



The Blau & Berg Company
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Exclusives February 2008

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New Jersey Industrial Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
64 Commerce Street Garfield, NJ	±8,400	±8,400		\$1.25M Sale	Jason Crimmins Peter Murano, Jr. *Alex Conte	16' x 12' grade-level door 20' clear span ceiling height
35 Market Street Elmwood Park, NJ	±415,000	±415,000		\$24M Sale; \$5.50 psf nnn Lease	Anthony Bufanio Gordon Mayer Ken Crimmins	18'6" - 29'2" ceiling 32 TB 2 DI

Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
525 Main Street Belleville, NJ	200,000	±48-150,000		\$5.50 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	16' clear 4 - 12 docks 1 DI
1138 Grove Street Irvington, NJ	22,000	22,000		\$770,000 Sale \$15 psf nnn Lease	Sam Bernhaut	22,000 sf building on 1 acre
290 Nye Ave Irvington, NJ	±22,000	±22,000		\$2.65M Sale	Ken Crimmins	±22,000 sf total on approx. 2 acres Office / restrooms: 4,104 sf
93 Albert Ave Newark, NJ	25,000	17,000		8K sf: \$9.50/sf nnn 17K sf: \$9/sf nnn 25K sf: \$8.75/sf nnn	Jason Crimmins Peter Murano, Jr. Alex Conte	4 docks, 2 DI 22' - 24' ceiling height
297-331 Badger Avenue Newark, NJ	±18,300	±18,300		\$4.75 psf nnn lease; \$1.325M for sale	Kevin Ranski Peter Murano, Jr.	18,300 sf building on 0.75 acre 14' - 18' clear 5 DI
144-166 Blanchard Street Newark, NJ	±33,000	±33,000		\$2.175M Sale \$5 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	2 acres lot Up to 16' clear ceiling
86 Frelinghuysen Ave Newark, NJ	7,500	7,500		\$525,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	10' clear, 1 DI (8' x 8') with small yard Includes 2.5K of office space on 2 nd floor

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New Jersey Industrial Properties (continued)
Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
90-92 Frelinghuysen Ave Newark, NJ	10,000	10,000		\$5.75/sf nnn Lease \$750,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	14' clear 2 DI (8' x 8')
280 Frelinghuysen Ave Newark, NJ	8,000	8,000		\$10/sf nnn Lease \$1.175M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	
709 Frelinghuysen Ave Newark, NJ	12,000	12,000		Upon Request	Jason Crimmins Peter Murano, Jr. Alex Conte	14'-24' clear ceiling height Urban Enterprise Zone
810 Frelinghuysen Ave Newark, NJ	±2 - 4 ac.	±10,000		\$7,500/ac per mo Lease Pls. call for sale price	Jason Crimmins Peter Murano, Jr. Alex Conte	14' clear ceiling I-3 (heavy industrial)
143 Manchester Place Newark, NJ	32,500	32,500		\$3M Sale	Ken Crimmins	One-story industrial facility 10 TB docks (8 ext., 2 int.)
1126-1134 McCarter Highway Newark, NJ	3,548	3,548		\$2.25M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	3,548 sf on 0.47 acres 12' - 14' ceiling height Gas station and automotive repairs
98 Murray Street Newark, NJ	60,000	60,000		\$7.5M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	5-story industrial facility 60,000 sf bldg on ±0.9 acre land 4,000 - 12,000 sf divisible floor space
71-77 Poinier Street Newark, NJ	10,000	10,000		\$650,000 Sale \$5.75 psf Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	14' clear, 2 DI (8' x 8') Concrete ramp and floors leading to 2 nd floor 2 stories (5K sf each floor)
79-81 Poinier Street Newark, NJ	10,000	10,000		\$625,000 Sale \$4.25 psf Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	12' clear, 1 DI (8' x 8') 2 stories (5K sf each floor)
111-117 South 15 th Street Newark, NJ	±10,000	±10,000		\$425,000 Sale	Jason Crimmins Peter Murano, Jr. *Alex Conte	100' x 100' lot 14' clearance 1 DI door
41-45 Stanton Street Newark, NJ	±6,000	±6,000		\$895,000 Sale Pls. call for lease rate	Jason Crimmins Peter Murano, Jr. Alex Conte	7,000 sf lot size 14' ceiling height 2 DI

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New Jersey Industrial Properties (continued) Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
474 Wilson Ave Newark, NJ	±35,000	±13,000		\$1,350 per door or \$28,350/mo gross Lease	*Jason Crimmins Peter Murano, Jr. Alex Conte	21 docks (cross-dock), 2 drive-through doors

