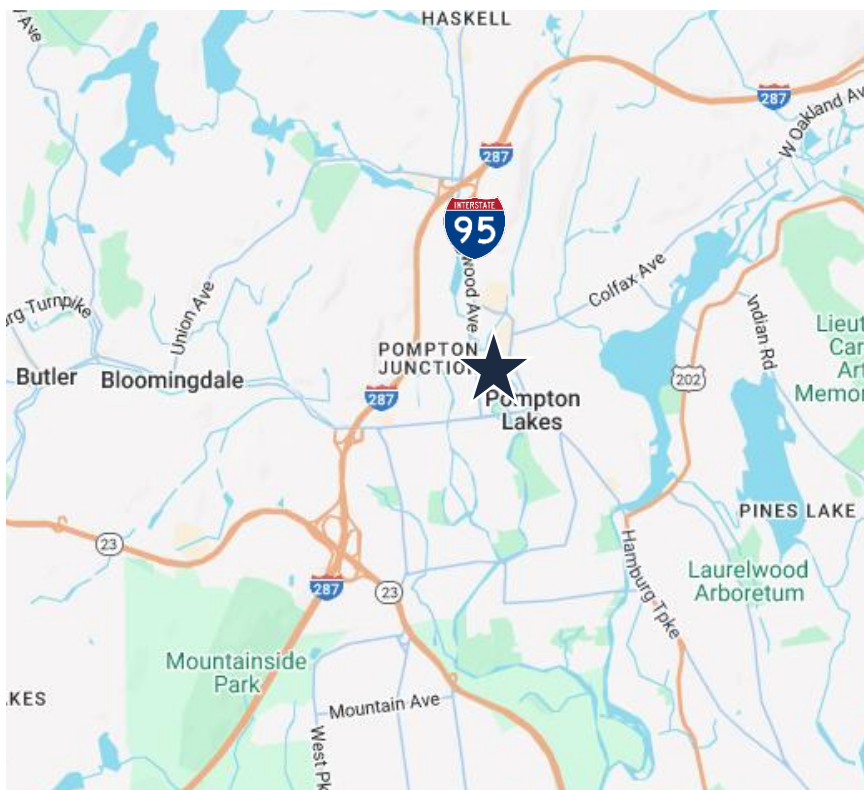




Specifications

±25,623 SF (±2,120 SF Office)  
BUILDING SIZE

±1.56 AC  
LOT SIZE

3 Front / 1 Rear  
LOADING DOCKS

10' – 16'  
CEILING HEIGHTS

\$8 PSF NNN  
LEASE RATE

600 Amp, 480 Volt Delta, 3 Phase  
POWER

Easy Access to I-287, Route 23 and  
Route 202  
ACCESSIBILITY

Building includes 3 relocatable  
interior dust collectors which reduces  
upfront capital investment,  
installation time, and occupancy costs  
COMMENTS

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**Hugh J. Nastasi, Jr.**  
Associate  
973.379.6644 x 139  
hnastasi@blauberg.com



