

**Specifications**

<b>±247,446 SF</b> TOTAL BUILDING SIZE	<b>±6.69 AC</b> TOTAL LOT SIZE
<b>±66,163 SF</b> AVAILABLE 1 <sup>ST</sup> FLOOR	<b>±59,854 SF</b> AVAILABLE BASEMENT
<b>±4,800 SF</b> AVAILABLE OFFICE	<b>17</b> TRAILER STALLS
<b>43</b> CAR SPACES	<b>1</b> DRIVE-IN DOOR
<b>6</b> DOCK-HIGH DOORS	<b>40'5" x 60'0"</b> COLUMN SPACING
<b>±16' First Floor</b> <b>±10' Basement</b> CEILING HEIGHTS	<b>±\$2.36 PSF</b> TAXES (2025)
<b>\$16.00 PSF NNN - 1<sup>st</sup> Floor</b>	
<b>\$6.00 PSF NNN - Basement</b>	
LEASE RATES	
<b>2 Miles to Elizabeth Port Areas</b>	
<b>2.6 Miles to EWR</b>	
ACCESSIBILITY	

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

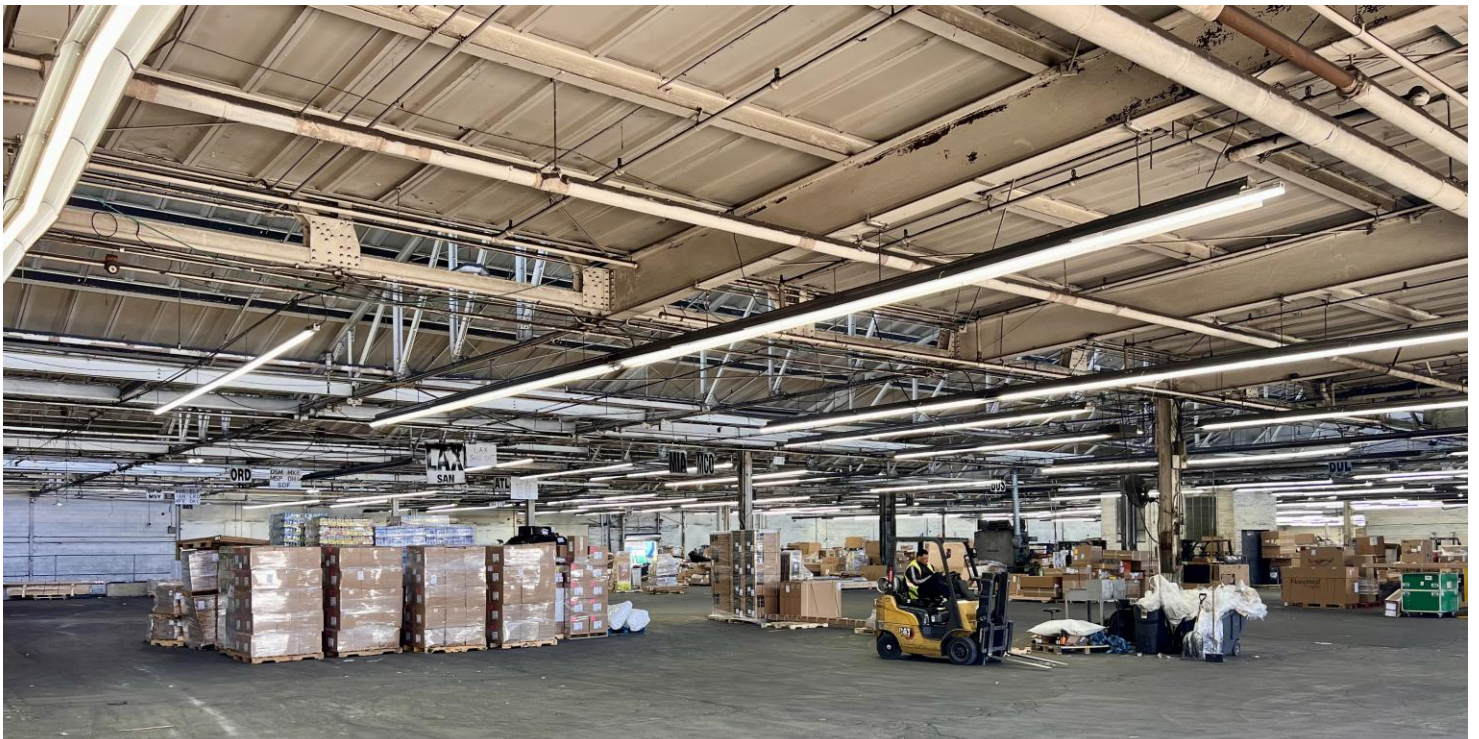
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FOR LEASE | 327-347 1<sup>ST</sup> STREET | ELIZABETH, NJ

