



The Blau & Berg Company
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Exclusives February 2012

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New Jersey Industrial Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
2 Avenue A Carlstadt, NJ	27-Door Truck Terminal	27-Door Truck Terminal	Leases Out	\$20,000/month	Ken Crimmins	27-door cross-dock terminal New doors, roof, parking lot, fence
46 Prospect Street Midland Park, NJ	±4,000	±4,000		\$679,500 Reduced Sale Price	*Gordon Mayer	±4,000 sf (2 buildings) ±1,800 sf warehouse
150 Franklin Turnpike Waldwick, NJ	±50,000	±20,000		±20,000 sf @ \$6 psf NNN	*Gordon Mayer	±50,000 sf on ±3.5 acres

Burlington County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1402 Industrial Highway Cinnaminson, NJ	±10,000	±10,000		\$1.25M Sale \$400/Door/Mo NNN Lease	Ken Crimmins	Truck Terminal / Hub / Transit 20 tailgate doors, 20 cross dock doors

Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
325-837 Passaic Ave East Newark, NJ	±14,000	±14,000		\$3.5M Sale	Alex Conte Jason Crimmins Peter Murano, Jr.	±14,000 sf on ±2.65 acres ±1,100 sf of frontage Block 18, lots 1 - 6
34-36 Summit Street East Orange, NJ	±10,000	±10,000		\$595,000 Sale	Bob McGrath	18' clear ceiling height 2 drive-in doors
5 Gardner Rd Fairfield, NJ	±28,800	±28,800		Upon Request	Alex Conte Jason Crimmins Peter Murano, Jr.	Main Facility: ±20,000 sf (240' x 80') Shop Area: ±2,800 sf (140' x 20') Office: ±6,000 sf (143' x 42') Zoned L-2
22 Madison Road Fairfield, NJ	±39,785	±39,785		\$3.2M Sale	*Jeff Cerchione Ken Crimmins	±30,605 sf warehouse ±9,180 sf office
485 21 st Street Irvington, NJ	±8,000	±8,000		\$395,000 Sale	Bob McGrath	±5,000 sf 1 st floor ±2,000 sf 2 nd floor

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New Jersey Industrial Properties Essex County

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110 Coit Street Irvington, NJ	±6,050	±6,050		\$595,000	Christian Walsifer	±6,050 sf total bldg size, ±5,250 sf warehouse ±800 sf office
181 Coit Street Irvington, NJ	±9,000	±9,000		\$485,000	Gordon Mayer	±7,000 sf warehouse, ±2,000 sf office
31 Cordier Street Irvington, NJ	±15,000	±15,000		\$1.2M Sale	Sam Bernhaut	14' - 18' ceiling heights 2 DI doors, 1 loading dock
636 So. 21 st Street Irvington, NJ	±12,000	±12,000		\$750,000 Sale \$4.40 psf NNN Lease	Christian Walsifer David Thomas	±12,000 sf industrial building ±1,500 sf office, 3 TB, 16' clear
241 Rutgers Street Maplewood, NJ	12,000	12,000		\$5.50 psf NNN Lease	Christian Walsifer	22'-24' ceiling height 2 interior tailboards
56-58 Elm Street Newark, NJ	±11,000	±11,000		\$599,999 Sale \$5 psf nnn Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	12' ceiling height 2 drive-in doors (8' x 10')
86-88 Frelinghuysen Ave Newark, NJ	±6,000	±6,000		\$2,350 per month nnn Lease \$475,000 Sale	Alex Conte Jason Crimmins Peter Murano, Jr.	2 drive-in doors with brand newly paved and fenced driveway/yard; comfortable office suites upstairs, with bathrooms and kitchen
280 Frelinghuysen Ave Newark, NJ	±8,800	±8,800		\$950,000 Sale Lease Rate Upon Rqst	Alex Conte Jason Crimmins Peter Murano, Jr.	Garage facility with paved / fenced yard ±16' - 18' clear ceiling height 6 DI doors
891 Frelinghuysen Ave Newark, NJ	±6,000	±6,000		\$4,250 per month Lease Pls call for sale price	Alex Conte Jason Crimmins Peter Murano, Jr.	14' ceiling height 7 drive-ins
395 Hawthorne Ave Newark, NJ	±2,000	±2,000		\$190,000 Sale Lease Rate Upon Rqst	Alex Conte Jason Crimmins Peter Murano, Jr.	12' ceiling height 2 drive-ins Block and steel construction Urban Enterprise Zone
6 Libella Court Newark, NJ	±2,820	±2,820		\$250,980 Sale \$6 psf nnn Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	1 drive-in 22'-24' clear ceiling height

