

**Specifications**

- ±27,000 SF  
TOTAL BUILDING SIZE
- ±0.36 AC (Block 1179, Lot 34 – 39)  
ACREAGE
- 25' x 100'  
LOT DIMENSIONS
- Gas Suspended  
HEAT
- 14 TB, 1 DI Ramp  
LOADING
- ±10' – 12'  
CEILING HEIGHTS
- Available  
COOLER
- I-2  
ZONING
- \$33,473.72 (2024)  
TAXES
- 0.2 MI to Route 21
- 0.6 MI to I-78
- 1.6 MI to Penn Station
- 2.5 MI to Newark Airport
- ACCESSIBILITY

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

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Dylan Meade  
Associate Director  
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#	Site Address	Lot Acreage	Lot Square Footage	Building Square Footage
1 & 2	212-214 Miller Street - <b>LEASED</b>	0.12	7,000 SF	3,500 SF on 1 <sup>st</sup> Floor 3,500 SF on 2 <sup>nd</sup> Floor
3	216 Miller Street <i>Lease: \$3,000 / Mo. NNN</i>	0.06	3,500 SF	1,750 SF on 1 <sup>st</sup> Floor 1,750 SF on 2 <sup>nd</sup> Floor
4	218 Miller Street <i>Lease: \$3,000 / Mo. NNN</i>	0.06	1,750 SF Cooler	1,750 SF 1st Floor
5	220 Miller Street <i>Sale: \$875K / Lease: \$3,000 / Mo. NNN</i>	0.06	1,750 SF Cooler	1,750 SF 1st Floor
6	222 Miller Street <i>Sale: \$895K / Lease: \$3,000 / Mo. NNN</i>	0.06	4,250 SF	2,500 SF on 1 <sup>st</sup> Floor 1,750 SF on 2 <sup>nd</sup> Floor

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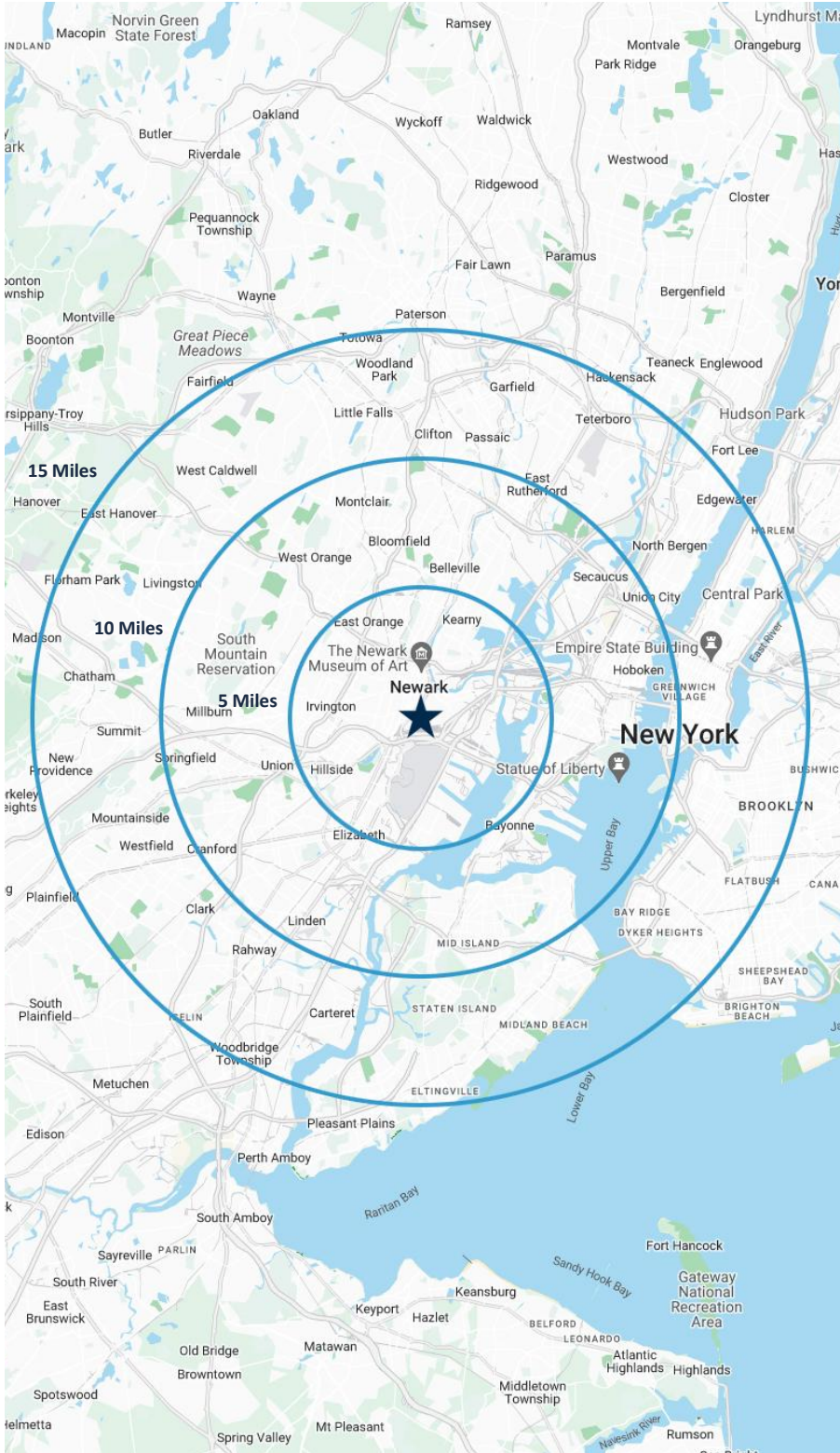
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**5 MILES**

