

**Specifications**

±65,000 SF on ±2.15 AC  
AVAILABLE SPACE

±3,000 SF  
OFFICE SPACE

20' Clear  
CEILING HEIGHT

4  
LOADING DOCKS

2  
DRIVE-INS

M-2  
ZONING

Call for Pricing  
LEASE

±30,000 SF (440 Allwood Road)

±85,000 SF (440 Allwood Road)

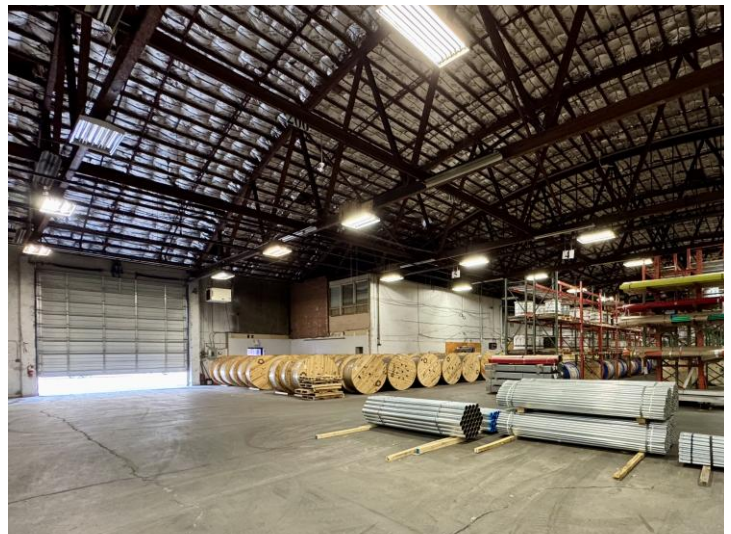
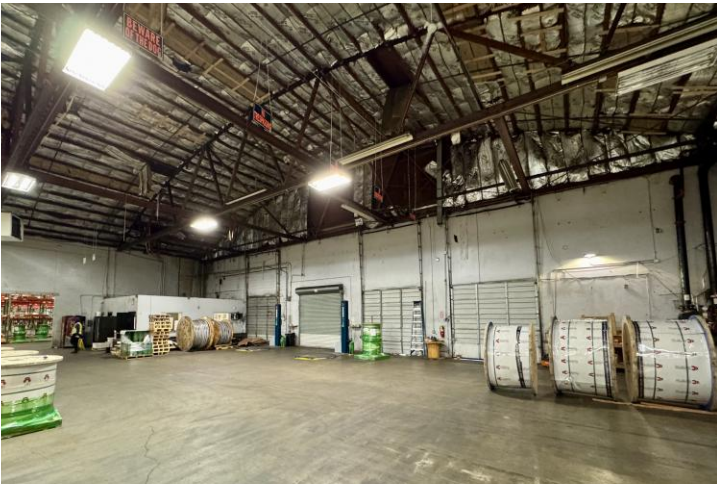
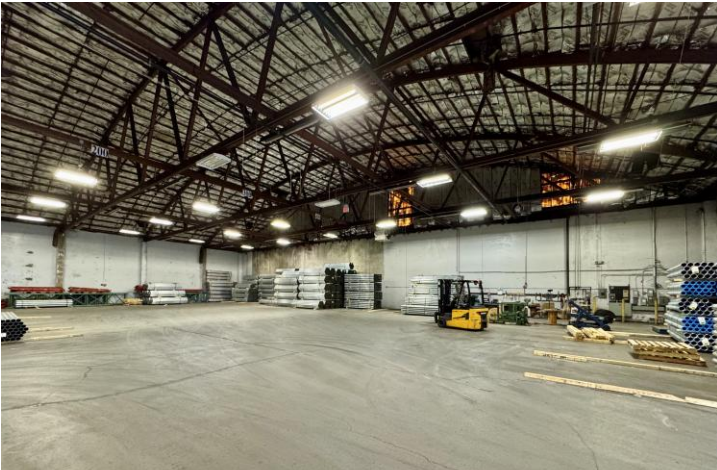
±65,000 SF (400 Allwood Road)

UNIT BREAKDOWNS

*\*Can be combined with 440 Allwood Road bringing total square footage to ±180,000 sf.*