Hudson County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
2-68 Halladay Street Jersey City, NJ	±72,000	4,000 - 72,000		\$6.75 nnn Lease	Alex Conte* Jason Crimmins Peter Murano, Jr. Sam Bernhaut	3 TB, 6 DI 14' - 20' clear
350 Route 1 & 9 Jersey City, NJ	15,000	15,000		\$8,000 / mo Lease	Jeff Cerchione Ken Crimmins	Directly on Route 1 & 9 at Sip Ave Good for car/truck sales
1010 Belleville Turnpike Kearny, NJ	±24,000	7,000	Pending	\$2.125M Sale \$6/sf NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	18' clear 3 DI
41-45 Lewis Avenue Jersey City, NJ	4-bay shop	4-bay shop		\$4,500/mo Lease \$850,000 Sale	Ken Crimmins	4-bay shop on ½ acre land
8501 Westside Ave North Bergen, NJ	±405,497	±31,236	Pending	\$5.75 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte Gordon Mayer	±16 acres lot size 28' clear 3 docks, 1 DI

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
45 Kilmer Road Edison, NJ	5,000	5,000		\$13,500/mo Lease	Ken Crimmins	±5,000 sf of office space in adjoining building
415 New Brunswick Ave Fords, NJ	5,020	5,020		\$795,000 Sale	David Thomas	5,020 sf (2 buildings) Bldg 1: 2,200 sf 2-story bldg Bldg 2: 6 bay auto shop

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New Jersey Industrial Properties (continued)
Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
750 South Avenue Middlesex, NJ	7,181	7,181		\$545,000 Sale	Bob McGrath	300' frontage x 200' deep 1.34 acres
11 Industrial Drive New Brunswick, NJ	20 - 30,000	20 - 30,000		\$5.75 psf nnn Lease	Bob McGrath	4,120 sf office 2 TB docks
379 Division Street Perth Amboy, NJ	7,600	7,600		\$589,900 Sale \$5,300 / mo nnn Lease	Bob McGrath Christian Walsifer	9' ceilings 2-story corner property

Monmouth County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
Oak Glen Road Howell, NJ	118,000	118,000		Please call	Charles Kavanagh	Fully approved 118,000 sf flex space Zoned SED - Special Economic District
507 Oak Glen Road Howell, NJ	44,000	44,000		Please call	Charles Kavanagh	44,000 sf structure with attached covered area of 11,500 sf 23' ceiling height at the eave
Building "G" Freehold Business Park Freehold, NJ	45,600	22,800		Please call	Charles Kavanagh	3 TG, 1 DI 24' ceiling height

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
607 Myrtle Avenue Boonton, NJ	23,000	23,000		\$7.50 psf nnn Lease Pls. call for sale price	Steve Schmidt	2.37 acres C-1 commercial 5 loading docks, 1 DI
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

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New Jersey Industrial Properties (continued) Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
3651 Hill Road Parsippany, NJ	7,800	7,800		\$1,975,000 Sale	Steve Schmidt	3,000 sf office; 1,000 sf leased office 1,800 sf warehouse; 2,000 sf leased house / office
273 New Road Parsippany, NJ	±16,000	±16,000		\$16,000/mo nnn Lease through 10/31/10 Sale possible	Ken Crimmins	7 overhead bays 4 drive-through
45 Indian lane East Towaco, NJ	33,000	33,000		\$5.50 psf Lease	Sam Bernhaut Jeff Cerchione	Total 33,000 sf warehouse with 8,000 sf offices. Divisible to 10K, 20K, or 33K

Ocean County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
155 Oberlin Avenue Lakewood, NJ	40,800 Divided	25,500 and 15,300		\$5.50/sf net Lease	Chick Kavanagh	Short or long term lease Sale possible

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
310 Colfax Ave Clifton, NJ	17,000	17,000		\$2.125M Sale	Bob McGrath Anthony Bufanio	±17,000 sf building on 1 acre M-1 Industrial Zoning
1 Washington Street Hawthorne, NJ	13,200	4,000 9,200		\$10 psf nnn Lease \$6.50 psf nnn Lease	Sam Bernhaut	13,200 sf on 1.5 acres

Somerset County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
577 Brass Castle Rd Oxford, NJ	5,600	5,600		\$1.15M Sale	Sam Bernhaut	5,600 sf on 3.63 acres Licensed salvage yard

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New Jersey Industrial Properties (continued)
Union County