- Total Population: 870,281
- Households: 320,515
- Median Household Income: \$70,109
- Average Household Size: 2.6
- Transportation to Work: 418,875
- Labor Force: 691,503

**10 MILES**

- Total Population: 2.78M
- Households: 1.11M
- Median Household Income: \$107,971
- Average Household Size: 2.4
- Transportation to Work: 1.45M
- Labor Force: 2.27M

**15 MILES**

- Total Population: 7.93M
- Households: 3.21M
- Median Household Income: \$104,184
- Average Household Size: 2.4
- Transportation to Work: 4.09M
- Labor Force: 6.51M

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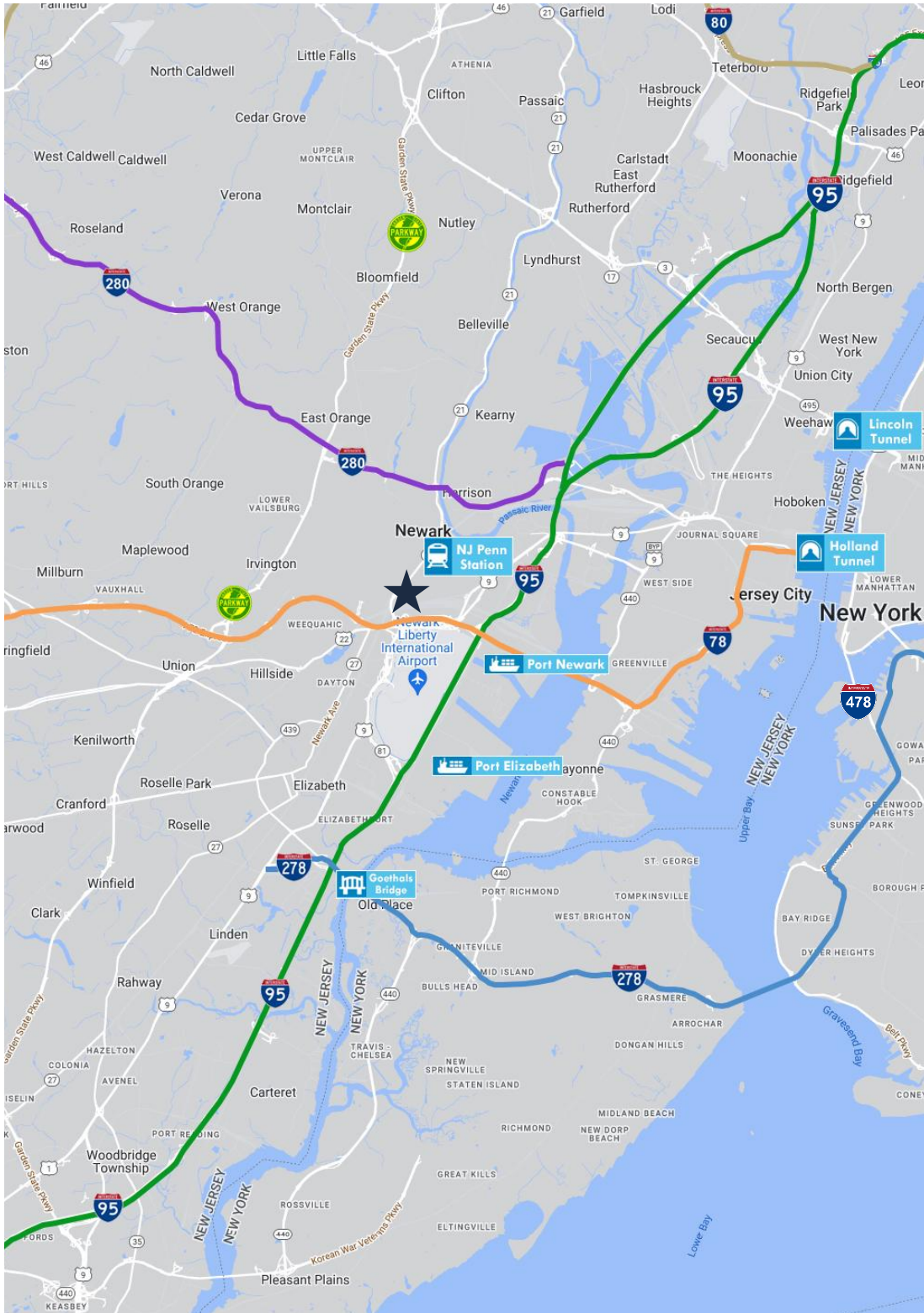
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**ACCESSIBILITY**

- 
0.2 MI  
Route 21
- 
0.6 MI  
I-78
- 
1.6 MI  
Penn Station
- 
2.5 MI  
Newark Airport
- 
3.1 MI  
I-95 Exit 13A
- 
3.8 MI  
Ports Newark  
and Elizabeth
- 
10.2 MI  
Holland Tunnel
- 
13.0 MI  
Lincoln Tunnel

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