

Specifications

±22,386 SF  
POTENTIAL BUILDING

±2.96 Acres  
TOTAL ACREAGE

±2,000 SF  
OFFICE

5 DI  
LOADING

Yes (317' JC)  
RIPARIAN RIGHTS

ESFR  
SPRINKLER SYSTEM

±38' Clear; 40' to Deck  
CEILING HEIGHT

600 Amps, 477 Volts, 3 Phase  
POWER

Industrial - NJSEA  
ZONING

\$40,563.60 Per Annum  
TAXES

Easy Access to US Highway 1 & 9  
3.9 Miles to NJ Turnpike  
ACCESSIBILITY

VIDEO

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

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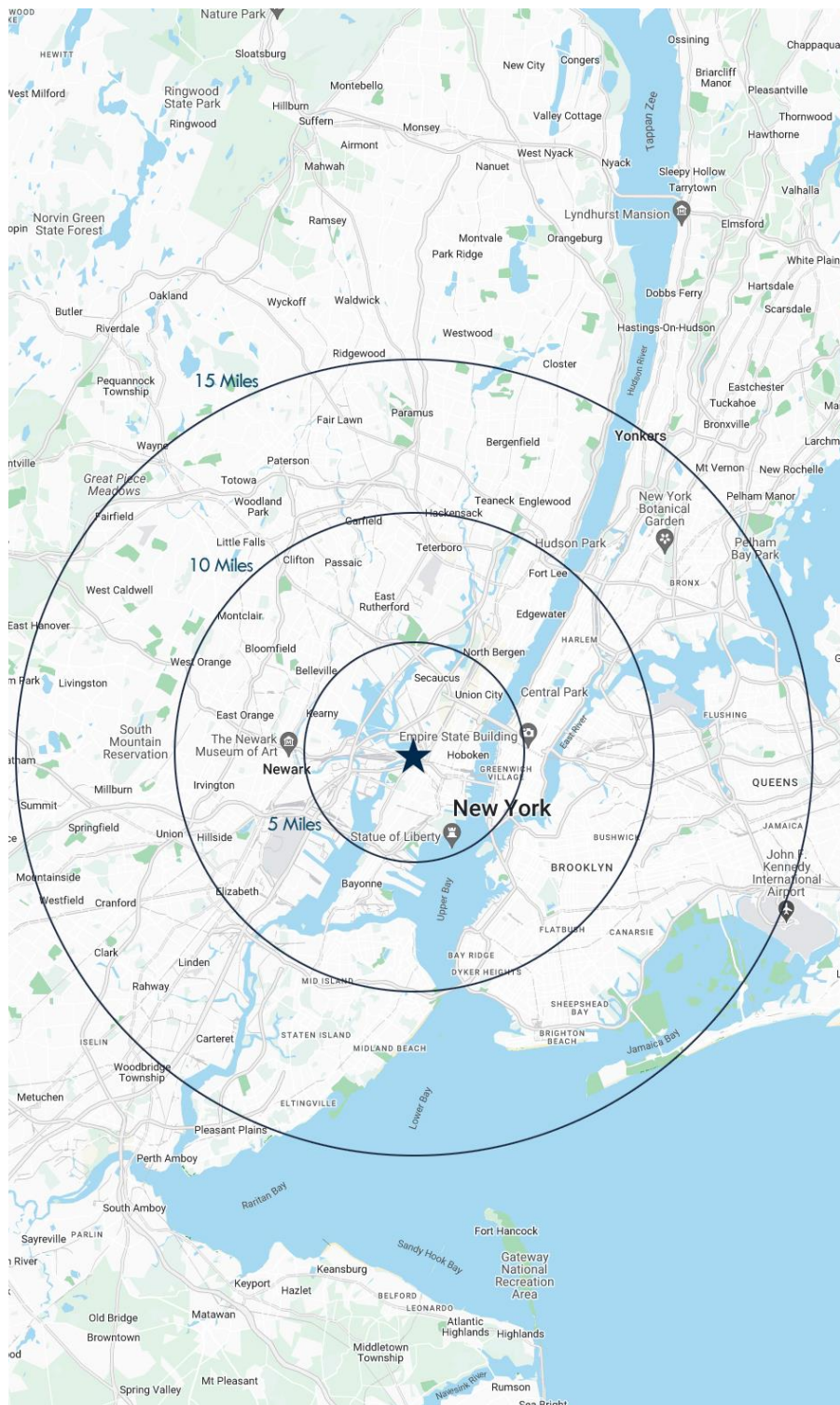
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## 5 MILES

- Total Population: 1.08M
- Households: 482,148
- Median Household Income: \$121,279
- Average Household Size: 2.2
- Transportation to Work: 626,966
- Labor Force: 914,460