700 Division Street Elizabeth, NJ	±3 acres	±12,800	Pending	\$35,000 / mo nnn Lease	Jason Crimmins Peter Murano, Jr. * Alex Conte	±12,800 sf building on ±3 acres 22 TB docks 16' clear
891 Newark Avenue Elizabeth, NJ	7,200 - 2M	Divisibility varies		Pls. call for lease price	Jason Crimmins Peter Murano, Jr. Alex Conte	22 acres lot size
77 South First Street Elizabeth, NJ	±130,000	±130,000		\$13,750,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	±100,000 sf building A ±30,000 sf building B ±8.2 acres (paved and fenced)
731 Ramsey Avenue Hillside, NJ	7,405	7,406		\$400,000 Sale	Bill Caruso	Contractor's lot with 1,200 sf office building
4 Mark Road Kenilworth, NJ	3,000	3,000		\$3,350 / mo gross lease plus utilities	Ken Crimmins Jeff Cerchione	Unit D 3,000 sf flex unit
100-124 North 12 th Street Kenilworth, NJ	113,000	113,000		Starting at \$5 psf nnn lease	Bob McGrath	Will divide: 12,700 sf, 21,500 sf, 50,000 sf
315 North 14 th Street Kenilworth, NJ	23-door terminal	23-door terminal	Contracts Out	\$2.675M Sale \$15,000 / mo Lease	Ken Crimmins Jason Crimmins Peter Murano, Jr. Alex Conte	23-door terminal on +2 acres With garage facility
315 Cantor Avenue Linden, NJ	12,918	12,918		\$130 psf Sale	Bob McGrath	2 TB docks, 1 DI door 16' ceiling height
1400 E Elizabeth Avenue Linden, NJ	11,000	11,000		\$1.65M Sale	Bob McGrath Christian Walsifer	Showings by appointment only
240-A Columbus Avenue Roselle, NJ	4,000	4,000		\$3,000 / mo gross Lease	Bob McGrath	Office: 400 sf 16' ceiling height One 14' DI door
1080 Springfield Road Union, NJ	30-door truck terminal	30-door truck terminal		\$2.75M Sale	Ken Crimmins	30-door truck terminal on 2.09 acres 3,000 sf office
1080 Springfield Road Union, NJ	25-door truck terminal	25-door truck terminal		\$2.75M Sale	Ken Crimmins	25-door truck terminal on 2.09 acres 3,000 sf office

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New Jersey Office Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1055 River Road Edgewater, NJ	1,100	1,100		\$595,000 Sale \$40/sf nnn Lease	Sam Bernhaut Charlie Bernhaut	\$10/sf taxes and CAM
110 E. Ridgewood Ave Paramus, NJ	6,000	6,000		\$2.75M Sale	Sam Bernhaut Charlie Bernhaut	Brand new construction 6,000 sf on 3 levels

Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1146 Stuyvesant Avenue Irvington, NJ	6,500	6,500		\$425,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Approx. 6,500 sf office facility on 0.14 acre
60 Evergreen Place East Orange, NJ	±150,000	±1,200- 10,000		\$18 psf full gross Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	Elegant lobby and common area Extensive window exposure 5 minutes to Newark
375-377 Chestnut Street Newark, NJ	±8,000 - 23,000	±8,000 - 23,000		\$2.1M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Block 977, Lot 14 ±8,000 sf build-to-suit
44-46 Commerce Street Newark, NJ	±3K - 6K sf	±3K - 6K sf		\$10 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	2 nd and 3 rd floor office space 1 st floor leased to restaurant Near Gateway Center in downtown Newark
110 Paris Street Newark, NJ	±6,000 sf	±6,000 sf		\$11.50 psf + TE Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±6,000 sf divisible 22,300 sf total building 12' clear ceiling height
158 Washington Street Newark, NJ	3,000	3,000		\$575,000 Sale	Bob McGrath	3-story building Building completely rehabilitated.

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New Jersey Office Properties (continued) Hudson County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
One Commerce Street Bayonne, NJ	4,500	4,500		\$3,750/mo Lease	Jeff Cerchione	1 st floor office space, utilities included. Lease only.
33 Hook Road Bayonne, NJ	±8,500	2,000-8,500		\$7.50/sf + TE Lease	Jeff Cerchione	2 nd floor; Ideal for a small machine shop, HVAC company, or light assembly
438 Saint Paul's Ave Jersey City, NJ	5,000	5,000		\$13,500/mo Lease	Ken Crimmins	±5,000 sf of office space in adjoining building
582 Kearny Ave Kearny, NJ	±11,500	±11,500		\$16.75 psf + TE Lease \$2.125M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Modern two-story bldg Former Valley National Bank

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
45 Kilmer Road Edison, NJ	5,000	5,000		\$13,500/mo Lease	Ken Crimmins	±5,000 sf of office space in adjoining building
85 Raritan Ave Highland Park, NJ	1,100	1,100		\$18/sf nnn Lease	Bob McGrath	Central business district 2 nd floor
124 Case Drive South Plainfield, NJ	8,000	8,000		\$12.50 psf nnn Lease	Bob McGrath	8,000 sf office / high-tech space