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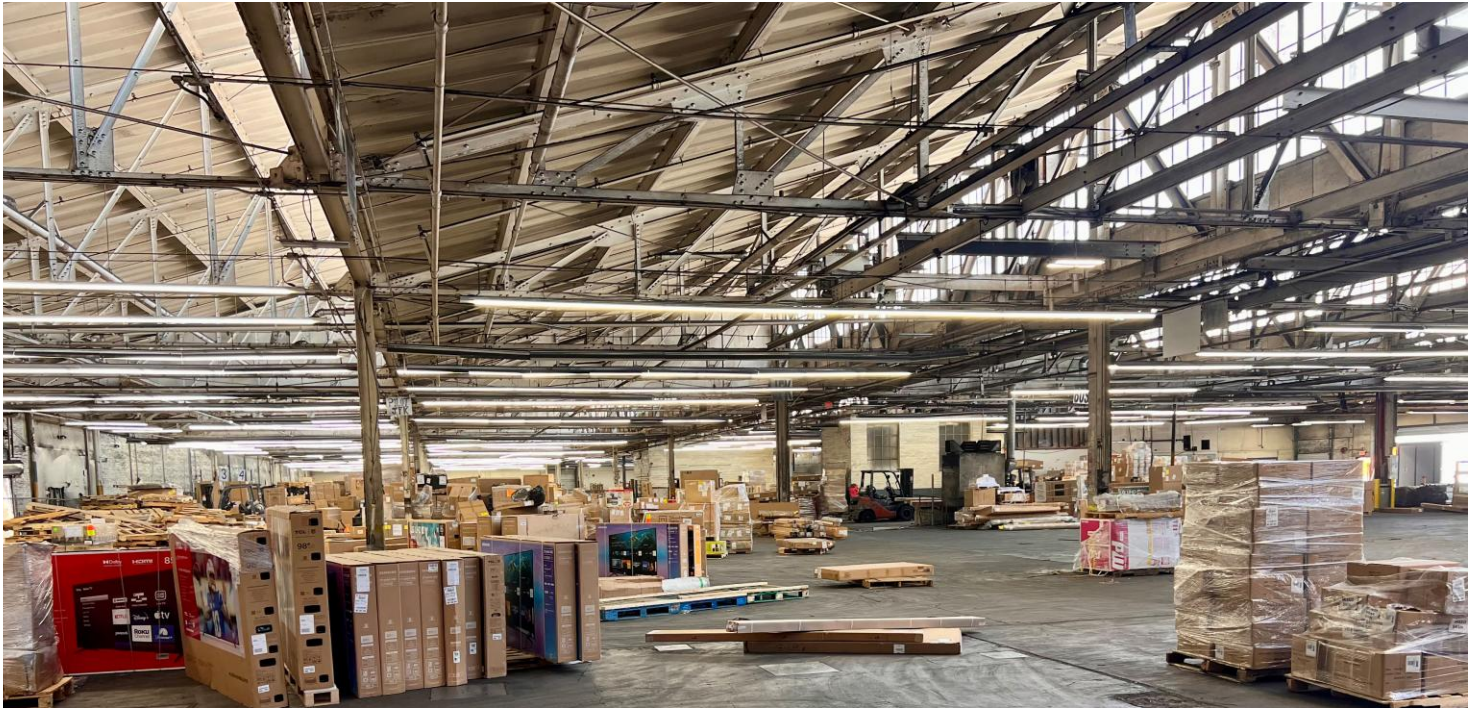
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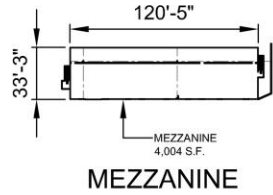