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8 Libella Court Newark, NJ	±2,820	±2,820		\$250,980 Sale \$6 psf nnn Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	1 drive-in 22'-24' clear ceiling height
24 Libella Court Newark, NJ	±3,760	±3,760		\$319,000 Sale \$2,950 per mo Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	Warehouse unit #24 1 drive-in 22'-24' clear ceiling height
9-23 Manufacturers Place Newark, NJ	±10,200	±10,200		\$695,000 Sale	Christian Walsifer	1 TB, 1 DI ±0.33 acres lot size
513-515 Market St Newark, NJ	± 1,200	± 1,200		\$425,000 Sale	David Thomas Christian Walsifer	1,200 sf garage 1,500 sf office
1292-1298 McCarter Highway Newark, NJ	±51,800	±51,800		Negotiable Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±16,000 sf basement with 12' ceilings and freight elevator ±18,800 sf ground floor with 13' ceilings ±16,000 sf 2 nd floor with 25' ceilings and freight elevator ±1,000 sf 3 rd floor office
25 McWhorter Street Newark, NJ	±18,000	±18,000		\$7.50 psf nnn Lease Sale price upon rqst	Jason Crimmins Peter Murano, Jr.	±15,000 sf warehouse ±3,000 sf office, ±12' ceiling height
109-143 Meeker Ave Newark, NJ	±70,000	±70,000		\$3.5M Sale \$3.75 psf Gross Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	±70,000 sf warehouse on ±3-acre lot 15' ceiling height
44-52 Poinier Street Newark, NJ	±20,000	±20,000		\$1,199,000	Christian Walsifer David Thomas	±2,000 sf office 16' clear ceiling height, 5 drive-ins
79-81 Poinier Street Newark, NJ	10,000	10,000		\$495,000 Sale \$2,250/mo nnn Lease	Jason Crimmins Peter Murano, Jr.	12' clear ceiling height 1 drive-in door (8' x 8')
681-687 South 12 th St Newark, NJ	±1,800	±1,800		\$250,000 Sale \$3,000/mo Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±10,000 sf lot ±100 sf office ±11' ceiling height, 2 drive-ins Zoned industrial

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New Jersey Industrial Properties Gloucester County

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1710-1714 Hurffville Road Sewell, NJ	±10,000	±10,000	Contracts Out	\$645,000 Sale	Ken Crimmins	Block 387, Lots 53 & 54 ±2.67 total combined acres

Hudson County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
77 Gould Street Bayonne, NJ	20,000	20,000	1 st Floor: \$5 psf NNN Lease 2 nd Floor: \$3 psf NNN Lease		Jason Crimmins Peter Murano, Jr. Alex Conte	±20,000 sf warehouse ±2,000 sf office ±12' clear ceiling height 2 TB
418 Duncan Avenue Jersey City, NJ	±34,000	±34,000		\$650 / door / mo NNN Sublease	Jeff Cerchione Ken Crimmins	33 to 77-door truck terminal 18' ceiling height
55 Edward Hart Dr Jersey City, NJ	±23,000	±23,000		\$8 psf nnn Lease \$3.25M Sale	Christian Walsifer David Thomas	±23,000 sf warehouse and ±3,000 sf office ±24' clear ceiling height 4 TB, 1 DI
425 Bergen Ave Kearny, NJ	±6,000	±6,000 (2 blds, ±3,000 sf each)		\$3,000/mo gross lease	Alex Conte Jason Crimmins Peter Murano, Jr.	±800 sf office area 1.7 acres lot 4 DI, 13' clear ceiling height

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**New Jersey Industrial Properties
 Hudson County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
70-80 Arlington Ave Kearny, NJ	±25,000	±25,000		\$4 psf gross Sublease	Jason Crimmins Peter Murano, Jr. Alex Conte	±25,000 sf total bldg size on ±2.5 acres ±2,000 sf office 16' ceiling height, 3 docks, 1 drive-in
425 Bergen Avenue South Kearny, NJ	±6,000	±6,000		\$1.295M	Jason Crimmins Peter Murano, Jr. Alex Conte	±6,000 sf total building are (2 bldgs 3,000 sf each) 1.7 acres total parcel land 3 DI, 15' clear ceiling height
177 Pennsylvania Ave Kearny, NJ	66-door terminal ±38,400	66-door terminal ±38,400		\$5.35M Sale Lease Rate Upon Request	Alex Conte Jason Crimmins Peter Murano, Jr.	
969 Newark Turnpike (Unit E) Kearny, NJ	±159,000	±12,630		\$7.50 psf nnn Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	1 DI, 1 TB 14' ceiling heights

Mercer County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
406 Wyckoff Mills Road East Windsor	±84,000	±84,000		Pls Call for Sale or Lease Price	Charles Kavanagh	±84,000 sf warehouse on ±10.60 acres 25' ceiling height, 25' x 55' column spacing 7 exterior loading docks, 7 levelors
2595 East State St Ext. Trenton, NJ	±11,500	±11,500		\$2.4M Sale	Christian Walsifer David Thomas	±11,500 sf truck terminal on ±5.2 acres 29 loading dock doors

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**New Jersey Industrial Properties
 Middlesex County**

