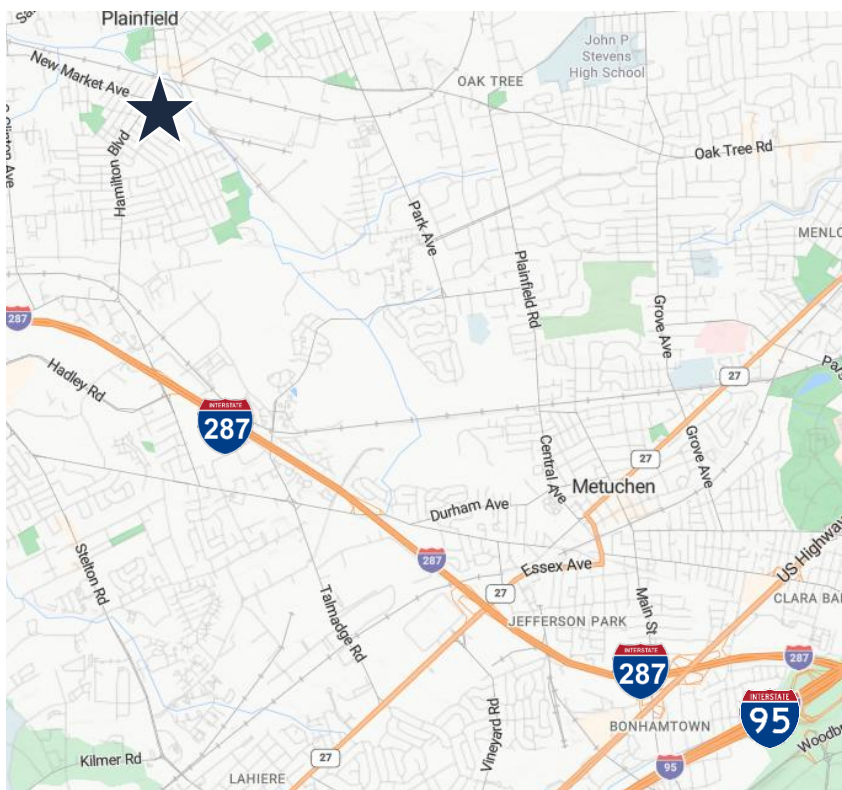




Specifications

±0.8 AC

TOTAL LOT SIZE

M-3 (Heavy Industrial)

ZONING

Block 256, Lots 9, 10 & 11

LOT

\$7,142.59.31

TAXES (2025)

