

Specifications

±90,956 SF TOTAL BUILDING SIZE	±4,700 SF OFFICE AREA
22' Clear CEILING HEIGHT	40' x 30' COLUMNS
2 Drive-Ins GRADE LEVEL DOORS	52 Car Stalls PARKING
Wet System SPRINKLER	Gas Fired HEAT
11 Dock Doors (2 Interior) LOADING DOCKS	±\$2.40 PSF (2025) TAXES
July 2026 OCCUPANCY	
Upon Request LEASE RATE	
2.3 Miles to Newark Airport	
2.4 Miles to I-78	
5.6 Miles to Ports Newark/Elizabeth ACCESSIBILITY	

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

Christian Walsifer, CCIM, SIOR
Executive Senior Director
973.379.6644 x 137
CWalsifer@blauberg.com

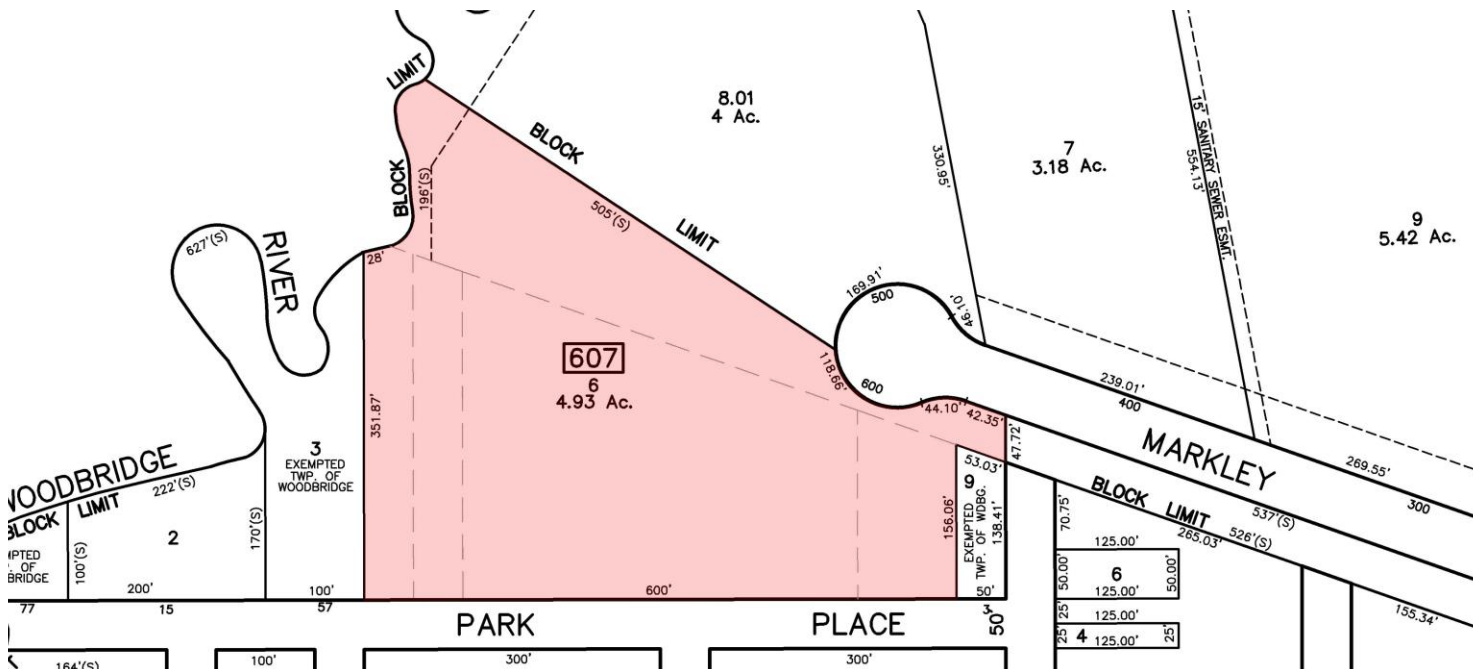
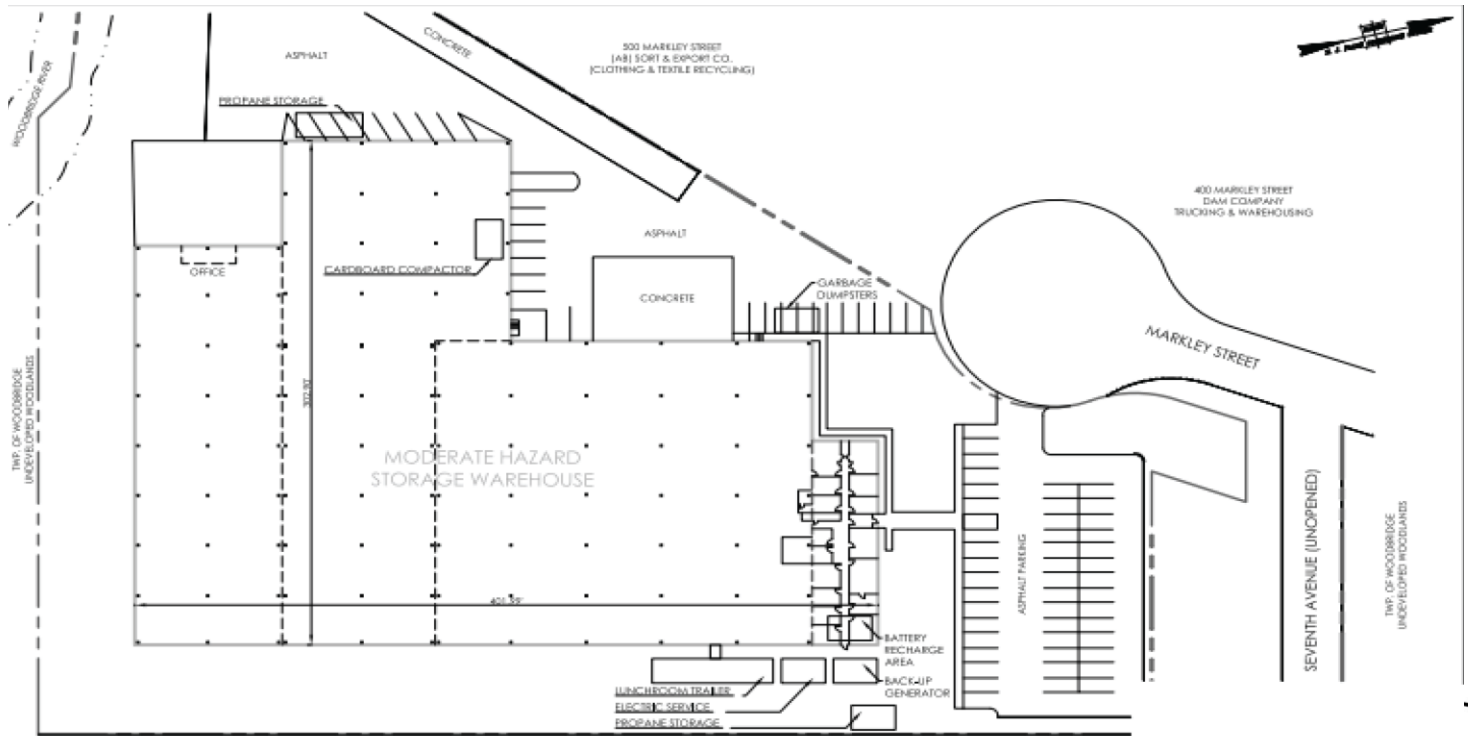
