

Specifications

- ±8,712 SF
TOTAL SPACE AVAILABLE
- Multiple Renovated Units
OFFICES
- 10
AVAILABLE UNITS
- Varies
SIZING
- ±13.51 AC (Block 22103, Lot 1)
LOT SIZE
- I
ZONING
- Lights
Carpet/Flooring
Paint
RENOVATIONS
- 0.3 Miles to I-80
2.0 Miles to Route 46
ACCESSIBILITY

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

Troy Schaafsma
Director
 973.379.6644 x 116
 TroyS@blauberg.com



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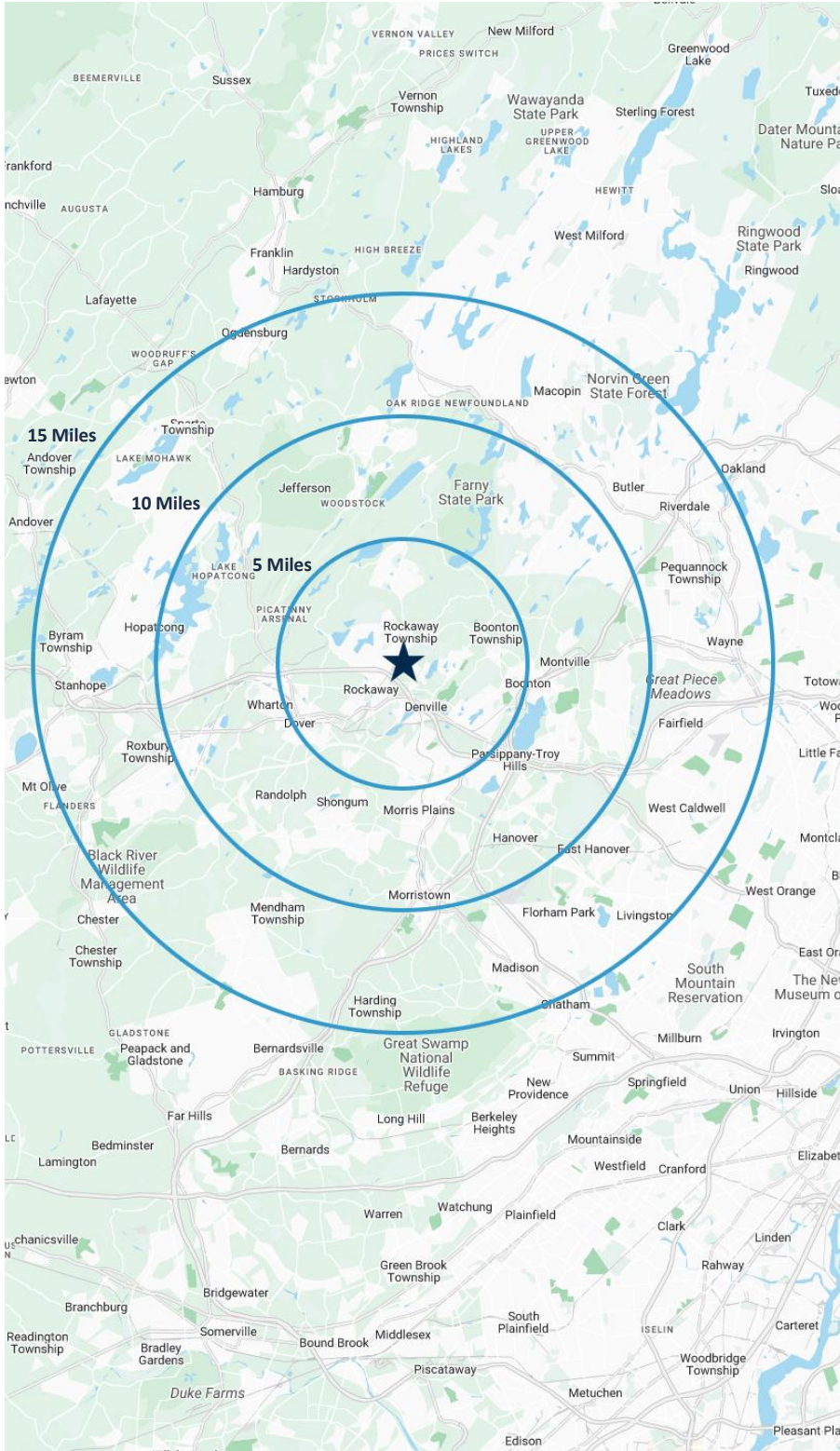
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BUILDING BREAKDOWN

BUILDING AREAS
Exterior Gross Area = 77,680 SF
Interior Gross Area = 76,428 SF
Common Areas = 2,083 SF
GROUND FLOOR
Suite No. 100A (Panurgy Office Area) = 6,210 SF
Suite No. 100B (Panurgy Warehouse) = 19,346 SF
Suite No. 105 (Vacant) = 950 SF
Suite No. 110 (Panurgy Warehouse) = 29,459 SF
Suite No. 115 (Panurgy) = 1,469 SF
Suite No. 120 (Panurgy) = 1,851 SF
Suite No. 125 (Panurgy) = 11,768 SF
TOTAL SQUARE FOOTAGE = 71,053 SF
SECOND FLOOR
Suite No. 201 (Vacant) = 1,122 SF (This unit will have a new window view.)
Suite No. 202 (Vacant) = 107 SF
Suite No. 203 (Vacant) = 130 SF
Suite No. 204 (TD Maintenance) = 207 SF
Suite No. 205 (Vacant) = 1,820 SF
Suite No. 206 (Vacant) = 854 SF
Suite No. 207 (Nova Actuarial Services) = 728 SF
Suite No. 208 (Vacant) = 398 SF
Suite No. 209 (Vacant) = 732 SF
Suite No. 210 (Vacant) = 1,099 SF
Suite No. 211 (Vacant) = 1,511 SF
AVAILABLE SPACE TO RENT = 7,773 SF (Comps in area: \$18 - \$23 Per SF)
TOTAL SQUARE FOOTAGE = 8,708 SF