Corner of Spicer Avenue and New Market Avenue Jughandle

COMMENT

2.5 MI to I-287

3.1 MI to NJ Route 28

5.9 MI to US Route 1 & 9

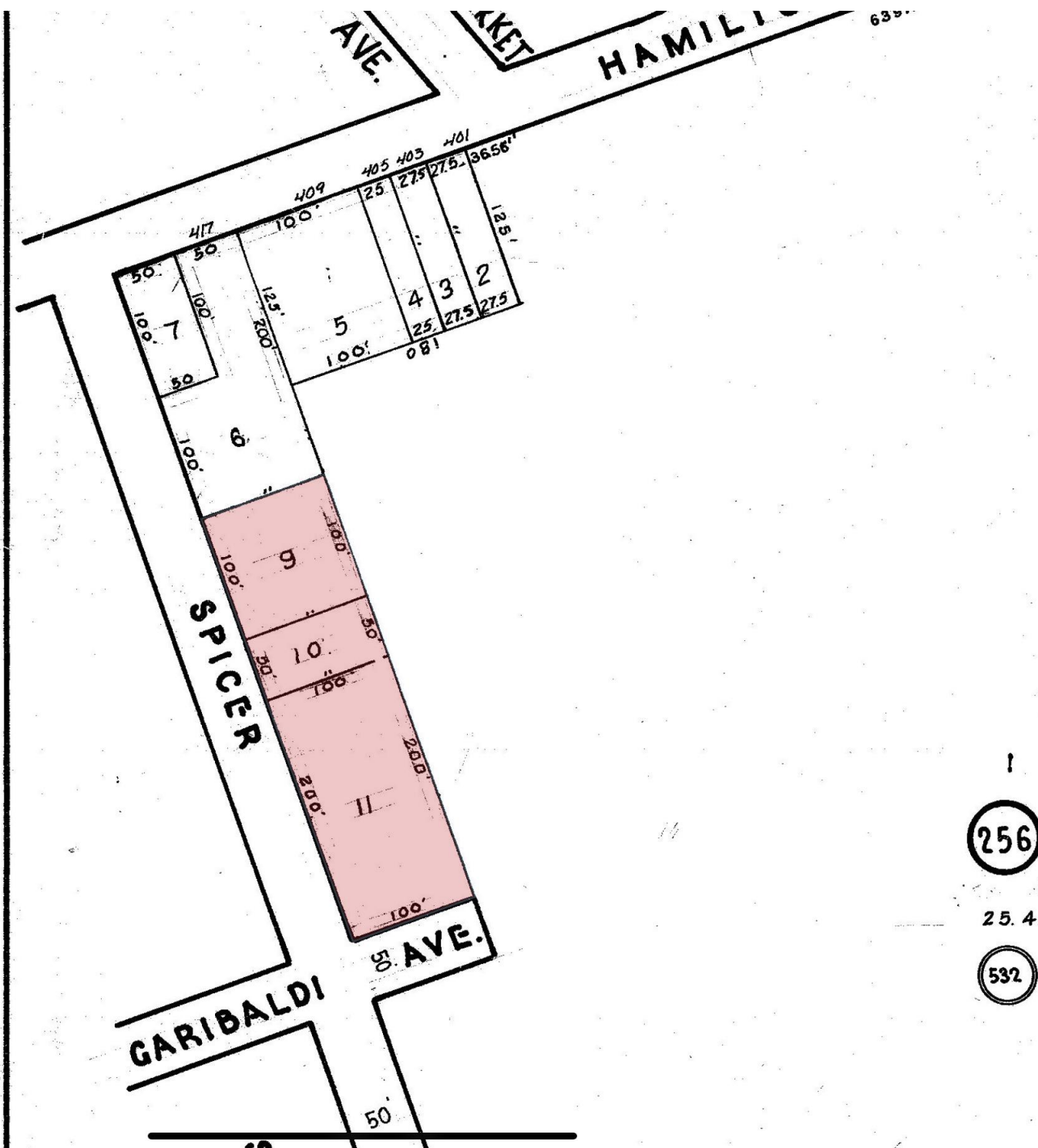
Close Proximity to Garden State Parkway and NJ Turnpike

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
Executive Director
973.379.6644 x 125
DATHomas@blauberg.com