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44 Rodgers Street Avenel, NJ	±5,000	±5,000		\$1.3M Sale	Christian Walsifer David Thomas	1' clear ceiling height 3 drive-in bays
1 Nixon Lane Edison, NJ	30-Door Truck Terminal	30-Door Truck Terminal		Pls call for sale price	Ken Crimmins	1 story masonry building ±10,000 sf RBA
3775 Park Avenue Unit 3 Edison, NJ	±42,068	±42,068		\$3.50 psf nnn lease	Christian Walsifer David Thomas	±42,068 sf warehouse unit Expandable to 60,800 sf Approx 2,000 sf office
3775 Park Avenue Unit 5A Edison, NJ	±18,732	±18,732		\$3.75 psf lease	Christian Walsifer David Thomas	±18,732 sf warehouse unit Expandable to 60,800 sf 24' clear, 2 exterior tailboards
3775 Park Avenue Unit 6 Edison, NJ	±101,012	±101,012		\$2.50 psf nnn lease	Christian Walsifer David Thomas	±101,012 sf warehouse unit Office space to suit 24' clear, 4 interior tailboard docks
3775 Park Avenue Unit 8B Edison, NJ	±11,162	±11,162		\$3.75 psf lease	Christian Walsifer David Thomas	±11,162 sf warehouse unit Office space to suit 24' clear, 1 drive-in door
1020 Green Street Iselin, NJ	±5,800	±5,800	Under Contract	\$995,000 Sale	Christian Walsifer David Thomas	14' clear ceiling height 5 drive-in bays
100 Blackford Avenue Middlesex, NJ	±4,400	±4,400		\$525,000 Sale	Bob McGrath	2 drive-in doors 12' clear ceiling height
940 State Street Perth Amboy, NJ	±72,101	±72,101		\$3M Sale	Christian Walsifer David Thomas	24' - 32' clear ceiling height 5 cranes
4301 S Clinton Ave S Plainfield, NJ	±11,000	±11,000		\$1.95M Sale \$6.95 psf NNN Lease	Christian Walsifer David Thomas	30' - 32' clear 2 TB
821 St. Georges Avenue Woodbridge, NJ	67-Door Truck Terminal	57-Door Truck Terminal		\$6.5M Sale \$650/door/mo	Ken Crimmins	Dock: 20,460 sf, 60' wide, clear span Block and steel construction ½ terminal available for rent

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New Jersey Industrial Properties Morris County

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1 Jori Lane Cedar Knolls, NJ	±86,000	±22,000		\$6 psf net Lease	Anthony Bufanio Ken Crimmins	±7 acres lot size 22' clear
12 River Road Chatham, NJ	46,675	46,675		\$4.995M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	46,675 sf on 2.55 acres 13'6" - 18'6" clear ceiling heights

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
314 Colfax Ave Clifton, NJ	±1,500 sf + yard	±1,500 sf + yard		\$1,750 per mo Net Lease	Bob McGrath Anthony Bufanio	1 14' drive-in door 18' ceiling height
316 Colfax Ave Clifton, NJ	±6,500 sf + yard	±5,900 sf warehouse ±600 sf office		\$6 psf nnn Lease	Bob McGrath Anthony Bufanio	13 tailboard positions 16' clear ceiling height
388-398 Belmont Ave Haledon, NJ	±6,000	±6,000		\$575,000 Sale Pls call for lease rate	Jason Crimmins Peter Murano, Jr. Alex Conte	±4,750 sf warehouse, ±1,250 sf office 13' ceiling height, 4 drive-ins
39 Warren Street Paterson, NJ	±84,000	±84,000		\$950,000 Sale	Christian Walsifer David Thomas	11'-18' ceiling heights Tailboards and drive-ins

Somerset County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
100 Apgar Drive Somerset, NJ	±22,550	±22,550		\$2.5M Sale \$12,500 / mo NNN Lease	David Thomas Christian Walsifer	±7.5 acres (partially paved) 28' - 41' clear ceiling height

Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
475 Division Street Elizabeth, NJ	±20,620	±15,000 - 20,620		\$6.50 psf nnn Sublease	Jason Crimmins Peter Murano, Jr. Alex Conte	±14' ceiling height, 7 tailboard docks

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New Jersey Industrial Properties (continued)
Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1161 East Broad Street Elizabeth, NJ	±30,000	±30,000		Pls. call for sale and lease price	Jason Crimmins Peter Murano, Jr. Alex Conte	3 interior docks, 3 drive-ins
207-209 Florida Street Elizabeth, NJ	±5,000	±5,000		\$525,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	±5,000 sf total bldg size ±1,800 sf office ±16' ceiling height
230-236 Marshall Street Elizabeth, NJ	±18,000	±18,000		\$2.75 psf nnn Lease	Bob McGrath	Two ±9,000 sf 3-story bldgs 1 TB dock
891 Newark Avenue Elizabeth, NJ	±4,800 - 122,000	Divisibility varies		Pls. call for lease price	*Jason Crimmins Peter Murano, Jr. Alex Conte	22 acres lot size
895 Newark Avenue Elizabeth, NJ	310,000 (62K sf / floor)	310,000 (62K sf / floor)		Lease - TBD	Jason Crimmins Peter Murano, Jr. Alex Conte	Divisible by 2,000 sf
720 South Front Street (Bldg B) Elizabeth, NJ	±65,000	±12,000-20,000		\$6.50 psf gross Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±12' ceiling height 2 docks Zoned industrial
720 South Front Street (Bldg C) Elizabeth, NJ	±12,800	±12,800		Only acreage: \$6,500/mo/ac gross Lease Only ±9,600 sf unit: \$8,000/mo gross + TE Lease ±12,800 sf plus acreage: \$15,000/mo gross + TE Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±12,800 sf: 8 drive-in bay (14' x 14') doors with office ±9,600 sf: 6 drive-in bay (14' x 14') doors Acreage: Over an acre of fenced-in parking
110 South Avenue Garwood, NJ	±9,600	±9,600		\$5.25 psf nnn Lease	Bob McGrath	±1,000 sf office 1 DI door, 18' clear
171 Central Avenue Hillside, NJ	±100,000	±100,000	Leases Out	\$4.95M Sale \$4.75 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±18'-32' clear 4 docks, 9 DI
136 Central Avenue Hillside, NJ	±7,500	±7,500		\$750,000 Sale	Alex Conte Jason Crimmins Peter Murano, Jr.	±7,250 sf warehouse ±12'-14' ceiling height 5 drive-ins