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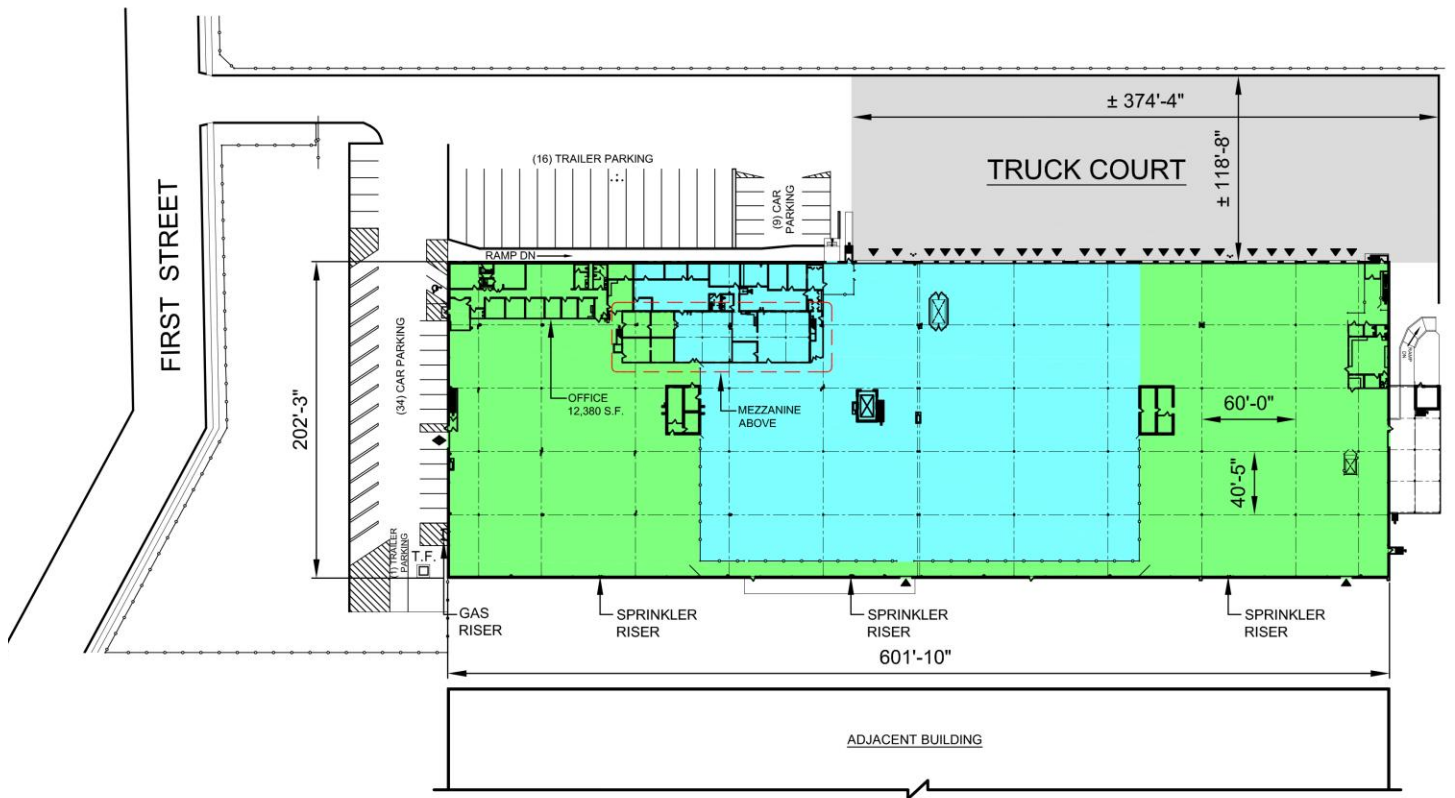
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= 66,163 SF Available Space



