

**Specifications**

- ±34,000 SF Industrial Facility Available (Potential to Subdivide)
- 14' Clear Height
- One (1) Loading Dock/Dual Position Platform
- Two (2) Drive-In Doors
- New LED Lighting Throughout
- Former Plastics Manufacturing Facility
- Heavy Power
- Additional Office/Light Storage on Site
- Along Route 3 Corridor with Access to Routes 21, 46, 17 and NJ Turnpike Nearby
- Lease Rate at \$11.95 PSF NNN

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

Troy Schaafsma  
*Senior Associate*  
 973.906.5112  
 troys@blauberg.com



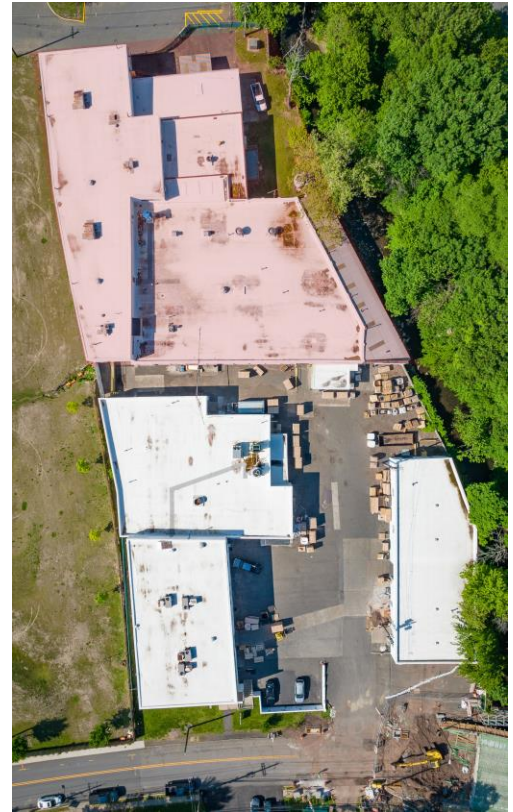
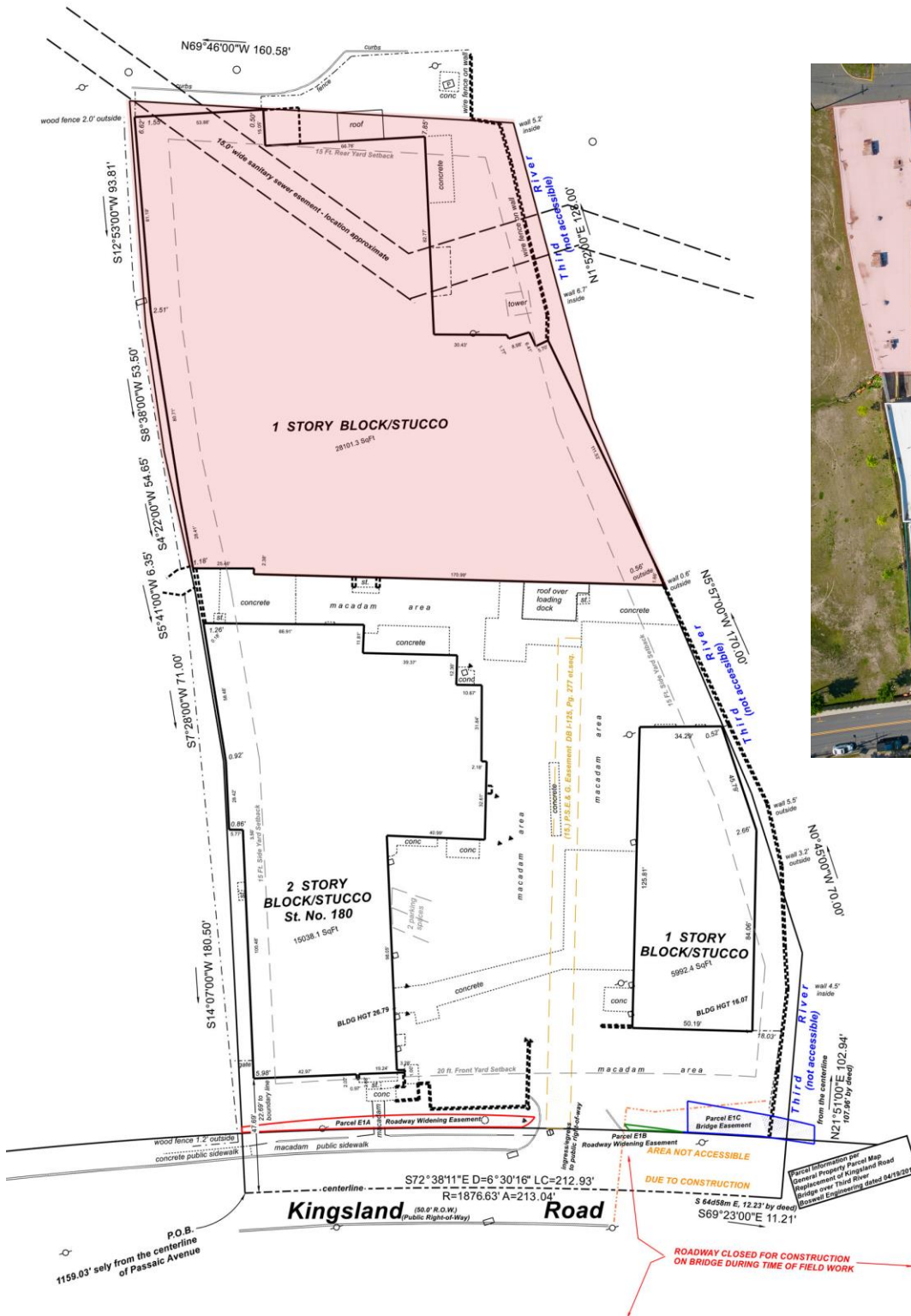
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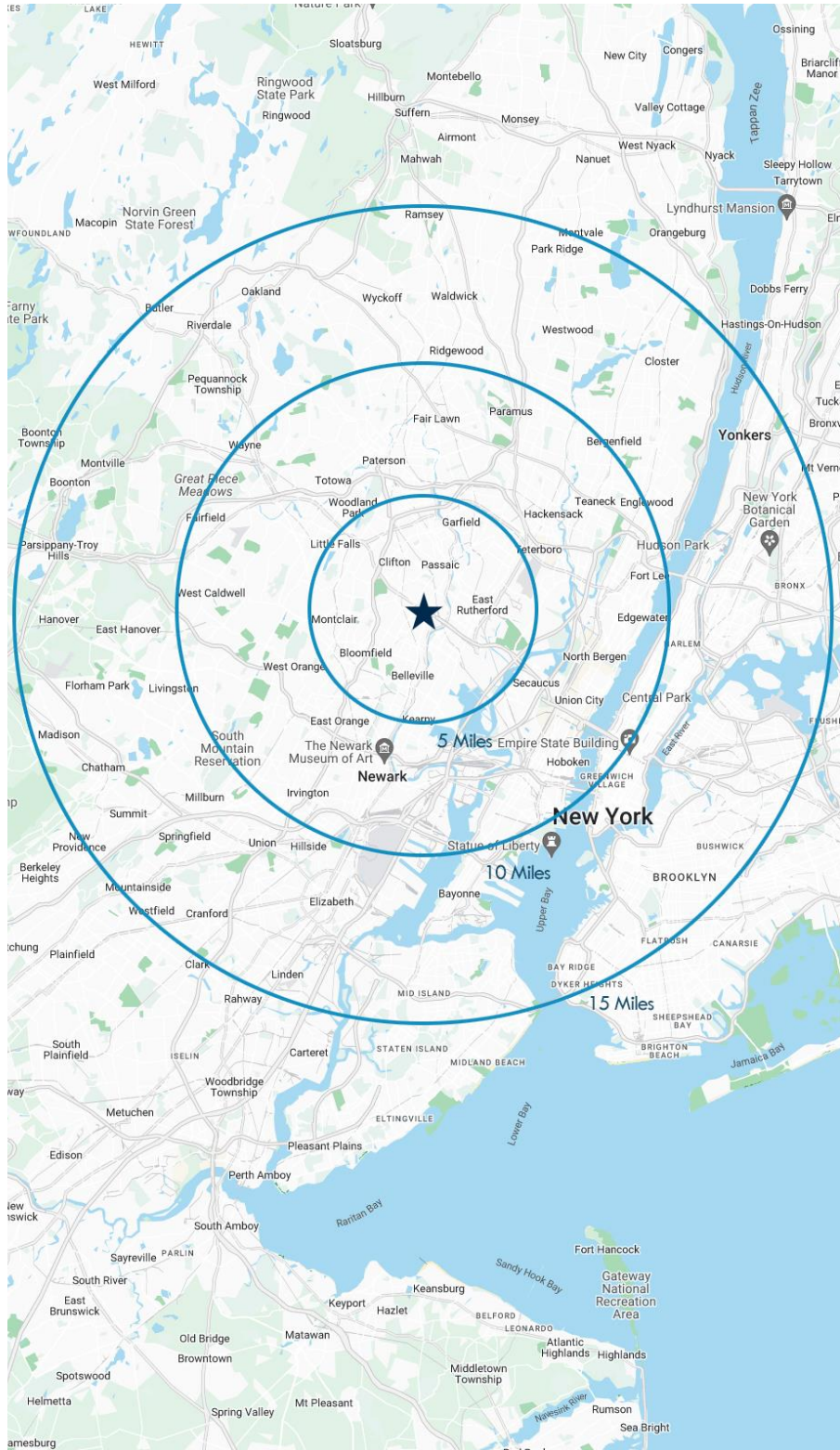
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**5 MILES**