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

- Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, acont@blauberg.com
- Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
- Troy Schaafsma, *Director*, 973.379.6644 x 116, troys@blauberg.com

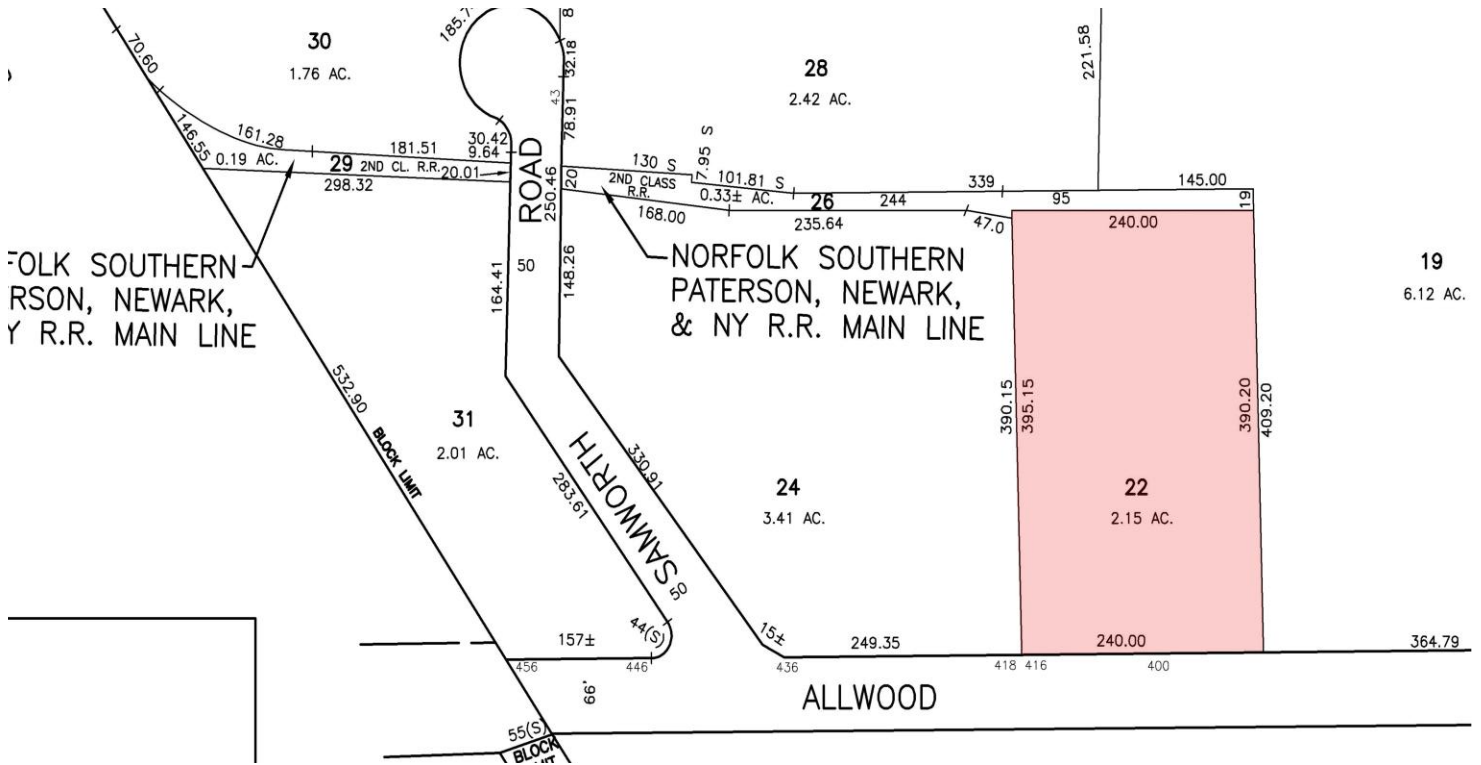


