THE BLAU & BERG COMPANY

228-248 North Avenue East, Elizabeth, NJ

±54-Door Terminal - Sublease Opportunity

Specifications

±31,601 SF TOTAL SIZE	1 DI GRADE-LEVEL
±5.67 AC TOTAL ACREAGE	16' CEILING HEIGHT
±4,960 SF OFFICE	1970s YEAR BUILT
±4,500 SF GARAGE	$242,216.26 TAXES (2022)
±22,141 SF TERMINAL	At 13A of I-95 ACCESSIBLITY
52 TB LOADING DOCKS	At Heavy Weight Corridor COMMENTS
Block & Steel with Metal Facade CONSTRUCTION	

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

Jason M. Crimmins, CCIM, SIOR
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973.568.6611
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LOCATION HIGHLIGHTS

Located in Elizabeth, approximately 1.5 miles to US Highway 1 & 9, this site has direct access to I-95 with close proximity to I-78, Newark Liberty International Airport, Newark Penn Station and the Ports of Newark and Elizabeth.

ACCESSIBILITY

US Highway 1 & 9: 1.6 Miles

Newark Liberty Int'l Airport: 3.2 Miles

Newark Penn Station: 5.9 Miles

Ports Newark & Elizabeth: 9.2 Miles

I-95: 1.1 Miles

I-78: 4.5 Miles

Holland Tunnel: 13.5 Miles

Lincoln Tunnel: 16.5 Miles

Goethals Bridge: 7.4 Miles

PROPERTY HIGHLIGHTS

- Great Location
- Ideal IOS / Parking
- Excellent Labor Pool
- Zoned for Industrial Use

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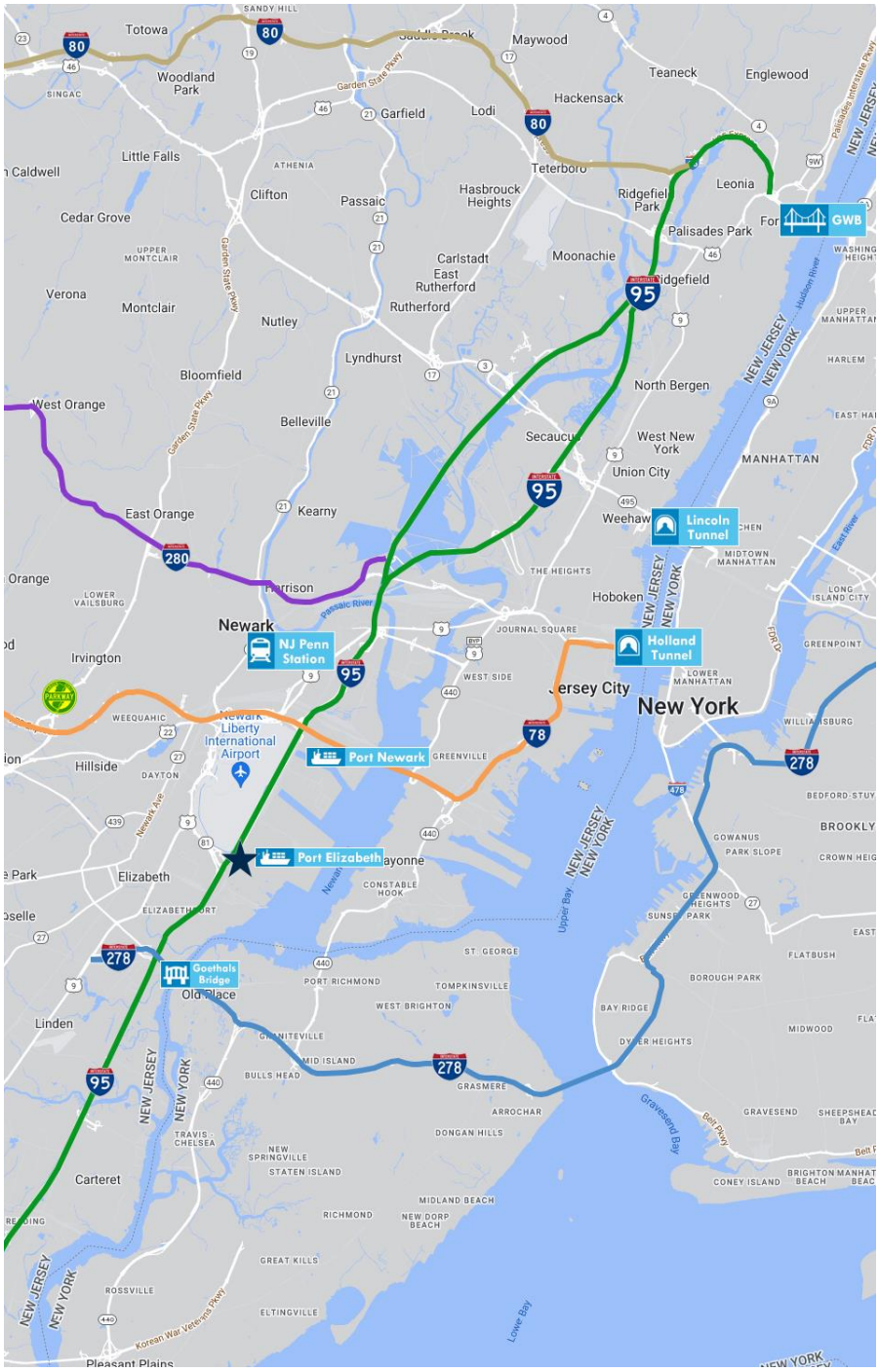

Proximity

1–9	US Highway 1 & 9	1.6 Miles
	Newark Liberty Airport	3.2 Miles
	Newark Penn Station	5.9 Miles
	Ports Newark & Elizabeth	9.2 Miles
95	I-95	1.1 Miles
78	I-78	4.5 Miles
	Holland Tunnel	13.5 Miles
	Lincoln Tunnel	16.5 Miles
	Goethals Bridge	7.4 Miles

Demographics 5-Mile Radius

	Population	320,589
	Transportation to Work	164,406
	Total Labor Force	257,952
	Median Household Income	$98,490

Demographics 10-Mile Radius

	Population	1.21M
	Transportation to Work	609,899
	Total Labor Force	976,565
	Median Household Income	$100,055

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