## 10 MILES

- Total Population: 5.93M
- Households: 2.41M
- Median Household Income: \$101,564
- Average Household Size: 2.4
- Transportation to Work: 3.1M
- Labor Force: 4.84M

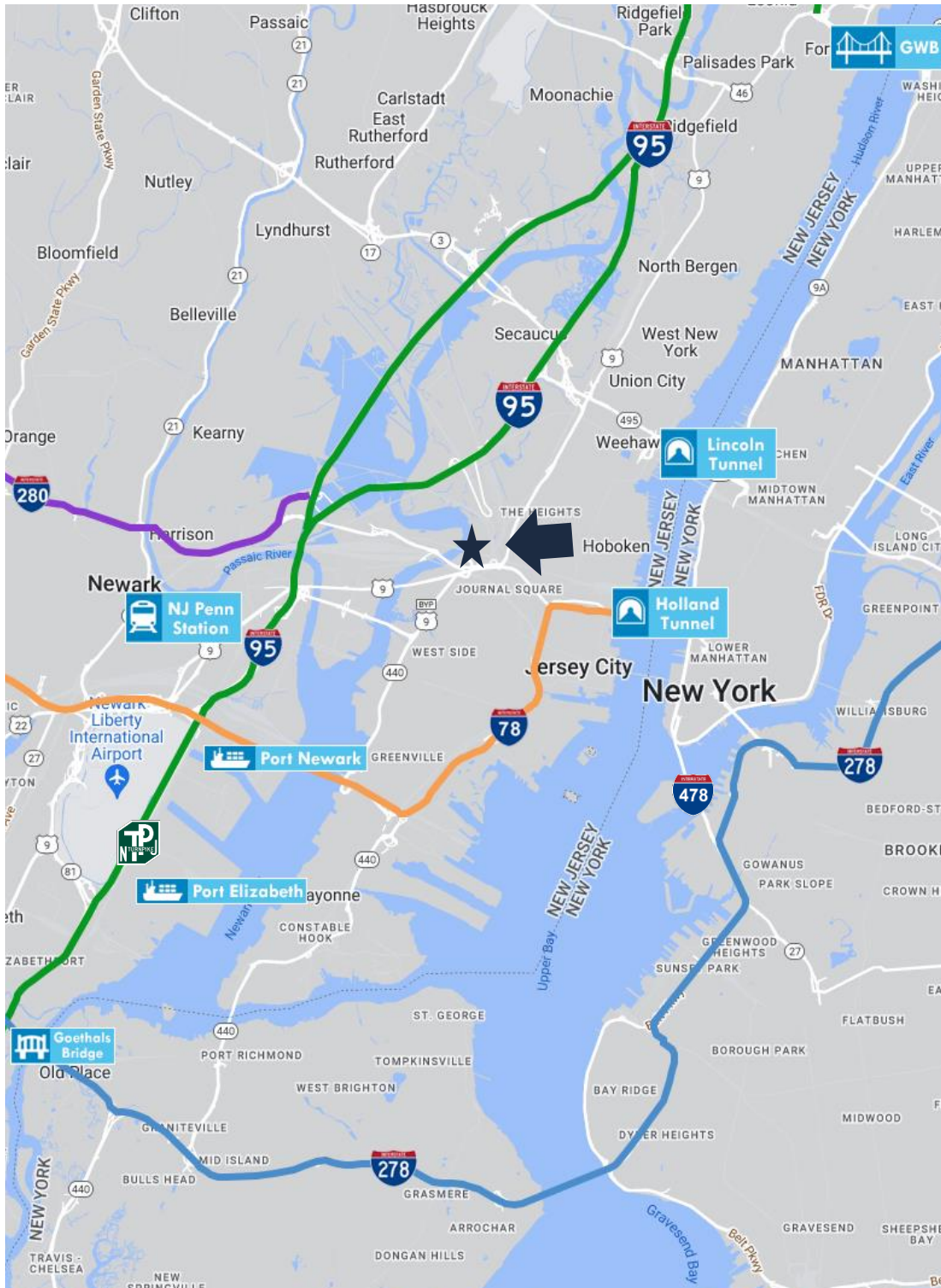
## 15 MILES

- Total Population: 10.55M
- Households: 4.06M
- Median Household Income: \$92,659
- Average Household Size: 2.5
- Transportation to Work: 5.25M
- Labor Force: 8.54M

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## ACCESSIBILITY



1.0 MI  
US Hwy 1 & 9



1.5 MI  
Journal Square



3.2 MI  
I-280



4.1 MI  
Holland Tunnel



4.6 MI  
NJ Turnpike



5.4 MI .  
Lincoln Tunnel



6.47 MI  
I-78



8.8 MI  
EWR



9.1 MI  
Ports Newark &  
Elizabeth

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