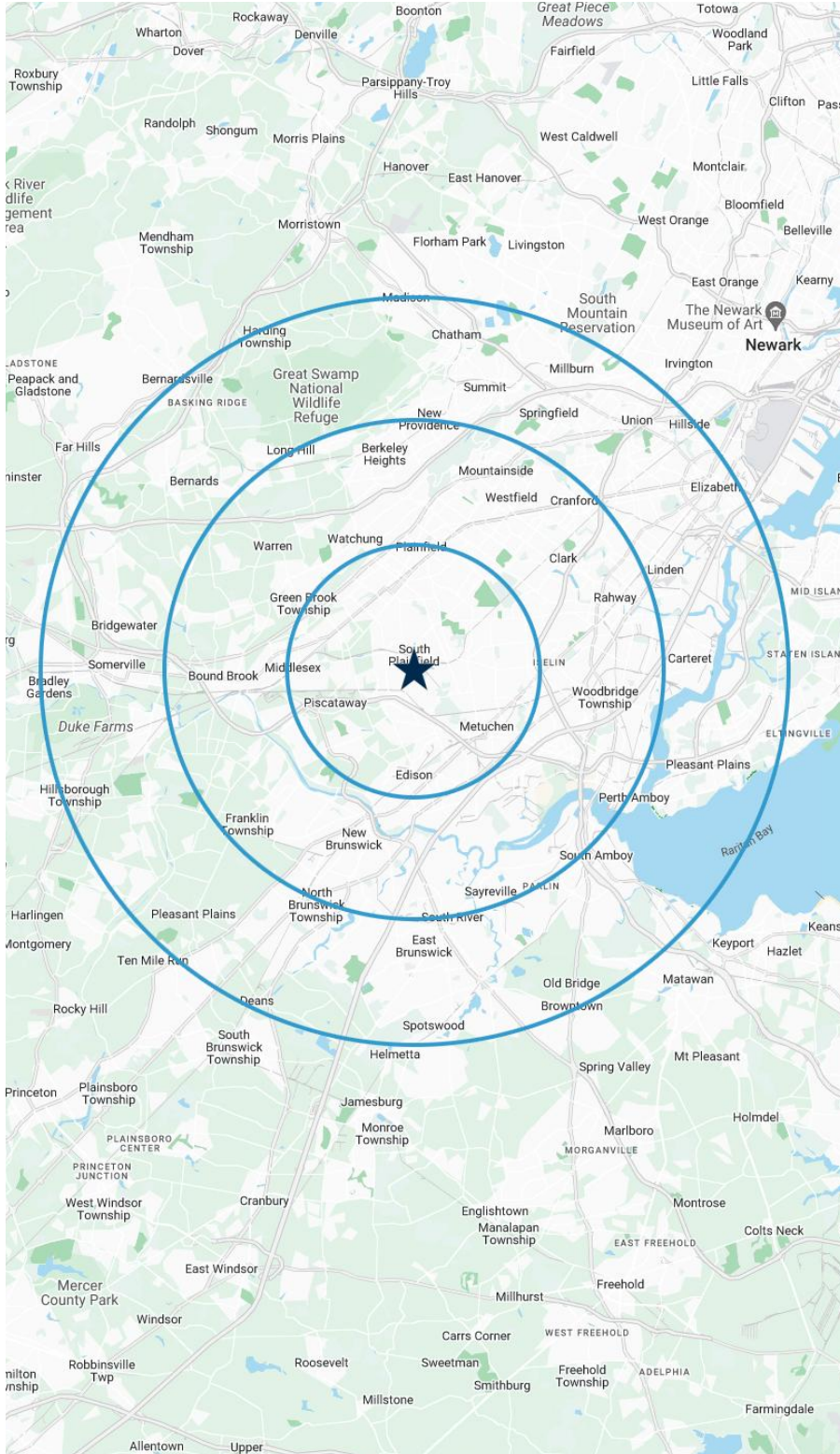


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5 MILES

- Total Population: 340,743
- Households: 112,953
- Median Household Income: \$130,995
- Average Household Size: 2.9
- Transportation to Work: 170,645
- Labor Force: 273,642

10 MILES

- Total Population: 1.11M
- Households: 386,234
- Median Household Income: \$128,594
- Average Household Size: 2.8
- Transportation to Work: 559,102
- Labor Force: 893,958