**FOR LEASE** | 228 WANAQUE AVENUE | POMPTON LAKES, NJ

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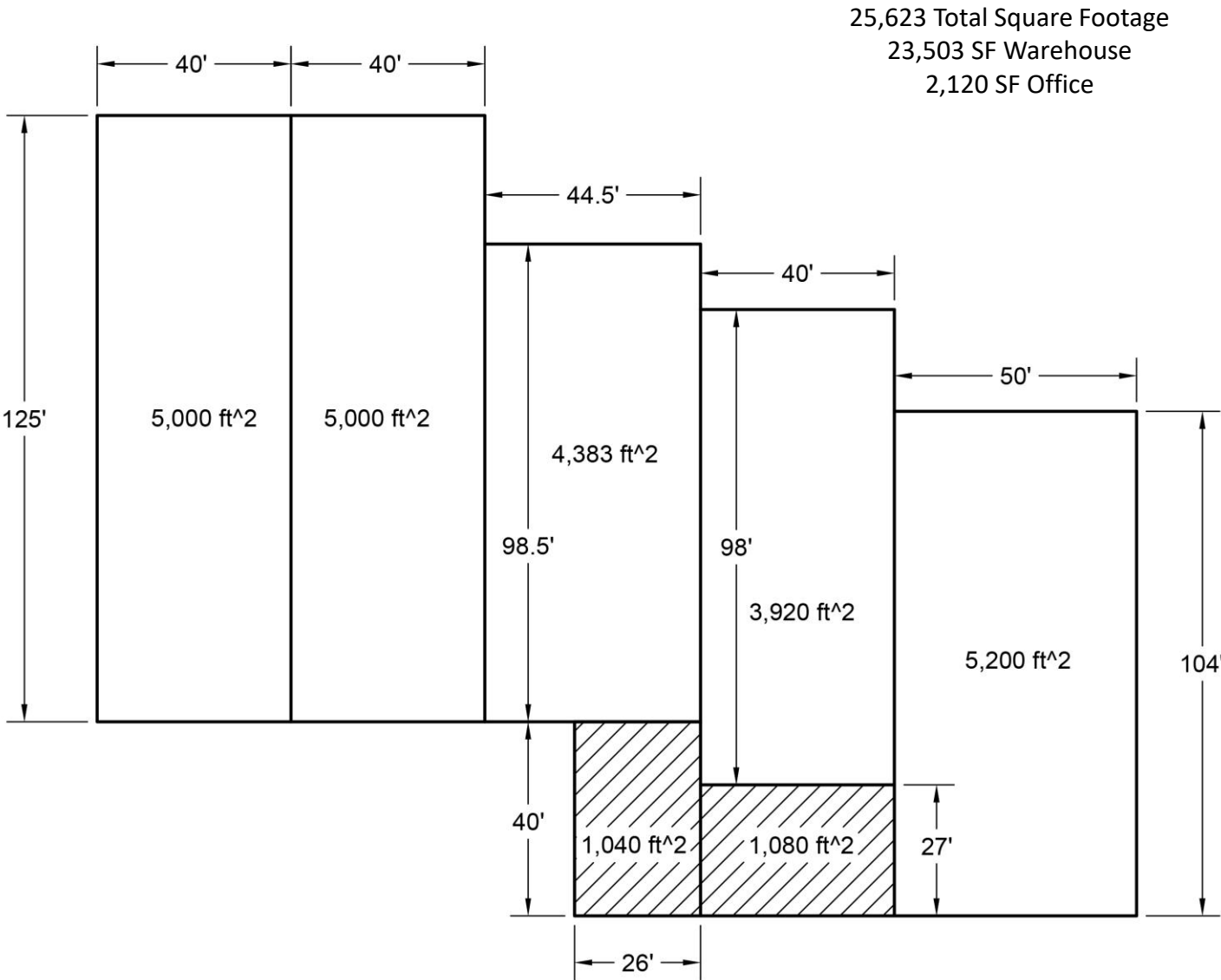


