



Specifications

±50,000 SF TOTAL BUILDING SIZE	Gas Suspended HEAT
±50,000 SF AVAILABLE UNIT	Wet System SPRINKLER
±2 AC TOTAL ACREAGE	45 Spaces CAR PARKING
±18' CEILING HEIGHTS	Roof Solar COMMENT
4 Tailboards LOADING	800 Amps POWER
Industrial ZONING	\$78,536 Per Annum TAXES
2.2 Miles to I-95	
6.8 Miles to Rutgers University	
9 Miles to I-287	
25.9 Miles to Ports Newark/Elizabeth ACCESSIBILITY	

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

Jason M. Crimmins, CCIM, SIOR
President
973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.432.1648
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.214.9375
pjmurano@blauberg.com

FOR LEASE | 45 SIXTH STREET | EAST BRUNSWICK, NJ



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

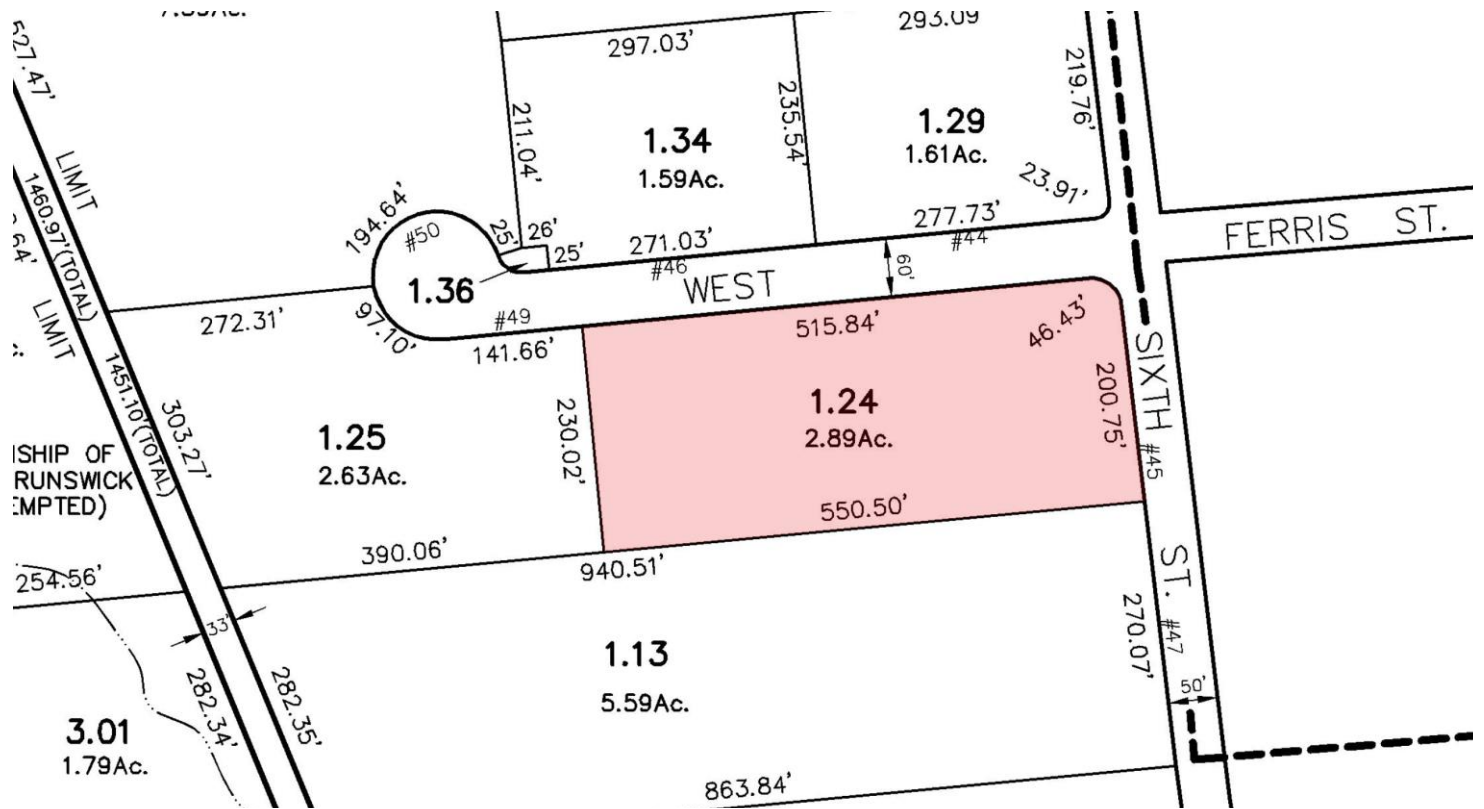
Jason M. Crimmins, CCIM, SIOR
President
973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.432.1648
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.214.9375
pjmurano@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