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Union County

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620 Ramsey Avenue Hillside, NJ	±12,000	±12,000		\$7.95 psf Lease Pls. call for sale price	Jason Crimmins Peter Murano, Jr. Alex Conte	Office/Warehouse flex facility 14'-18' clear ceiling heights
746 Colfax Avenue Kenilworth, NJ	±13,269	±13,269		\$6.25/sf nnn Lease \$1.2M Sale	Christian Walsifer Ken Crimmins	±800 sf office 12' clear ceiling height
736 Fairfield Avenue Kenilworth, NJ	±2,500	±2,500		\$2,500 per mo Lease	Christian Walsifer	12' clear ceiling height, gas heat
500 Hoiles Drive Kenilworth, NJ	±22,000	±16,000		\$1,800,000 Sale \$6.50 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Ken Crimmins	±12' ceiling height 2 tailboards
11 Carnegie Street Linden, NJ	±4,000	±4,000		\$369,000 Sale \$6.95 psf nnn Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	±400 sf office ±7,200 sf lot size Gas suspended heat, ±14' ceiling height
1610-1604 E Elizabeth Ave Linden, NJ	±5,000	±5,000		\$525,000 Sale	Christian Walsifer	±5,000 sf bldg, ±500 sf offices 14' clear ceiling height
801 East Linden Avenue Linden, NJ	±15,000	±15,000		\$4.50 psf nnn Lease	Bob McGrath	12' ceiling heights 3 TB docks
340 S. Stiles Street Linden, NJ	±80,000	±80,000		\$5.75 psf gross Lease	Jason Crimmins Peter Murano, Jr. Ken Crimmins	±22' clear ceiling height 25 tailboards, inactive rail ±2,000 sf office
1520 W Elizabeth Avenue Linden, NJ	±13,500	±13,500		\$2.05M Sale \$16,500/mo nnn Lease	Christian Walsifer	±8,500 sf office building 2 garage structures totaling ±5,000 sf ±2.03 acres concrete and asphalt yard
1520 Lower Road Linden, NJ	±20,550	±20,550		\$1.5M Sale	Ken Crimmins	31' - 35' clear 8 drive-ins
270 Sheffield Street Mountainside, NJ	±48,000	±48,000	Under Contract	\$5.75 psf nnn Lease \$2,832,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte Ken Crimmins	High-end graphic arts facility 14' - 16' ceilings, 3 DI doors, 2 TB docks ±5.50 acres total parcel area

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800-810 South Avenue Plainfield, NJ	±10,000	±10,000	Under Contract	\$495,000 Sale \$5.95 psf nnn Lease	Christian Walsifer	15' clear 1 drive-in door
300 W. Fourth Street (300-24 Madison Ave) Plainfield, NJ	±41,835	±41,835		\$1.95M Sale	Bob McGrath	Ideal light warehouse manufacturing facility ±1,800 sf office Adjacent to 60' x 166' land (for sale \$275,000)
767 Leesville Ave Rahway, NJ	±25,000	±25,000		\$3.25 psf nnn Lease	Bob McGrath	±25,000 sf office / warehouse ±2,000 sf office, 18' clear ceiling height
713 New Brunswick Ave Rahway, NJ	±14,500	±14,500		\$900,000 Sale	Christian Walsifer David Thomas	±5,500 sf office 22' clear 2 drive-ins (14' height)
754 New Brunswick Ave, Rahway, NJ	±18,000	±18,000		Lease and Sale Price Negotiable	David Thomas Christian Walsifer	±18,000 sf warehouse ±1,000 sf office component ±1.02 acres, 25' clear, 2 tailboards 3 drive-ins (10' x 14')
1410 Pinewood Street Rahway, NJ	±4,200	±4,200		\$495,000 Sale Pls call for lease price	Bob McGrath	±4,500 sf office/warehouse 2 drive-in doors
313 Regina Ave Rahway, NJ	258,000	20,573 7,062		\$6.25/sf gross	Jeff Cerchione Rich DeCaprio	Unit A: 20,573 sf, 500 sf office, 3 loading docks, 16' ceilings Unit B: 7,062 sf, 500 sf office, 1 loading dock, 16' ceilings
201 Wescott Drive Rahway, NJ	±6,000	±6,000		Negotiable Lease	Christian Walsifer David Thomas	2 tailboards, 1 drive-in 16' clear ceiling height
138 East 11 th Street Roselle, NJ	±3,600	±3,600		\$1.15M Sale \$7,500/mo Lease	Christian Walsifer	±1.1-acre contractors yard 12' clear, 2 drive-ins
202 East Highland Parkway Roselle, NJ	11,500	11,500		\$890,000 Sale	Bob McGrath	11,500 sf total bldg size, 1,200 sf office (new) 1 interior TB, 1 DI door, 16' clear ceiling height