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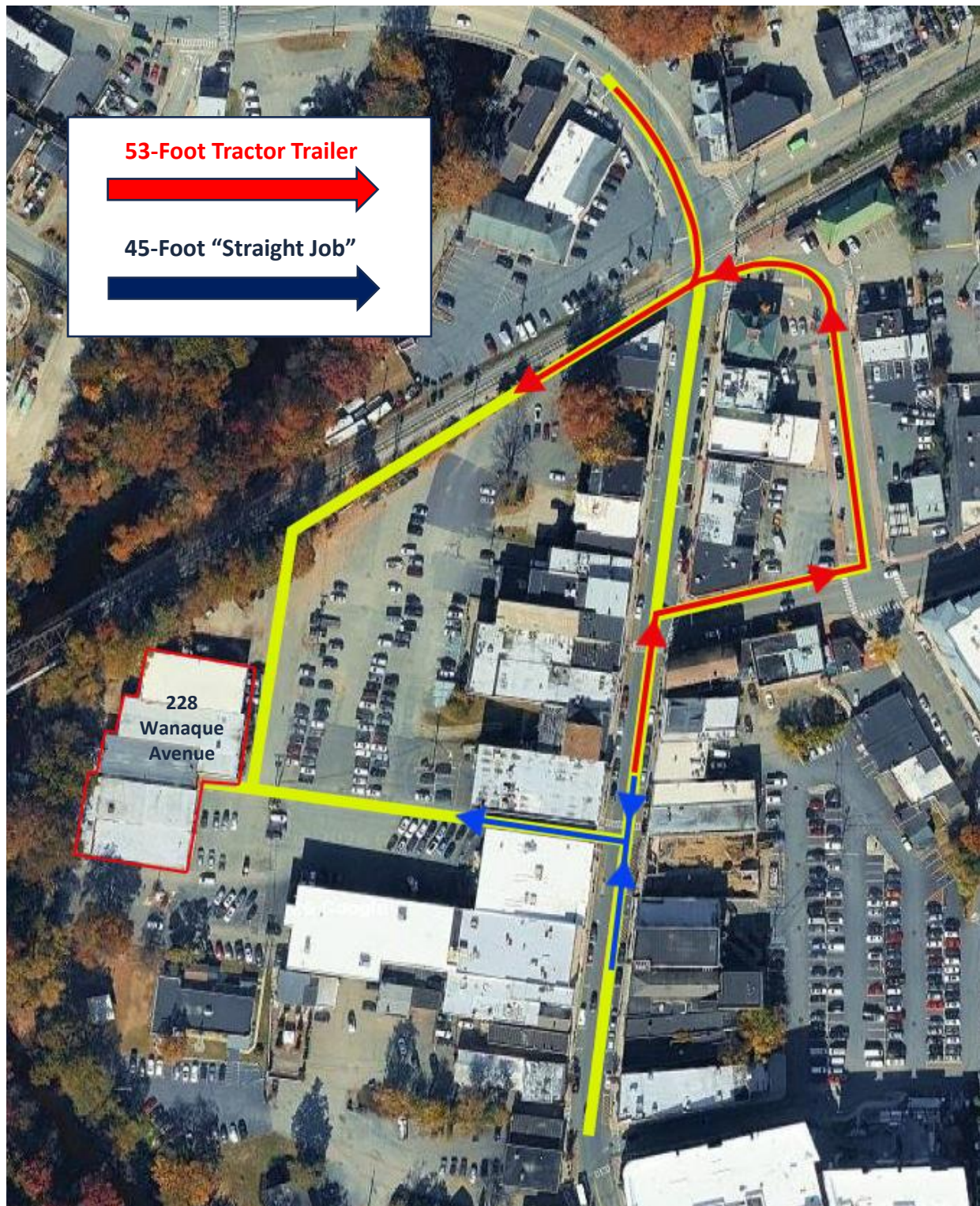