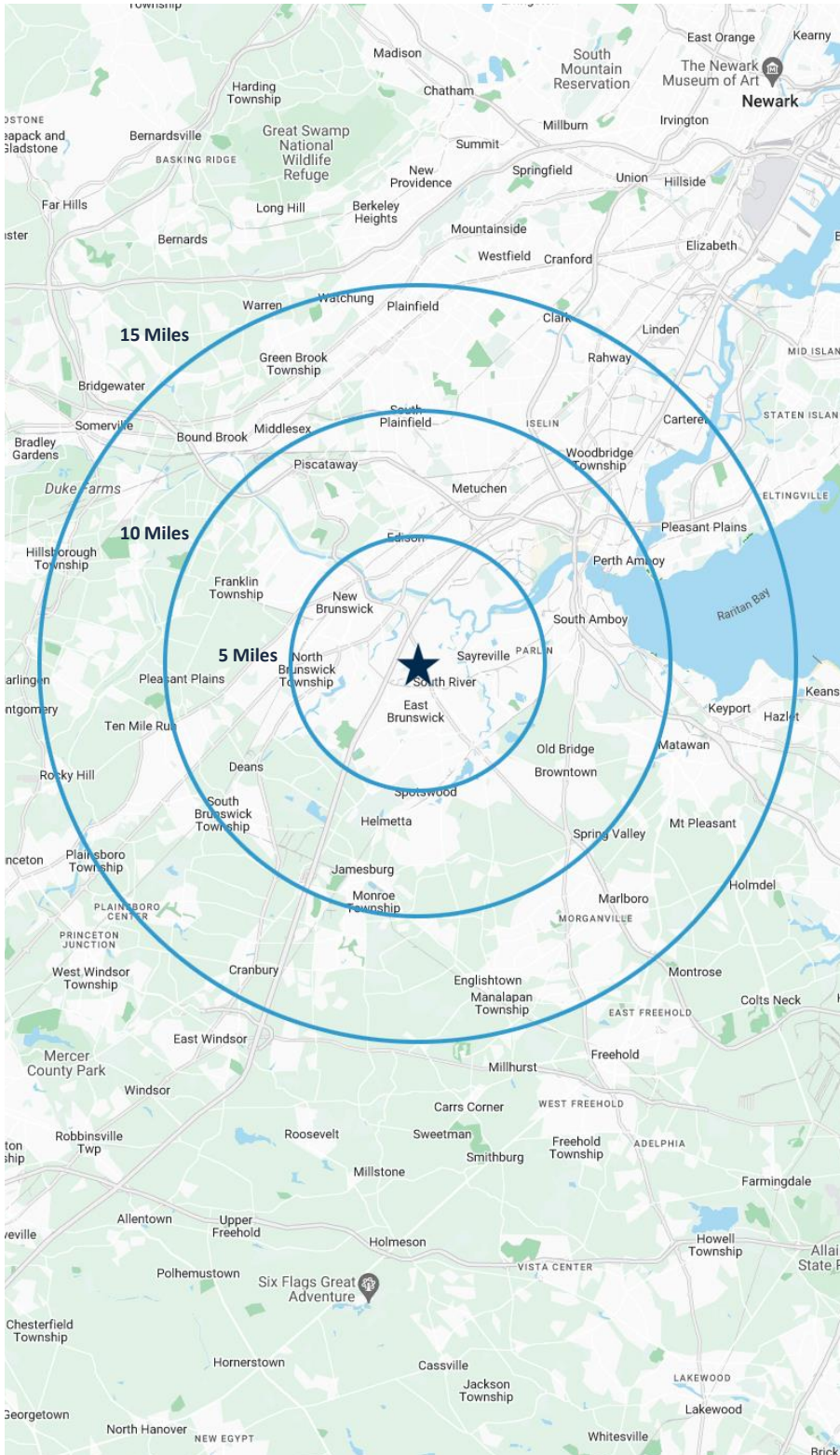


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
 President
 973.568.6611
 jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
 Executive Vice President
 973.432.1648
 acont@blauberg.com

Peter J. Murano, Jr., SIOR
 Managing Executive Director
 973.214.9375
 pjmurano@blauberg.com



5 MILES

- Total Population: 256,491
- Households: 87,337
- Median Household Income: \$109,660
- Average Household Size: 2.8
- Transportation to Work: 137,220
- Labor Force: 210,221

10 MILES

- Total Population: 837,928
- Households: 297,865
- Median Household Income: \$119,024
- Average Household Size: 2.7
- Transportation to Work: 454,362
- Labor Force: 690,234

