



**Specifications**

±10,000 SF  
TOTAL SPACE

Turnkey  
FACILITY

58,330  
DAILY TRAFFIC COUNT

±1.03 AC (Block 42, Lot 44)  
ACREAGE

I-1  
ZONING

\$18,438.00  
TAXES (2025)

Cubicles, Tables, Desks  
Lab Equipment Including  
Countertops, Cabinets, Drawers,  
and Fume Hoods  
SPACE INCLUDES

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

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)  
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, [aconte@blauberg.com](mailto:aconte@blauberg.com)  
Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)  
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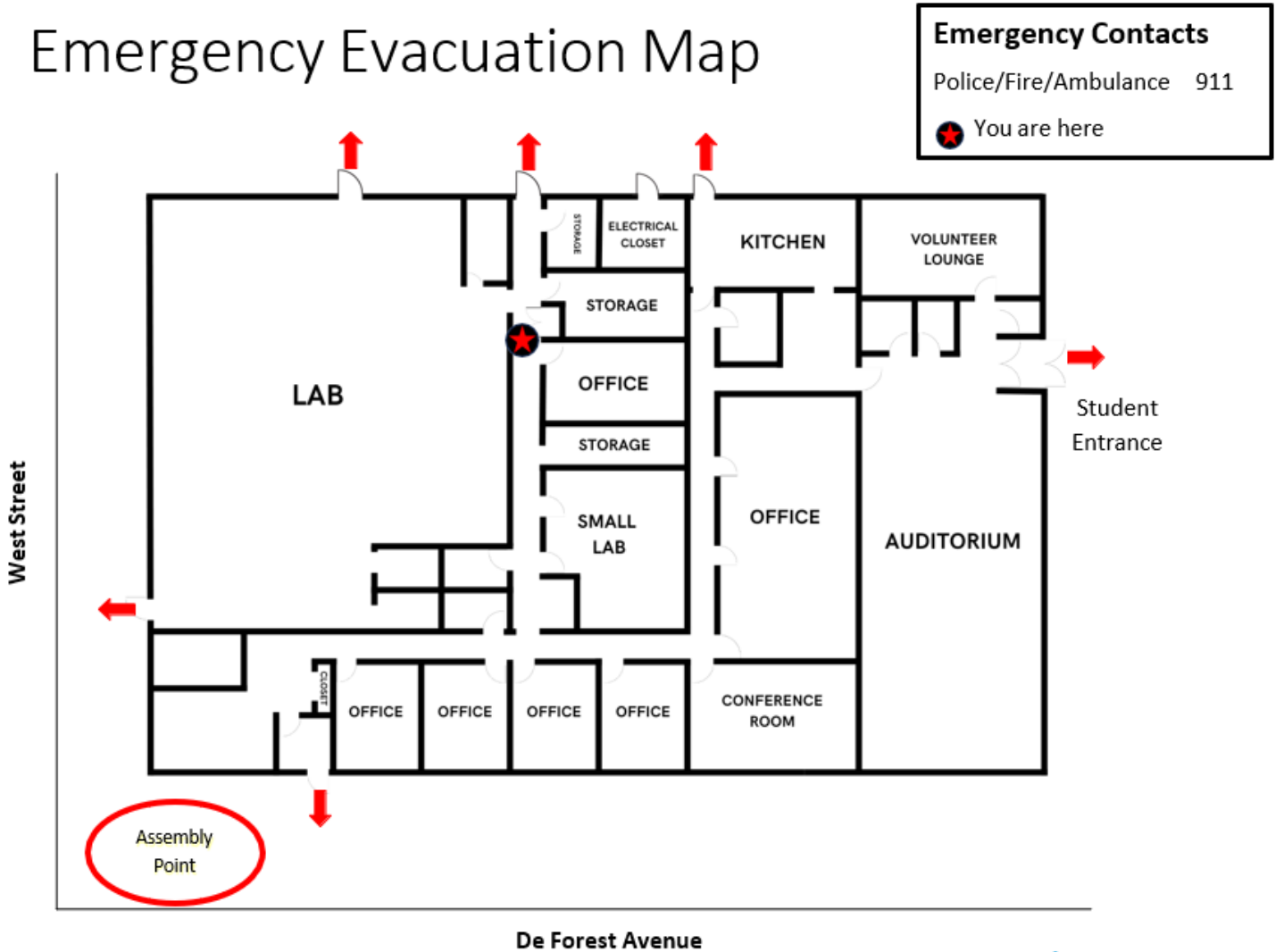


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# Emergency Evacuation Map



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### 5 MILES

- Total Population: 151,802
- Households: 57,152
- Median Household Income: \$160,612
- Average Household Size: 2.6
- Transportation to Work: 82,778
- Labor Force: 123,250

