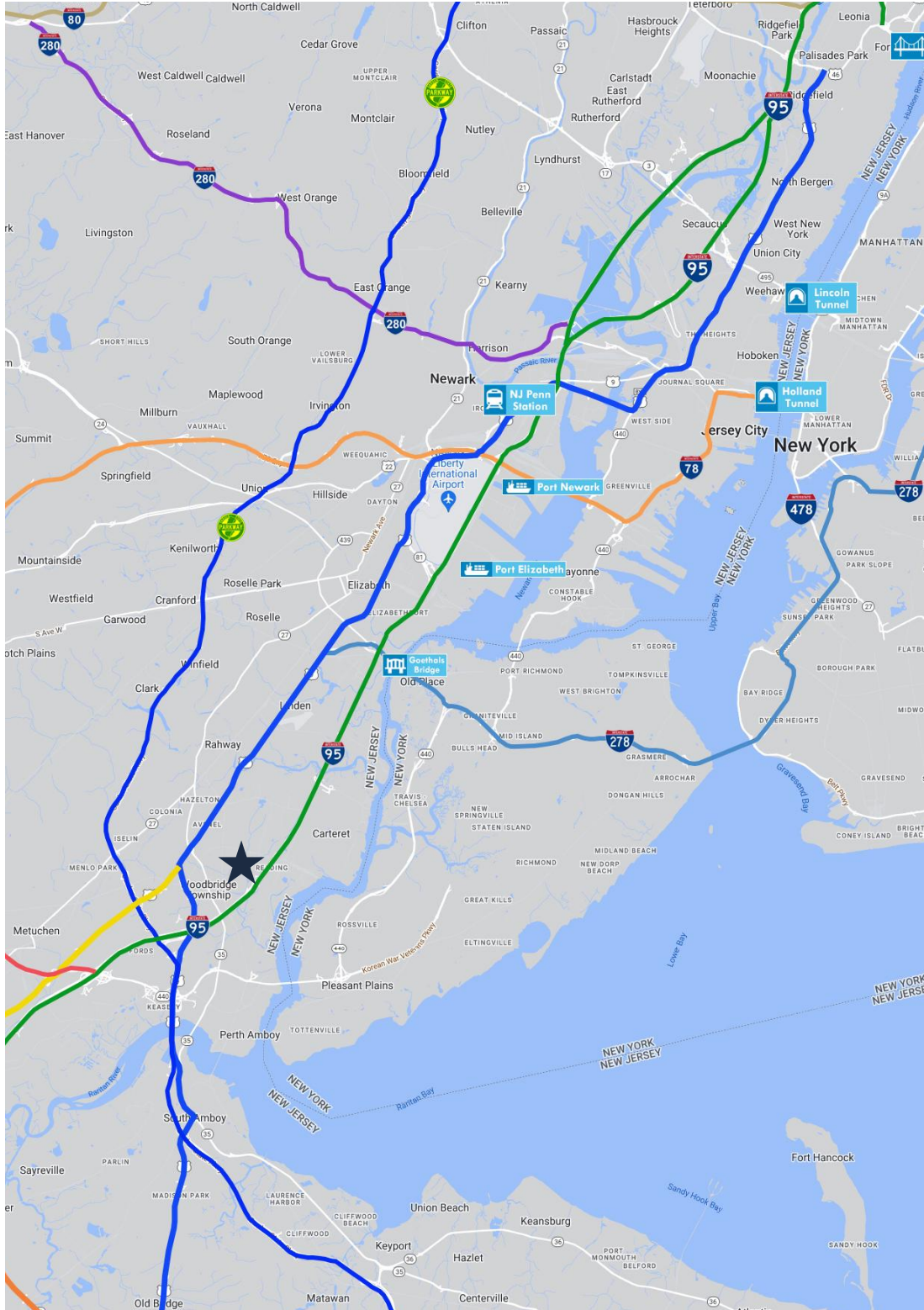
For additional property information or to arrange an inspection,
please contact the exclusive brokers:

Christian Walsifer, CCIM, SIOR
Executive Senior Director

David A. Thomas, SIOR
Executive Director
973.379.6644 x 125
DATHomas@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.





ACCESSIBILITY



4.5 MI
I-95 Exit 12



7.5 MI
I-278



8.7 MI
Goethals Bridge



12.7 MI
Newark Airport

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

Christian Walsifer, CCIM, SIOR
Executive Senior Director

David A. Thomas, SIOR
Executive Director
973.379.6644 x 125
DATHomas@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.