15 MILES

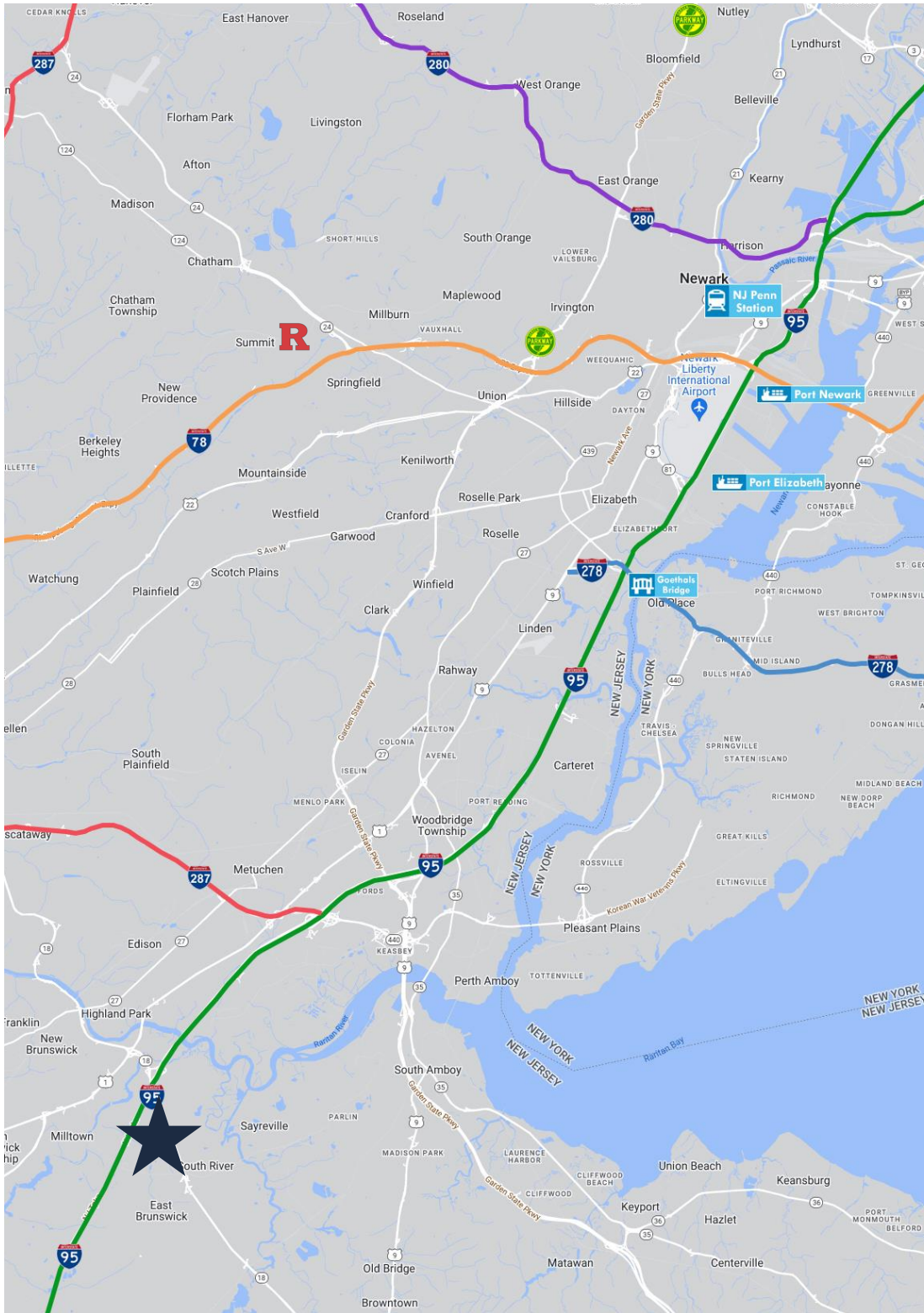
- Total Population: 1.69M
- Households: 607,910
- Median Household Income: \$127,451
- Average Household Size: 2.7
- Transportation to Work: 917,273
- Labor Force: 1.39M

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




Jason M. Crimmins, CCIM, SIOR
President
 973.568.6611
 jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
 973.432.1648
 acont@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
 973.214.9375
 pjmurano@blauberg.com



ACCESSIBILITY

-  2.2 MI
I-95 Exit 9
-  6.8 MI
Rutgers Univ.
-  8.9 MI
I-287
-  20.2 MI
Goethals Bridge
-  23.5 MI
Newark Airport
-  24 MI
I-78 Exit 58
-  25.9 MI
Ports Newark and Elizabeth
-  26.7 MI
Penn Station
-  32.5 MI
Holland Tunnel
-  34.1 MI
Lincoln Tunnel

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

Jason M. Crimmins, CCIM, SIOR
President
 973.568.6611
 jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
 973.432.1648
 acont@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
 973.214.9375
 pjmurano@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.