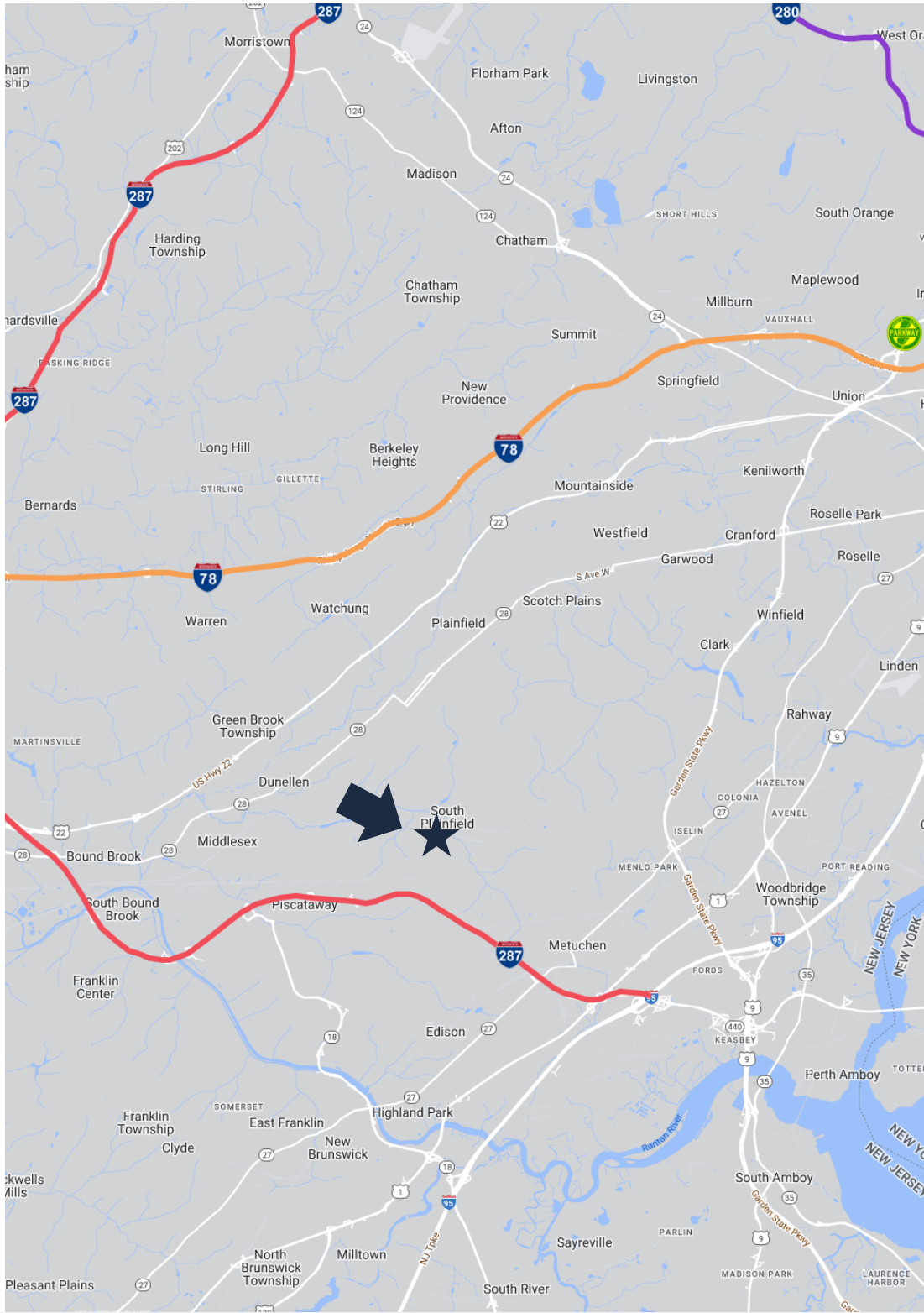
15 MILES

- Total Population: 2.27M
- Households: 804,002
- Median Household Income: \$127,361
- Average Household Size: 2.8
- Transportation to Work: 1.16M
- Labor Force: 1.83M

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ACCESSIBILITY



2.5 MI
I-287



3.1 MI
Route 28



4.2 MI
Route 22



4.3 MI
Route 27



4.9 MI
NJ 18



5.9 MI
Route 1 & 9



7.3 MI
Garden St. Pkwy

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