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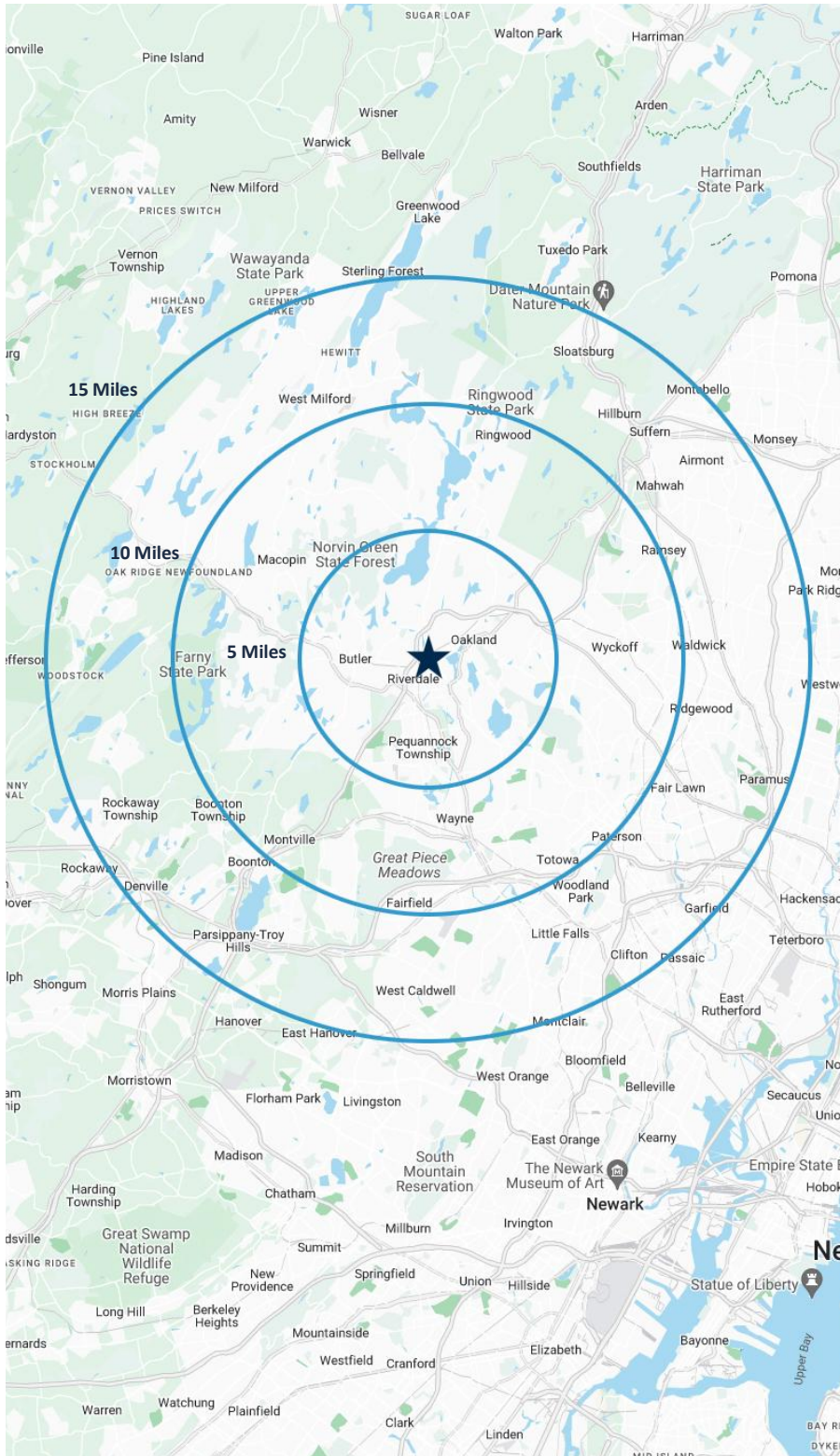




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### 5 MILES

- Total Population: 116,120
- Households: 43,763
- Median Household Income: \$149,874
- Average Household Size: 2.6
- Transportation to Work: 62,691
- Labor Force: 95,845