1st FLOOR

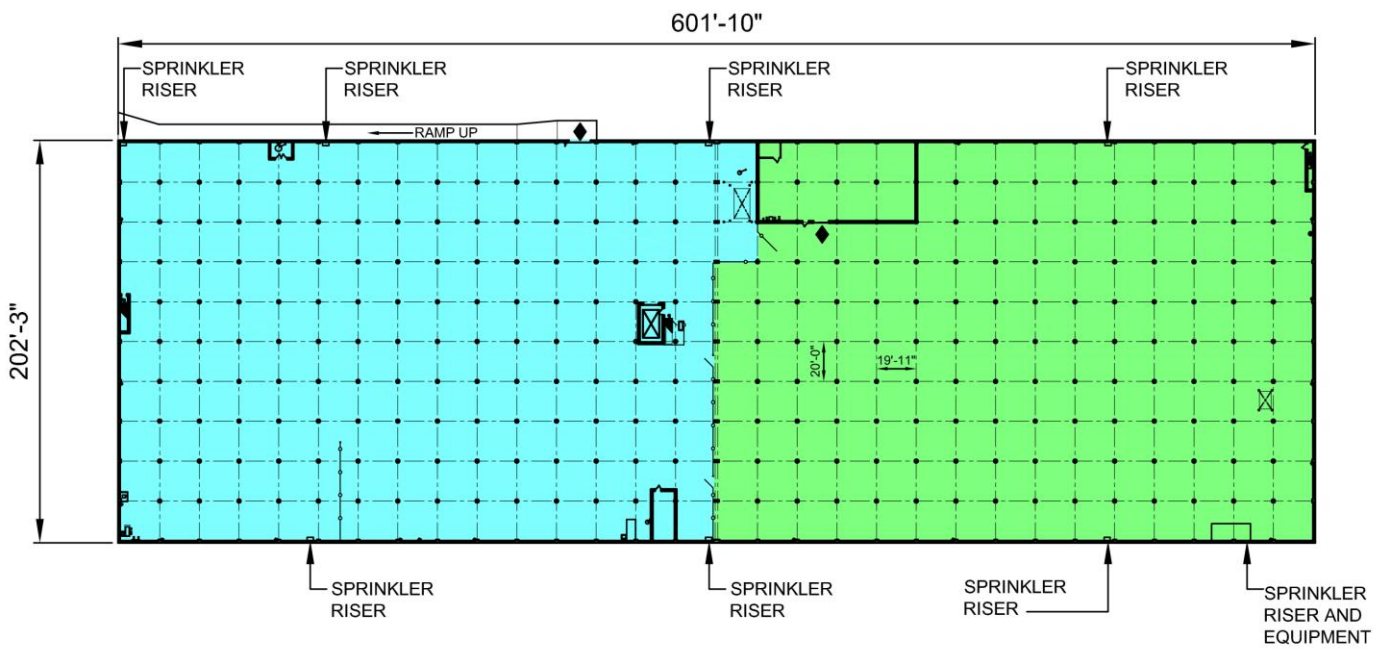
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 = 59,854 SF Available Space