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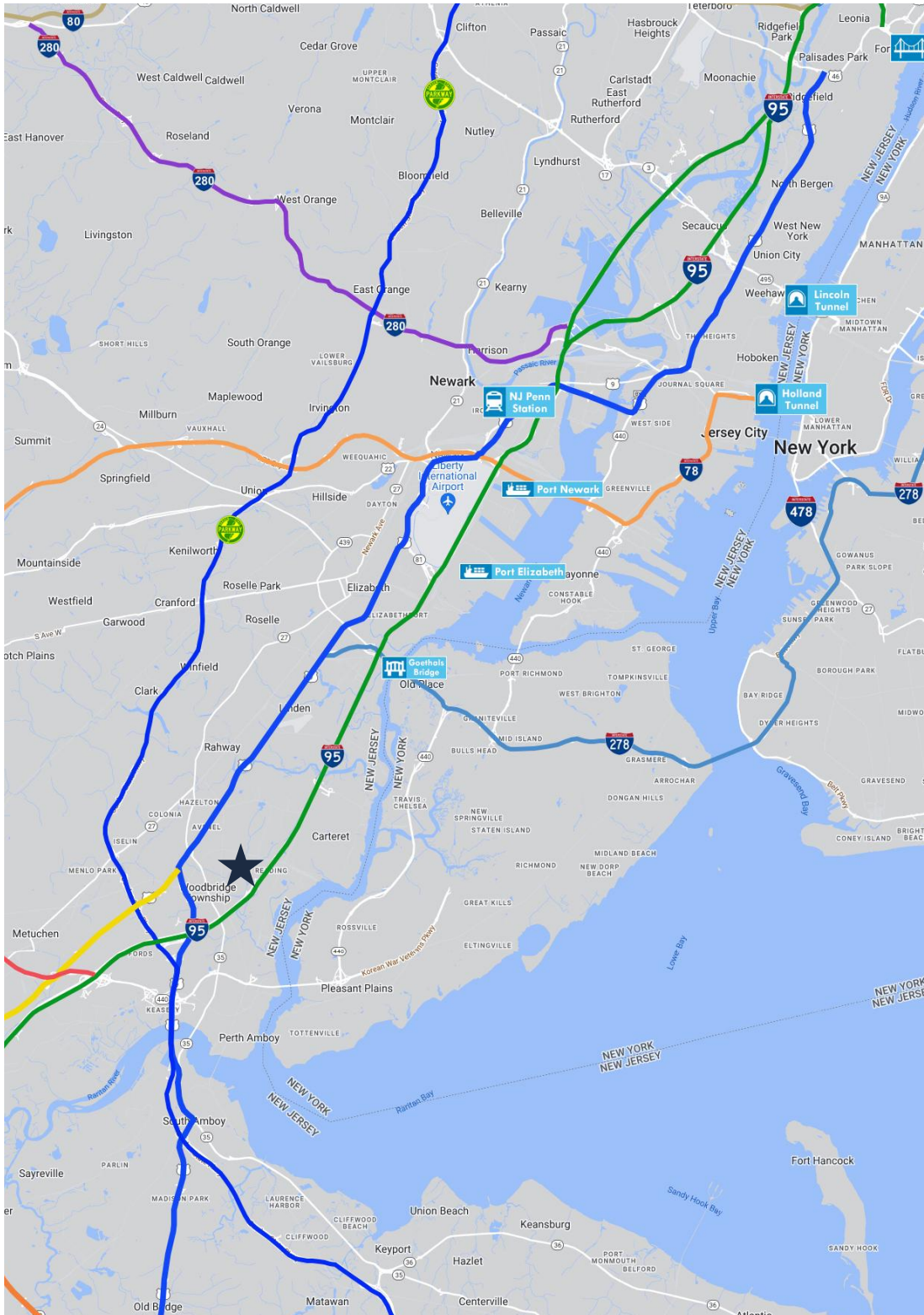
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ACCESSIBILITY



4.5 MI
I-95 Exit 12



7.5 MI
I-278



8.7 MI
Goethals Bridge



12.7 MI
Newark Airport

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