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**New Jersey Industrial Properties
 Union County**

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118-128 West 1 st Avenue Roselle, NJ	±22,523	±22,523		\$6,000/mo nnn lease \$1.1M Sale	Bob McGrath	1 tailboard, 1 drive-in
314 West 1 st Avenue Roselle, NJ	9,390	9,390		\$990,000 Sale	Bob McGrath	9,390 sf total building size 3,030 sf office area
262-264 West 1 st Avenue Roselle, NJ	±16,000	±16,000		\$3.95/sf nnn Lease \$1.1M Sale	Christian Walsifer	16' clear, 1 tailboard Zoned commercial-industrial
12 Commerce Street Springfield, NJ	±10,800	±10,800	Leases Out	Negotiable Sale Price \$5.95 psf nnn Lease	Christian Walsifer Ken Crimmins	1 drive-in, 1 tailboard 12' ceiling height
21 Fadem Road Springfield, NJ	±122,597	±6,492 - 31,616		Starting at \$5 psf nnn lease Sale price upon request for entire ±122,597 sf	Jason Crimmins Peter Murano, Jr. Alex Conte	Industrial flex facility 18' clear ceiling height 50' x 25' column spacing

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New Jersey Office Properties Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
318 Main Street Millburn, NJ	±7,200	±1,900		\$23.50 psf + TE Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	2 nd floor space Ideal use for office/medical
1010 Broad Street Newark, NJ	±22,440	±22,440	Under Contract	\$1.395M Sale Pls. call for lease rate	Alex Conte Jason Crimmins Peter Murano, Jr.	At corner traffic light intersection
802-806 Clinton Ave Newark, NJ	±6,443	±6,443		\$395,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	±6,443 sf retail/office space on ±0.32 acres
169-171 Frelinghuysen Ave Newark, NJ	±11,200	±2,000		\$10 psf + TE Lease	Alex Conte Jason Crimmins Peter Murano, Jr.	2 nd floor office space
9-11 Hill Street Newark, NJ	±55,521	±38,251 Office ±17,270 Retail		\$18.50 psf + TE Office \$23.50 psf + TE Retail	Alex Conte Jason Crimmins Peter Murano, Jr.	Class B office facility Across from City Hall
192 Market Street Newark, NJ	±10,500	8,500		\$1.3M Sale 1 st Floor: Leased 2 nd -7 th Floors: \$12 psf NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	7-story office facility Offices on 2 nd - 7 th floors
66 Somme Street Newark, NJ	±21,000	±21,000		\$2,995,000	Jason Crimmins Peter Murano, Jr. Alex Conte	±7,000 sf exam and conference rooms ±7,000 sf x-ray and exam rooms in place ±7,000 sf lawyer and doctor offices
575-605 Springfield Avenue Newark, NJ	±12,727	±12,727		\$1.8 M Sale \$18 psf (1 st floor) \$10 psf (2 nd floor)	Jason Crimmins Peter Murano, Jr. Alex Conte	Retail on 1 st floor Office on 2 nd floor

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**New Jersey Office Properties
 Middlesex County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
115 Amity Street Jersey City, NJ	±72,000	±3,120		\$12 psf nnn	Jason Crimmins Peter Murano, Jr. Alex Conte	±3,120 sf office 20' clear ceiling height 35' x 40' column spacing

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
2700 South Clinton Ave South Plainfield, NJ	±2,360	1 st floor: ±1,360 2 nd floor: ±1,000		\$12 psf gross Lease + electric	Bob McGrath	Professional quality office space Ideal for architect, engineer
4301 South Clinton Ave South Plainfield, NJ	±11,000	±11,000		\$1.995M Sale \$6.95 psf NNN Lease	Christian Walsifer David Thomas	30' - 32' clear 1 TB, 5,200 sf office

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
266 W Main Street Denville, NJ	±4,200	±4,200		\$650,000	Christian Walsifer	±0.25 acres lot area Zoned OB-1 office building
60 Old Cherry Hill Road Parsippany, NJ	±2,000	±2,000		\$699,000 Sale	Jeff Cerchione	±2,000 sf house/office Zoned research, office, laboratory

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
93 Main Street Clifton, NJ	±11,400 sf	±2,750		\$18 psf gross plus TE	Jason Crimmins Peter Murano, Jr. Alex Conte	Covered parking area Building security Multiple zoned HVAC