**BASEMENT**

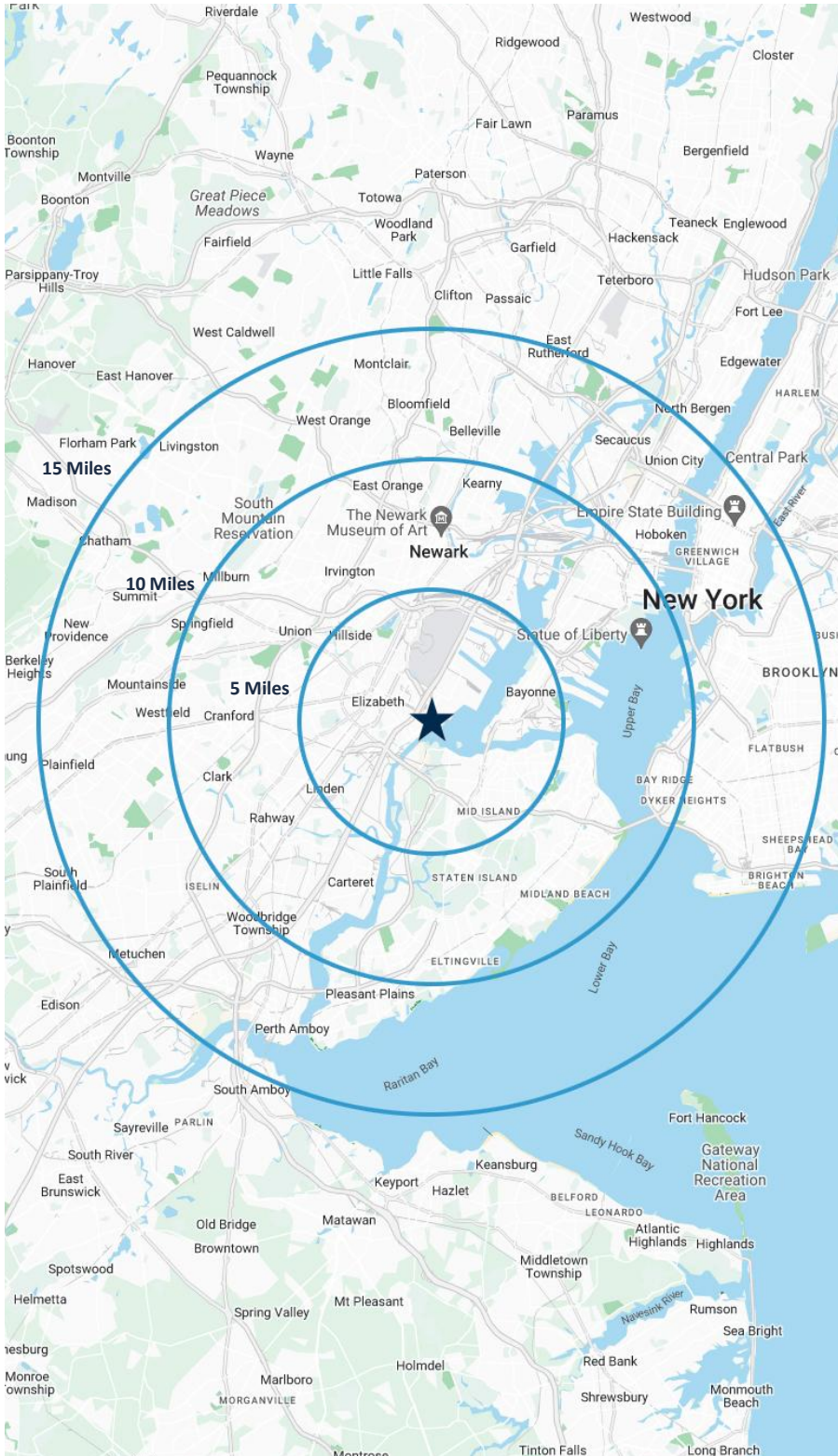
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### 5 MILES

- Total Population: 586,827
- Households: 205,207
- Median Household Income: \$87,821
- Average Household Size: 2.8
- Transportation to Work: 291,023
- Labor Force: 468,092

### 10 MILES

- Total Population: 2.72M
- Households: 1.02M
- Median Household Income: \$103,179
- Average Household Size: 2.6
- Transportation to Work: 1.42M
- Labor Force: 2.19M