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5 MILES

- Total Population: 122,337
- Households: 45,244
- Median Household Income: \$133,520
- Average Household Size: 2.7
- Transportation to Work: 66,647
- Labor Force: 100,506

10 MILES

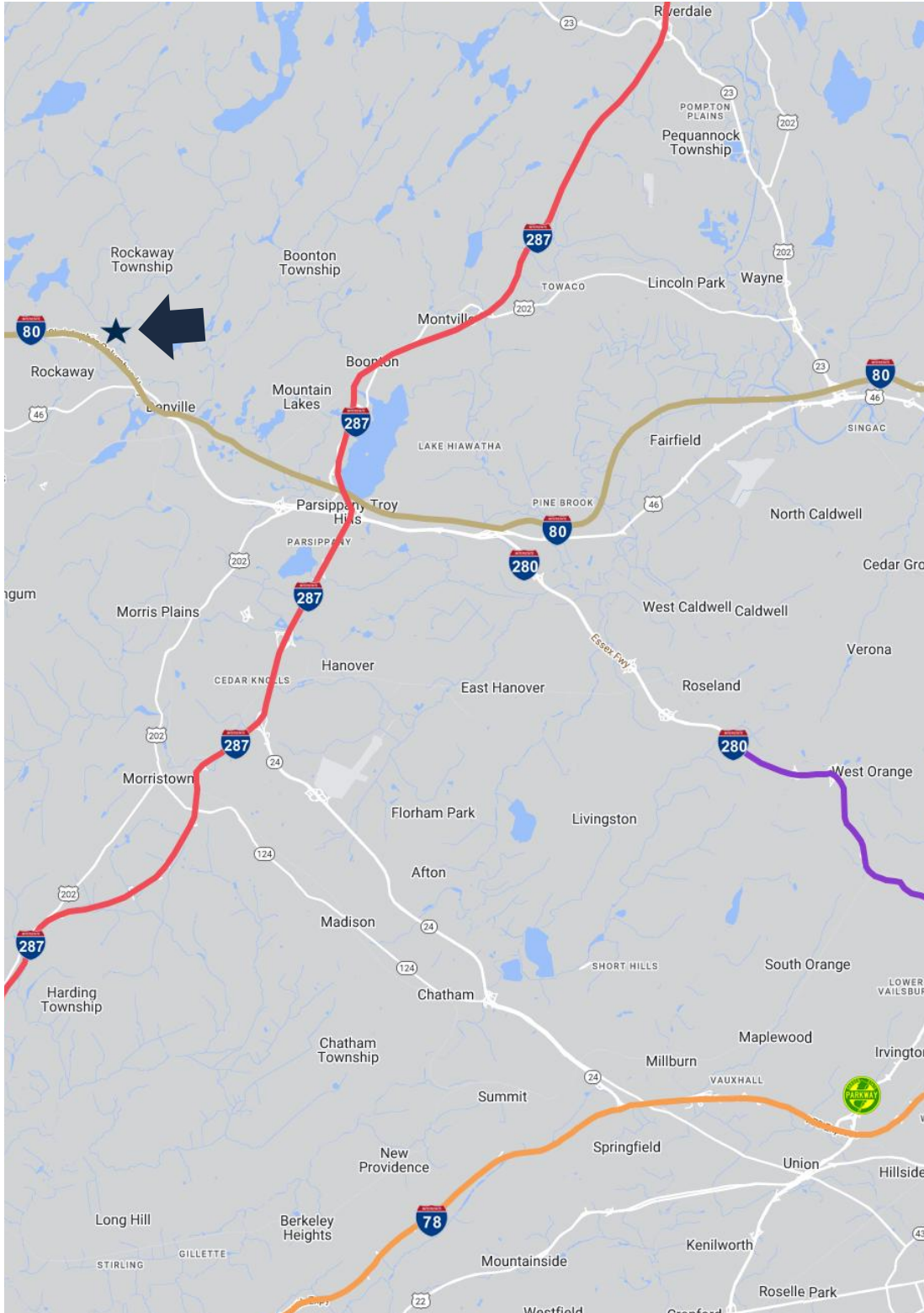
- Total Population: 379,093
- Households: 142,220
- Median Household Income: \$148,049
- Average Household Size: 2.6
- Transportation to Work: 207,705
- Labor Force: 312,090

15 MILES







- Total Population: 804,165
- Households: 300,361
- Median Household Income: \$157,744
- Average Household Size: 2.6
- Transportation to Work: 438,308
- Labor Force: 657,228

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ACCESSIBILITY

	0.3 MI I-80
	2.0 MI NJ Route 46
	5.7 MI Route 202
	6.7 MI I-287
	9.6 MI I-280
	10.9 MI NJ Route 24

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