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**New Jersey Office Properties
 Union County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
77 Central Ave Clark, NJ	±7,695	±7,695 (2 nd floor)		\$15 psf gross lease + TE	Sam Bernhaut	Premier Union County location Off Exit 135 of GSP
111-115 N Union Ave Cranford, NJ	±3,587	±3,587		\$35 psf lease Ground Floor \$25 psf Lease 2 nd & 3 rd Floors or \$300 psf Condo Opportunity	Sam Bernhaut	Three or more floors of development
813-815 Elizabeth Ave Elizabeth, NJ	±15,200	±15,200		\$10-\$12 psf gross lease \$1.6M Sale	Alex Conte Jason Crimmins Peter Murano, Jr.	3-story office building with full basement ±2,400 sf retail component
100-124 N 12th Street Kenilworth, NJ	±113,000	±10,000		\$5 psf nnn starting Lease	Bob McGrath	±10,000 sf mezzanine office space remaining
129 Chestnut Street Roselle, NJ	±7,400	±7,400		\$650,000 Sale Lease TBD	Bob McGrath	2-story office bldg, former bank with drive-thru Zoned commercial
21 Fadem Road Springfield, NJ	±122,597	±4,000 - 46,354		Starting at \$5 psf nnn lease Sale price upon request for entire ±122,597 sf	Jason Crimmins Peter Murano, Jr. Alex Conte	Industrial flex facility 18' clear ceiling height 50' x 25' column spacing
140 Mountain Ave Springfield, NJ	±1,200 - ±7,688	±1,200 - ±7,688		Pls. call for lease rate	Jason Crimmins Peter Murano, Jr. Alex Conte	3-story class B office 1 st floor: ±2,588 sf, ±1,505 sf and ±900 sf 2 nd floor: ±2,569 sf 3 rd floor: ±1,300 sf

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**New Jersey Land Properties
 Essex County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
630-632 Washington Ave Belleville, NJ	±4.17 acres	±4.17 acres	Pls call for lease price	\$4.5M Sale	Alex Conte Jason Crimmins Peter Murano, Jr.	Vacant land with ±6,000 sf office building 572.93' frontage along Washington Avenue
144 Pompton Avenue Cedar Grove, NJ	±1.225 acres	±1.225 acres		\$1,200,000	Sam Bernhaut	R-8 zoned (permits family day care homes, community residence, shelters, houses of worship, private schools)
244-248 Passaic Ave East Newark, NJ	±0.5 acres	±0.5 acres		\$495,000 Sale	Alex Conte Jason Crimmins	Block 16, Lot 17 47' x 460' lot dimensions
422-440 Frelinghuysen Ave Newark, NJ	±10.55 acres	±10.55 acres		\$8,400,000 Sale \$6,500 per acre per month NNN	Jason Crimmins Peter Murano, Jr. Alex Conte	Land adjacent to Newark Liberty Int'l Airport ±13,500 sf office, ±10,000 sf shed ±36,000 sf open warehouse
646-696 Frelinghuysen Ave Newark, NJ	±9.36 acres	±9.36 acres		Lease and Sale Rates Upon Rqst	Jason Crimmins Peter Murano, Jr. Alex Conte	Parcel A: ±5.16-acre vacant land paved and fenced Parcel B: ±4.21-acre lot with ±185,774 sf facility
982 Frelinghuysen Ave Newark, NJ	±1.67 acres	±1.67 acres		\$1.67M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Zoned Industrial
102 Foundry Street Newark, NJ	±16.3 acres	±16.3 acres		\$6,500/mo/ac Lease \$650,000/ac or \$10,595,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Approvals for ±294,645 sf building (can be scaled down to meet actual user requirements)
1 Hyatt Lane Newark, NJ	±30.165 acres	±30.165 acres		Lease and Sale Rates Upon Rqst	Jason Crimmins Peter Murano, Jr. Alex Conte	I-3 heavy industrial Active rail
296 South Street Newark, NJ	±2 acres	±2 acres		Ground Lease TBD	Jason Crimmins Peter Murano, Jr. Alex Conte	Redevelopment site Building to be demolished Zoned I-2

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**New Jersey Land Properties
 Hudson County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
390 County Road Jersey City, NJ	±6.82 acres trucking facility	±1 acre trucking facility		\$7,000/mo sublease	Ken Crimmins	Irregular shape, generally level Fenced and stoned
319 Tonnele Ave Jersey City, NJ	±3.52 acres	±3.52 acres		\$6,500/acre Sale price upon rqst	Jason Crimmins Peter Murano, Jr. Alex Conte	Zoned Intermodal B Access thru Utica Street Rail possible
1235 Harrison Ave Kearny, NJ	±6.5 acres	±6.5 acres		\$5M Sale \$5,500/mo per acre	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	Redevelopment site adjacent to Wal-Mart
1631 Paterson Plank Rd Secaucus, NJ	±2 acres	±2 acres		\$15,000/mo Sublease	Ken Crimmins	Fenced and gated Industrial zoning

Mercer County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
6 Linden Avenue East Jersey City, NJ	±7.36 acres	±7.36 acres		\$5,250,000 Sale	Christian Walsifer David Thomas	Freight rail line on site Zoned heavy industrial Outside storage permitted