### 15 MILES

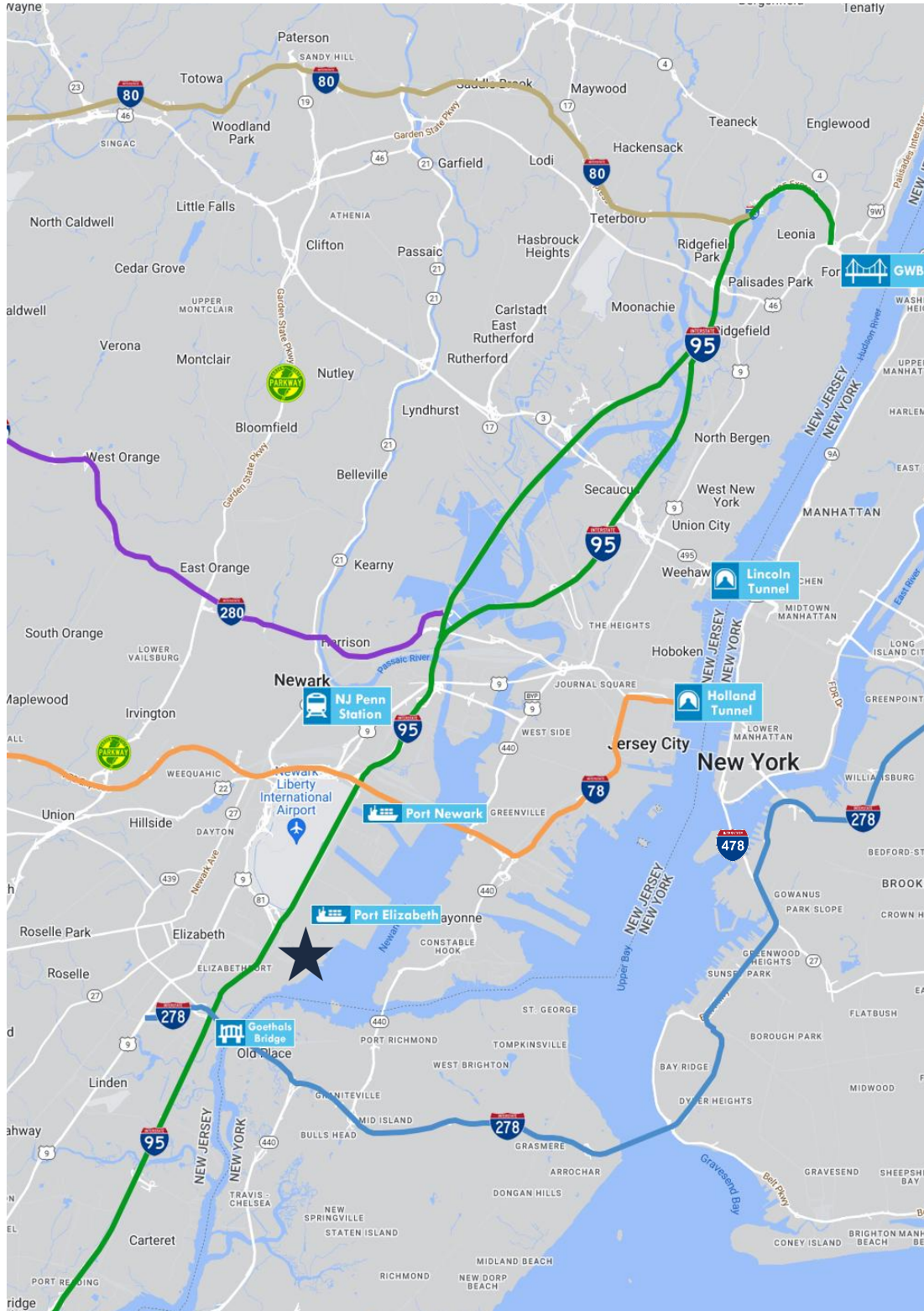
- Total Population: 7.12M
- Households: 2.87M
- Median Household Income: \$113,308
- Average Household Size: 2.4
- Transportation to Work: 3.82M
- Labor Force: 5.85M

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**ACCESSIBILITY**



2.0 MI  
Elizabeth Port  
Areas



2.3 MI  
I-95 Exit 13A



2.4 MI  
US Hwy 1 & 9



2.6 MI  
Newark Airport



4.6 MI  
I-278



5.8 MI  
Goethals Bridge



13.8 MI  
Holland Tunnel

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