



Specifications

- ±42,575 SF TOTAL SF
 - Gas Suspended HEAT
 - ±2,904 SF TOTAL AVAILABLE
 - ±16 Feet CEILING HEIGHT
 - Office Space 2ND FLOOR
 - Industrial (I-2) ZONING
 - 0.7 Miles to I-78
 - 0.9 Miles to US Highway 1 & 9
 - 4.1 Miles to Ports Newark/Elizabeth ACCESSIBILITY
- Single Phase POWER
 - 1 DI Door LOADING
 - Please Call LEASE RATE

VIDEO

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

- Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 121, acont@blauberg.com
- Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
- Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com

FOR LEASE | 202 VANDERPOOL STREET | NEWARK, NJ



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 **THE STRO COMPANIES**
CREATING VALUE

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THE BLAU & BERG COMPANY



OPEX - \$3.94 PSF

STRUCTURES

Address	Structure SF	Loading	Availability
209V	±3,535	1 DI	LEASED
213V	±1,671	1 DI	LEASED
215V	±2,530	2 TB	LEASED
217V	±2,524	2 TB	LEASED
219-221V	±4,486	3 TB (1 int) with yard	LEASED
202V	±2,902	1 DI	LEASED
204V	±2,904	1 DI	LEASED
206V	±2,904	1 DI	Available
208V	±2,904	1 DI	LEASED
210V	±2,904	1 DI	LEASED
212V	±2,904	1 DI	LEASED
216V	±2,904	1 DI	LEASED
218-220V	±4,573	2 DI	LEASED
203V	±1,600	1 DI with yard	LEASED
227-229V	±1,894	5 TB	LEASED
±41,275			

YARD

Address	AC	LOT
231V	± 0.15 AC (Newly Paved, Fenced)	LEASED

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5 MILES

- Total Population: 873,197
- Households: 314,897
- Median Household Income: \$68,335
- Average Household Size: 3.4
- Transportation to Work: 429,078
- Labor Force: 686,713

10 MILES

- Total Population: 2.72M
- Households: 1.06M
- Median Household Income: \$108,230
- Average Household Size: 3.2
- Transportation to Work: 1.44M
- Labor Force: 2.21M

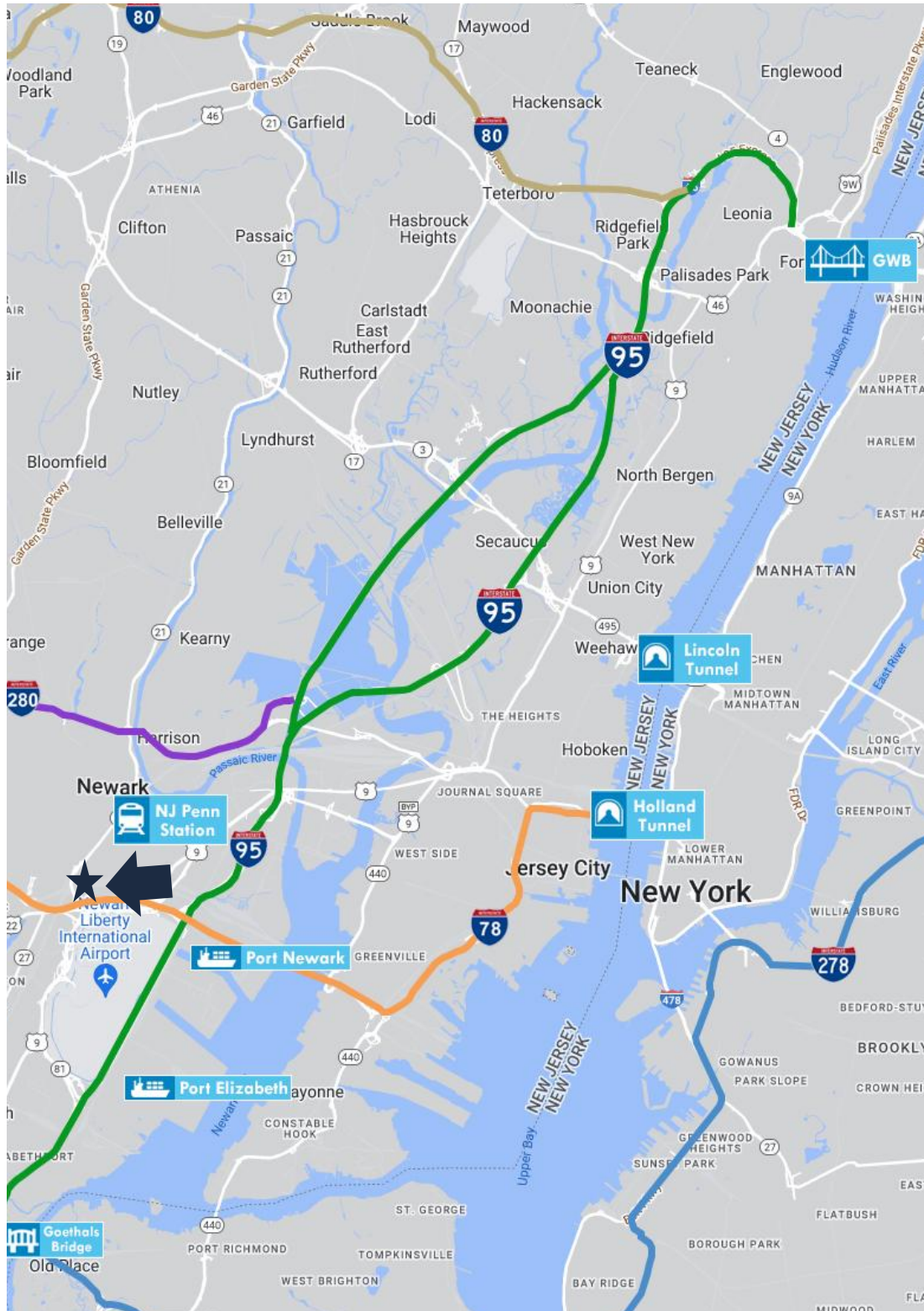
15 MILES

- Total Population: 7.88M
- Households: 3.12M
- Median Household Income: \$103,538
- Average Household Size: 3.3
- Transportation to Work: 4.07M
- Labor Force: 6.42M











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ACCESSIBILITY

-  0.6 MI
I-78
-  0.9 MI
US HWAY 1 & 9
-  2.9 MI
Newark Airport
-  4.1 MI
I-95 Exit 15E
-  4.0 MI
Ports Newark and Elizabeth
-  1.6 MI
Penn Station
-  7.25 MI
I-278
-  9.4 MI
Holland Tunnel
-  14 MI
Lincoln Tunnel
-  10.1 MI
Goethals Bridge

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