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
Egel Ave Middlesex, NJ	2.58 acres	2.58 acres		\$1.295M Sale	Bob McGrath	Zoned industrial Permitted uses include office bldg, wholesale operatives, warehousing and storage
Perrine Road Old Bridge, NJ	2.42 acres	2.42 acres	Under Contract	\$800,000	Bob McGrath	Block 6303, Lots 4 Zoned OG-3 located across from TD Bank Contiguous with 53A US Route 9 property

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New Jersey Land Properties Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
53A US Route 9 Old Bridge, NJ	2.42 acres	2.42 acres	Under Contract	\$2.3M	Bob McGrath	Block 6303, Lot 2 Zoned OG-3 located across from TD Bank Contiguous with Perrine Road property
US Route 9 Old Bridge, NJ	4.82 acres	4.82 acres	Under Contract	\$3.1M Assemblage Sale Price	Bob McGrath	Block 6303, Lots 2 and 4 Zoned OG-3 located across from TD Bank Contiguous with Perrine Road property
2271 Hamilton Blvd South Plainfield, NJ	3.7 acres	3.7 acres		\$3,000/acre/mo Lease \$3M Sale	Christian Walsifer David Thomas	3.7 industrial land for lease Heavy industrial zoning
Jernee Mill Road Sayreville, NJ	±25.47 acres	±25.47 acres		\$1,550,000 Sale	Bob McGrath	Vacant land
126 Spicer Avenue South Plainfield, NJ	0.80 acres	0.80 acres		\$550,000 Sale	*David Thomas Christian Walsifer	Heavy industrial zoning

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
3641 Hill Rd Parsippany, NJ	±1.61 acres	±1.61 acres		\$1.695M Sale	Jason Crimmins *Peter Murano, Jr. Alex Conte	±1.61 acres industrial land ±70,132 sf lot area Zoned SED5
391-393 Route 46 Mount Olive, NJ	±3.29 acres	±3.29 acres		\$1.25M Sale \$125,000 nnn per yr Lease	Sam Bernhaut	Prime retail land adjacent to Super A&P Center; Zoned C-2

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**New Jersey Land Properties
 Somerset County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
375-377 Route 22 East Green Brook, NJ	±3 acres	±3 acres		\$1.9M Sale	Sam Bernhaut	Zoned highway commercial
Valley Rd & Auten Rd Hillsborough, NJ	±54 acres	±54 acres		\$50,000 per acre sale	Jason Crimmins Peter Murano, Jr.	Block 143, Lots 3 & 4
928 Elizabeth Avenue Somerset, NJ	±15.6 acres	±8 acres usable		\$1.5M Sale	Christian Walsifer David Thomas	2 miles south of I-287
901 Valley Road Watchung, NJ	±4.39 acres	±4.39 acres		\$2.25M Sale	Bob McGrath Sam Bernhaut	Potential uses include 40-unit assisted care facility, hospice group home, rehab centers

Sussex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
360 Houses Corner Road Sparta, NJ	62 acres	62 acres	Contracts Out	\$4.6M	*Christian Walsifer Jeff Cerchione Ken Crimmins	Active rail line borders property
401 Houses Corner Road Sparta, NJ	34 acres	34 acres		\$1.9M	*Christian Walsifer Jeff Cerchione Ken Crimmins	Rural Residential Zone

Ocean County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
Bismark Road Jackson, NJ	±5.45 acres	±5.45 acres		\$495,000 Sale \$1,300 per acre per month	David Thomas Christian Walsifer	Block 505, Lot 5
331 Bismark Road Jackson, NJ	±11 acres	±9.5 acres usable		\$995,000 Sale	*David Thomas Christian Walsifer	Block 503 Lot 2 Zoned light industrial
340 West Commodore Blvd Jackson, NJ	22.44 acres	22.44 acres		Pls. call for sale price	Charles Kavanagh	Block 2501, Lot 3 Zoned light manufacturing

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**New Jersey Land Properties
 Union County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1 Virginia Street Elizabeth, NJ	±6.87 acres	±6.87 acres		\$6.7M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte Ken Crimmins	±30,000 sf building ±26' clear ceiling height
4400 Tremley Point Rd Linden, NJ	±7.86 acres (±1 acre usable)	1 acre upland; 10,000 sf bldg possible		\$850,000	Ken Crimmins	Heavy industrial zoning (I-3) Off exit 13 of the NJ Tpke
219-223 East Front Street Plainfield, NJ	±8,500	±8,500		\$975,000 Sale \$18.50 nnn (build-to-suit) Lease \$72,000 nnn per yr ground Lease	Sam Bernhaut	Zoned B-2 (commercial) On ±0.44 acres lot
107 West 5 th Street Plainfield, NJ	±0.75 acres	±0.75 acres		\$2,800/mo Lease Sale Negotiable	Christian Walsifer	Block 705, Lot 10 Paved, stoned and fenced
1331 Lawrence Street Rahway, NJ	±0.706 acres	±0.706 acres		\$450,000 Sale	Christian Walsifer David Thomas	Block 3.38, Lot 11.01 Route 1 & 9 visibility
1344 Lawrence Street Rahway, NJ	±2.044 acres	±2.044 acres		\$1.75M Sale	Christian Walsifer David Thomas	Block 3.03, Lot 1.01 Route 1 & 9 visibility
530 Chestnut Street Union, NJ	±0.38 acres	±0.38 acres		\$125,000 Ground Lease \$895,000 Sale	Sam Bernhaut	±9,000 sf proposed bldg size Zoned B-2 business office district