- Total Population: 646,538
- Households: 238,426
- Median Household Income: \$100,827
- Average Household Size: 2.7
- Transportation to Work: 342,115
- Labor Force: 518,554

**10 MILES**

- Total Population: 3M
- Households: 1.2M
- Median Household Income: \$109,393
- Average Household Size: 2.4
- Transportation to Work: 1.61M
- Labor Force: 2.45M

**15 MILES**

- Total Population: 7.77M
- Households: 3.07M
- Median Household Income: \$102,745
- Average Household Size: 2.5
- Transportation to Work: 4.01M
- Labor Force: 6.31M

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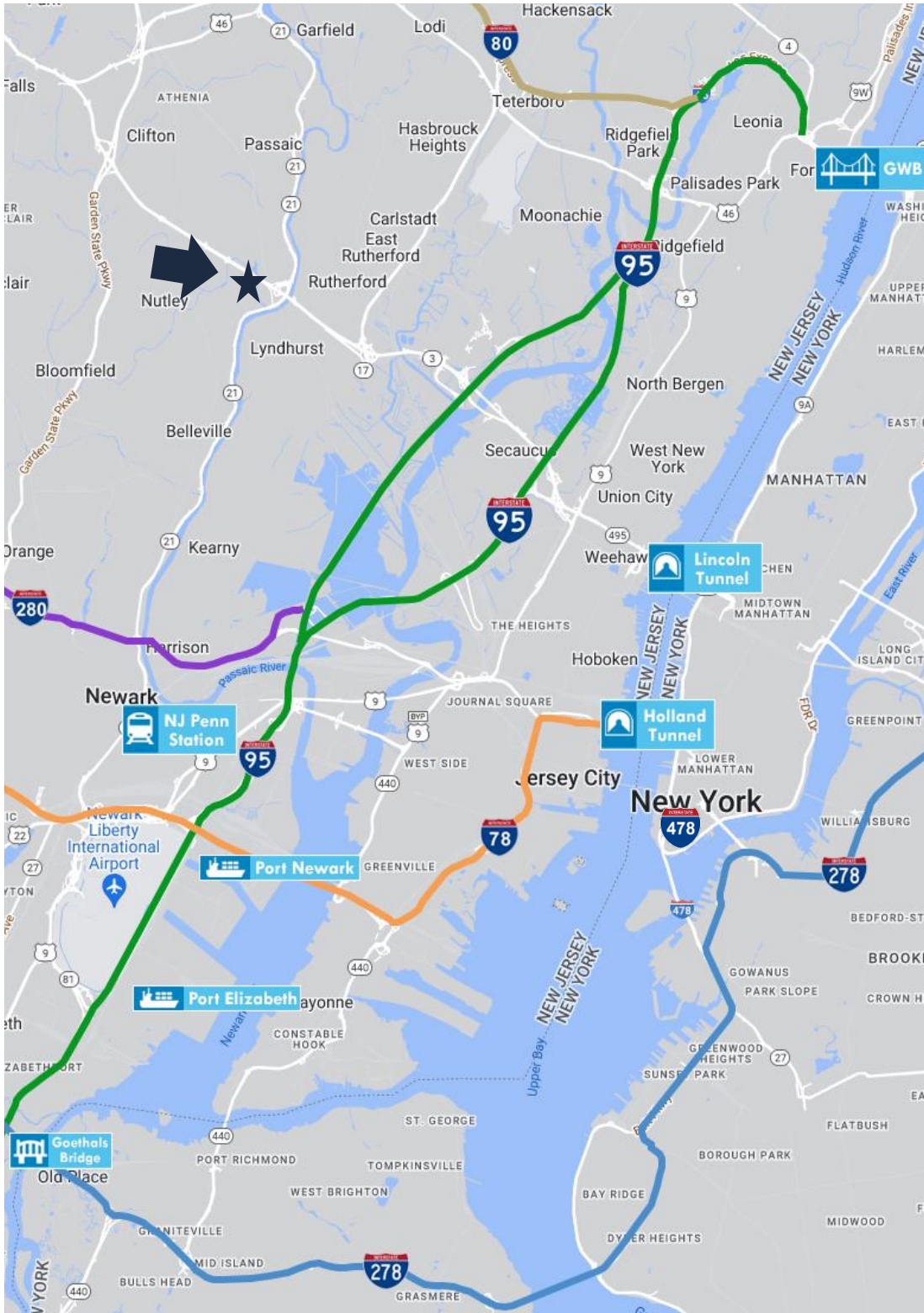
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**ACCESSIBILITY**

	0.5 MI US Hwy 3
	3.3 MI GSP
	4.8 MI I-95 Exit 16W
	7.2 MI I-280
	7.5 MI Newark Penn Stn
	5.1 MI Lincoln Tunnel
	11.7 MI Holland Tunnel
	12.6 MI George Washington Bridge
	14.7 MI I-78
	16.1 MI Ports Newark & Elizabeth
	16.3 MI Newark Airport

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