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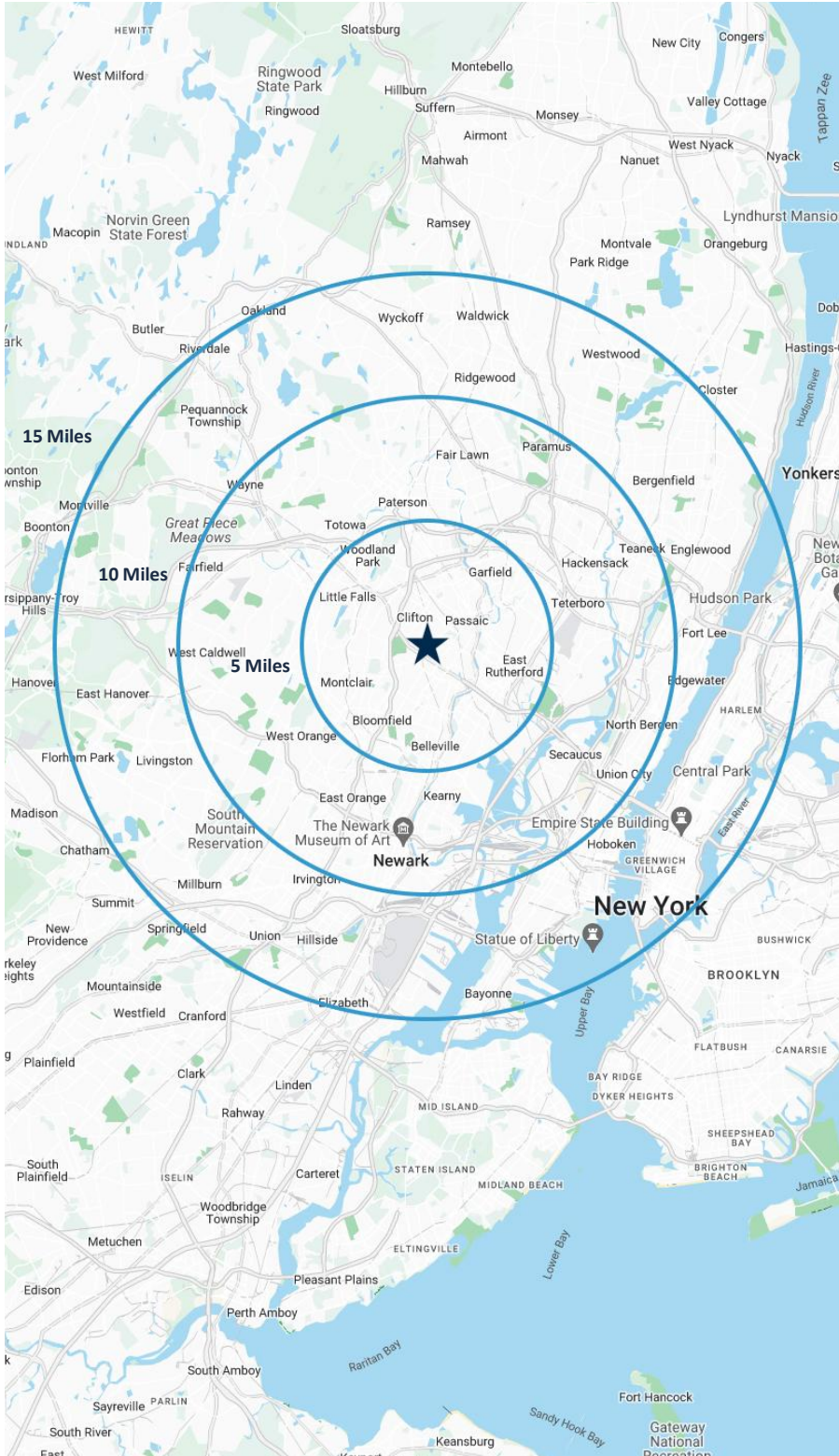
**FOR LEASE | 400 ALLWOOD ROAD | CLIFTON, NJ**



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### 5 MILES

- Total Population: 645,830
- Households: 238,787
- Median Household Income: \$104,216
- Average Household Size: 2.7
- Transportation to Work: 345,802
- Labor Force: 520,219