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New Jersey Retail Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
137 Lodi Street Hackensack, NJ	12,000	12,000	Under Contract	\$695,000 Sale Call for lease rate	Gordon Mayer	Gas service station with three pumps

Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
559 Lyons Avenue Irvington, NJ	±10,000	±10,000		\$860,000	Christian Walsifer Sam Bernhaut	±9,100 sf garage, ±900 sf office 4 drive-ins, 13' clear ceiling height
491-495 Prospect Street E. Orange, NJ	±3,189	±3,189		\$440,000 \$2,700/mo nnn Lease	Christian Walsifer	±800 sf office space 3 drive-in bays, 14' clear ceiling height
892 Broad Street Newark, NJ	±5,658	±5,658		\$999,000 Sale \$25 psf nnn Lease 1 st floor \$12 psf nnn Lease 2 nd floor	Jason Crimmins Peter Murano, Jr. Alex Conte	Renovated bar on 1 st floor
408-426 Carnegie Ave Newark, NJ	±9,000	±9,000		\$20,000 per Month NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	Bldg 1: ±4,000 sf on ±0.58 acres Bldg 2: ±9,000 sf on ±0.52 acres Retail redevelopment opportunity Looking for franchise establishments
802-806 Clinton Ave Newark, NJ	±6,443	±6,443		\$395,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	±6,443 sf retail/office space on ±0.32 acres

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New Jersey Retail Properties Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
536 Market Street Newark, NJ	±2,953	±2,953		\$775,000 Sale	*David Thomas Jason Crimmins	10' - 12' ceiling height ±.07 acre lot size
575-605 Springfield Avenue Newark, NJ	±12,727	±12,727		\$1.8 M Sale \$18 psf (1st floor) \$10 psf (2 nd floor)	Jason Crimmins Peter Murano, Jr. Alex Conte	Retail on 1 st floor Office on 2 nd floor
531 Franklin Ave Nutley, NJ	±14,375	±14,375		\$4.5M Sale \$250,000 nnn per annum ground lease	Jason Crimmins Peter Murano, Jr. Alex Conte	Furniture retail establishment ±14' clear (drop ceiling) Zoned B-3 business district
780 Bloomfield Avenue Verona, NJ	±1,620	±1,620		\$389,000 Sale	*Gordon Mayer	Free standing retail building

Hunterdon County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
409 Route 22 East Readington Twp (Whitehouse Station), NJ	±5,000	±5,000		\$975,000 Sale \$6,000 per month Lease	Ken Crimmins	±5,000 sf garage 1-bay shop on ±2 acres (usable)

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1010 St. Georges Avenue Avenel, NJ	±0.94 ac	±0.94 ac		\$1.5M Sale \$125,000 per yr nnn Lease	Sam Bernhaut	Former used car dealership
66 Main Street Helmetta, NJ	±4,650	±4,650		Negotiable Sale price	*Christian Walsifer David Thomas	Pizza restaurant on first floor 2 apartments on second floor
126-128 N Broadway S Amboy, NJ	±7,000	±7,000		\$1,200,000 Sale	Christian Walsifer David Thomas	2-story retail building Barber shop and diner on 1 st floor 3 apartments on 2 nd floor

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New Jersey Retail Properties (continued) Monmouth County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1108 Route 35 Ocean, NJ	30-Unit Tower Motel	30-Unit Tower Motel		\$3.2M Sale	Bob McGrath	±1.45 acres lot Zoned C-3 general commercial

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
16 River Road Chatham, NJ	11,000	11,000		\$1.2M Sale	Sam Bernhaut	12' ceiling height 1 drive-in

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
97 Lafayette Avenue Hawthorne, NJ	16,609	16,609		\$400,000 Sale Business Only	*Gordon Mayer	Gas station business for sale 2 islands, 4 pumps, 2-bay garage

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New Jersey Retail Properties (continued)
Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
111-115 N Union Ave Cranford, NJ	±3,587	±3,587	\$35 psf lease Ground Floor \$25 psf Lease 2 nd & 3 rd Floors or \$300 psf Condo Opportunity		Sam Bernhaut	Three or more floors of development
1450-1454 North Broad Street Hillside, NJ	±18,000	±18,000		\$425,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Former movie theater ±18,000 sf total building size No columns Zoned commercial

New Jersey Residential Properties
Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
112 North Walnut Street East Orange, NJ	25-Unit Condominium	25-Unit Condominium		\$395,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	25-unit condo investment opportunity

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Rhode Island Industrial Property Providence County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
375 Wampanoag Trail East Providence, RI	±9,160 and ±5,500	±9,160 and ±5,500		\$2.15M Sale \$20,000/month Lease	Ken Crimmins	20 doors with a 3-bay shop on ±3.8 acres

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