### 10 MILES

- Total Population: 956,736
- Households: 359,738
- Median Household Income: \$134,728
- Average Household Size: 2.6
- Transportation to Work: 511,431
- Labor Force: 768,305

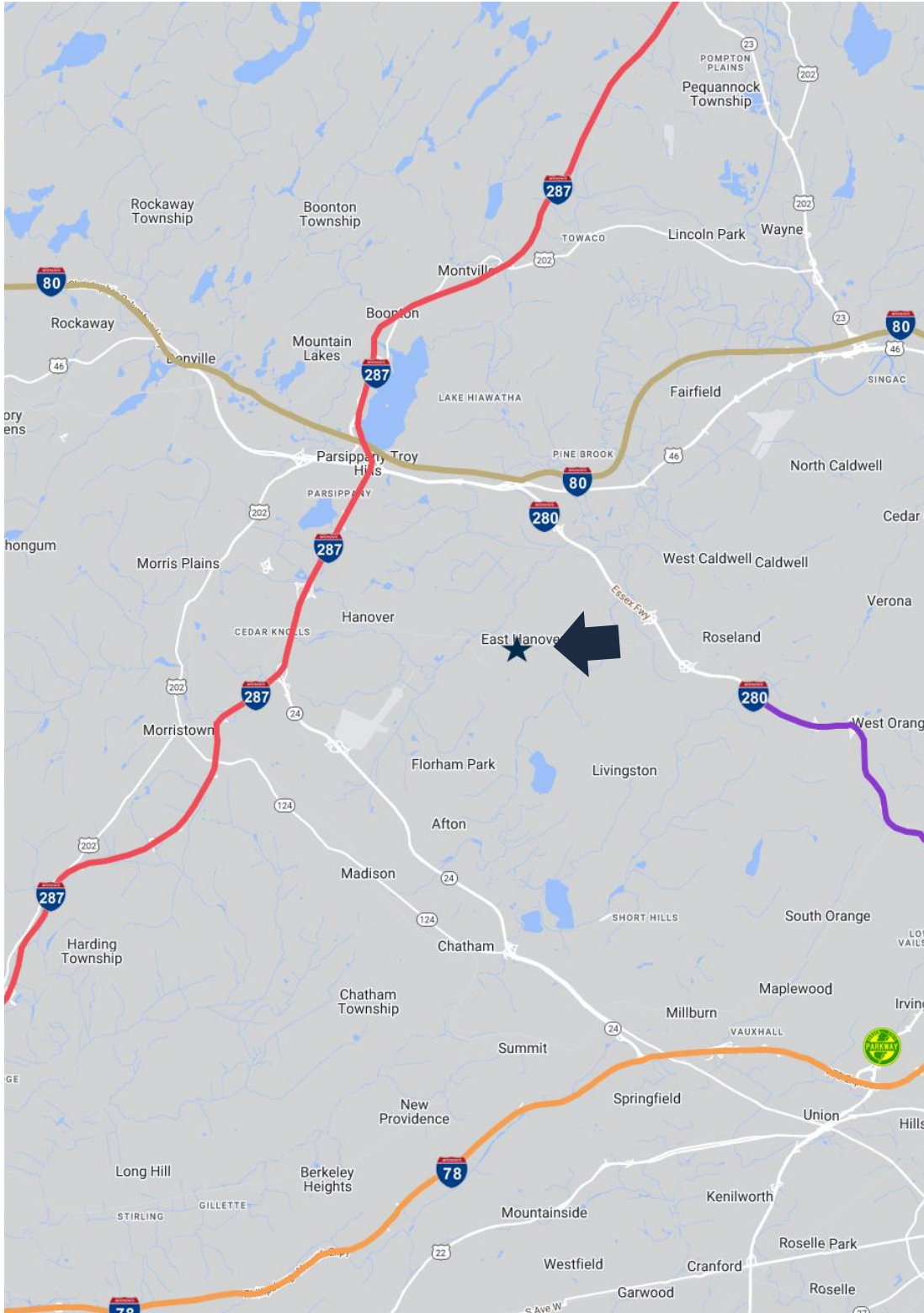
### 15 MILES

- Total Population: 2.59M
- Households: 944,230
- Median Household Income: \$113,486
- Average Household Size: 2.7
- Transportation to Work: 1.36M
- Labor Force: 2.07M

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**ACCESSIBILITY**

	1.0 MI NJ Route 10
	4.3 MI I-280
	6.0 MI I-287
	6.2 MI I-80
	14.9 MI I-78

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