### 10 MILES

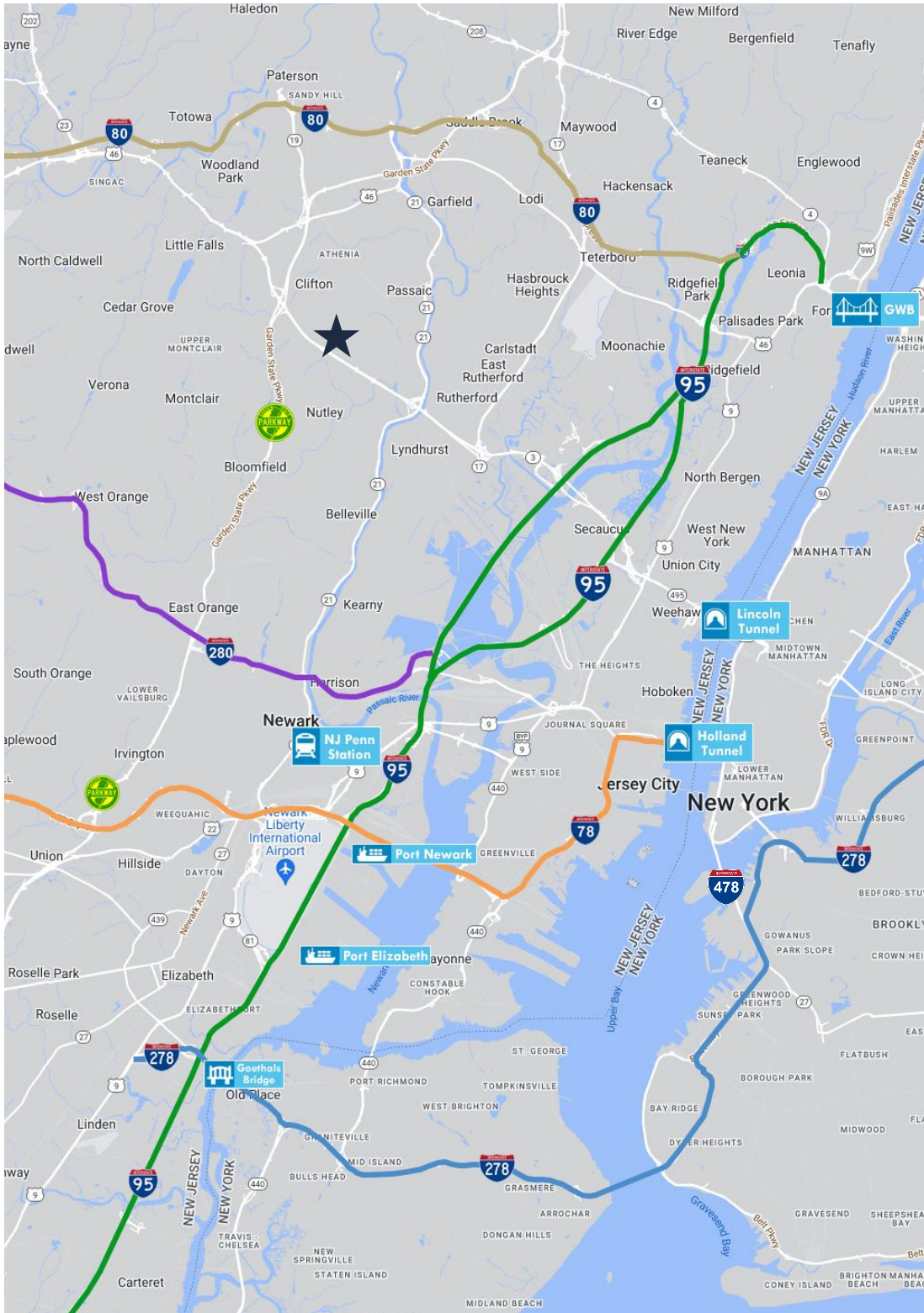
- Total Population: 2.47M
- Households: 940,185
- Median Household Income: \$102,811
- Average Household Size: 2.6
- Transportation to Work: 1.31M
- Labor Force: 2.0M

### 15 MILES

- Total Population: 6.84M
- Households: 2.82M
- Median Household Income: \$107,744
- Average Household Size: 2.4
- Transportation to Work: 3.65M
- Labor Force: 5.64M

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**ACCESSIBILITY**

	0.7 MI Route 3
	1.9 MI GSP Exit 151
	2.9 MI Route 46
	5.4 MI I-95 Exit 16
	6.5 MI I-80 Exit 53
	7.8 MI I-280 Exit 12
	9.6 MI Lincoln Tunnel
	11.0 MI I-78 Exit 52
	13.9 MI GWB
	15.8 MI Newark Airport

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