### 10 MILES

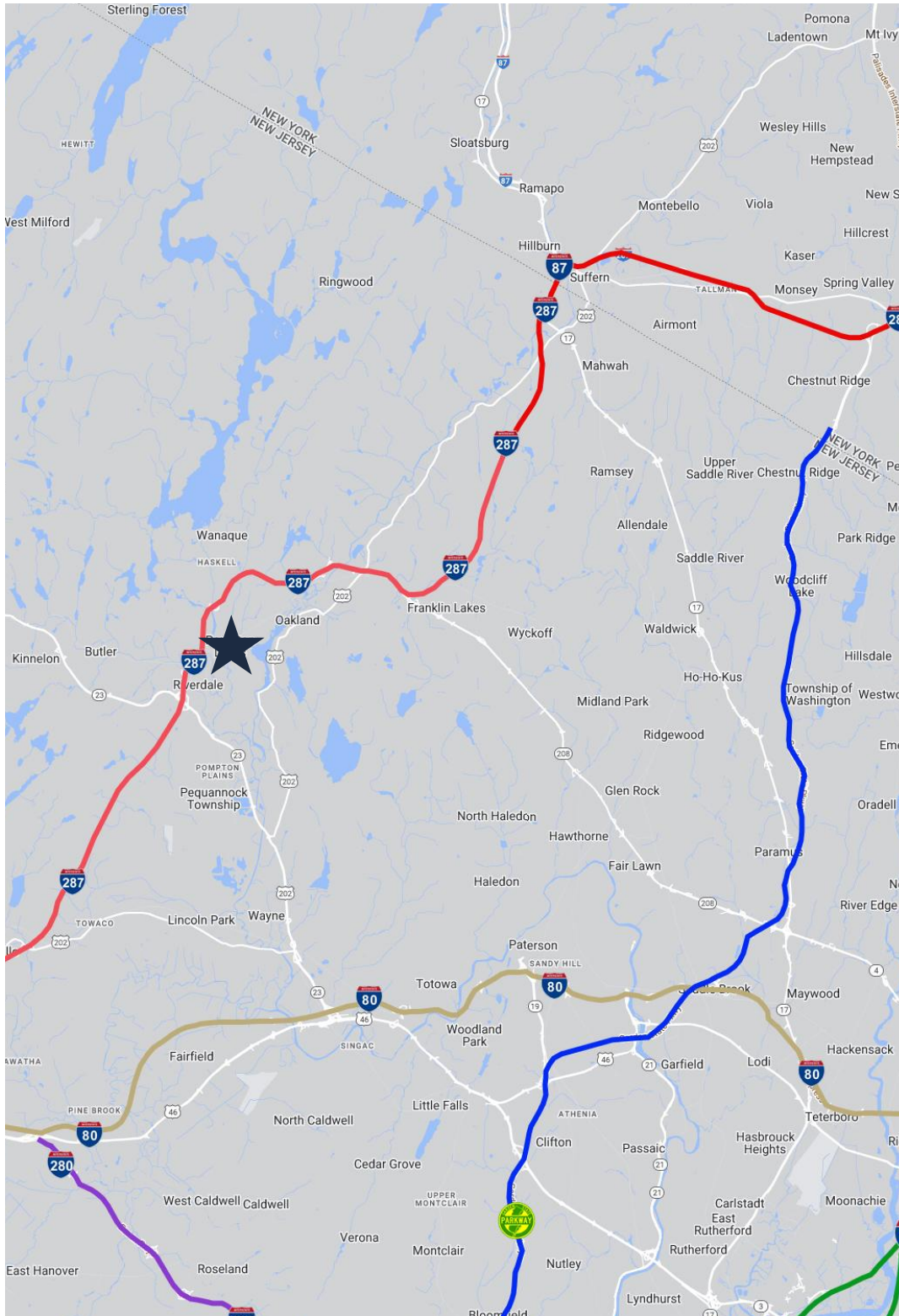
- Total Population: 575,438
- Households: 204,596
- Median Household Income: \$134,031
- Average Household Size: 2.8
- Transportation to Work: 296,423
- Labor Force: 464,091

### 15 MILES

- Total Population: 1.56M
- Households: 549,815
- Median Household Income: \$134,507
- Average Household Size: 2.8
- Transportation to Work: 799,515
- Labor Force: 1.25M

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## ACCESSIBILITY



1.6 MI  
I-287



2.2 MI  
Route 23



10.9 MI  
I-80 Exit 53



15.8 MI  
GSP Exit 161

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