Monmouth County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1627 Wyckoff Road Wall, NJ	2,100	2,100		Pls. call for sale price	Charles Kavanagh	Free standing office bldg on 1.9 acres

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New Jersey Office Properties (continued)
Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
291 Route 46 Denville, NJ	4,000	4,000		\$1.4M Sale	Steve Schmidt	4,000 sf on ±1 acre 2 story retail/office building
150 River Road (Unit G3B) Montville, NJ	±950	±950		\$195,000 Sale	Steve Schmidt	±950 sf office condo Montville Office Park
150 River Road (Unit J3B) Montville, NJ	±900	±900		\$185,000 Sale \$1,299 / mo Lease	Steve Schmidt	±900 sf 2 nd floor office condo
3651 Hill Road Parsippany, NJ	650	650		\$1,000 per mo. Lease	Steve Schmidt	SED 5 Zoning

Ocean County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
160 Airport Road Lakewood, NJ	2,000	2,000		\$14.50 psf / year net Lease	Chick Kavanagh	2,000 sf office suite & 3 private offices

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
95 Main Street Clifton, NJ	10,500	2,000		\$20 psf + T.E. Lease	Jason Crimmins Peter Murano, Jr. *Alex Conte	Modern two-story office building
264 Union Boulevard Totowa, NJ	6,000	6,000		\$18 psf gross Lease \$1.15M Sale	Steve Schmidt	6,000 sf professional / medical office Professional / Medical Office

Somerset County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
101 Cedar Grove Lane Somerset, NJ	20,000	20,000		\$200 psf condo sale; \$175 psf entire bldg	Bob McGrath	Unit A: 4,150 sf with 3,030 sf office Unit D-1: 2,020 sf with 720 sf office Unit D: 2,020 sf (100% office) Unit e: 3,968 sf with 3,000 sf office

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Union County

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840 Bond Street Elizabeth, NJ	5,000	100 to 5,000 divisible		Lease - TBD	Jason Crimmins Peter Murano, Jr. Alex Conte	
895 Newark Avenue Elizabeth, NJ	310,000 (62K sf / floor)	310,000 (62K sf / floor)		\$12 psf + T.E. Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	Divisible by 2,000 sf
1122 Route 22 Mountainside, NJ	20,000	1,000		\$20 psf + TE Lease	Bob McGrath	
15 Home Terrace / 202 East Highland Parkway Roselle, NJ	300	300		\$15 psf gross Lease	Bob McGrath	300 sf Part of a larger building
625 West First Street Roselle, NJ	±3,000	±3,000		\$8/sf + utilities Lease	Anthony Bufanio Bob McGrath	1 st floor 8' ceiling height Off-street parking for 12 cars
1835 Burnet Avenue Union, NJ	3,800	3,800		\$12/sf Lease	Charles Kavanagh	
1 Elm Street Westfield, NJ	5,000	5,000		\$26/sf nnn Lease	Sam Bernhaut	

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New Jersey Land Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
101 & 109 Midland Avenue Elmwood Park, NJ	1.5 acres	1.5 acres		\$12,000/mo Lease	Anthony Bufanio Charlie Bernhaut	Industrial zones Close to GSP, I-80 and Rte. 46
11-16 Plaza Road Fair Lawn, NJ	0.93 ac.	0.93		\$2.65M Sale	Sam Bernhaut	3,084 sf building on 0.93 ac. Currently a daycare center

Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
664 Pompton Ave Cedar Grove, NJ	23,853	23,853		\$185K Lease / Year	Sam Bernhaut Charlie Bernhaut	PAD Site for lease Prime corner location
422-446 Broad Street Newark, NJ	±3.41	±3.41		\$19M Sale Lease possible	Laura Crimmins	Vacant land in downtown Newark Redevelopment opportunity
303-315 Doremus Ave Newark, NJ	±6.0 ac	±6.0 ac	Pending	\$8,500 / mo per acre nnn Lease	*Jason Crimmins Peter Murano, Jr. Alex Conte	12' - 16' ceiling height
470 Frelinghuysen Ave Newark, NJ	2.83 ac.	2.83 ac.	Contracts Out	Call for sale price	Jason Crimmins Peter Murano, Jr. Alex Conte	12' - 16' ceiling height
469 Lyons Ave Newark, NJ	0.29 ac	0.29 ac		\$150,000 nnn per year ground lease	Sam Bernhaut	Pad site outparcel to Pathmark anchored Lyons Plaza in Newark
1136-1146 McCarter Hwy Newark, NJ	0.713 ac	0.713 ac	Contracts Out	\$2M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Block 6, Lot 5 150' x 208'
202 Pompton Ave Verona, NJ	14,125	14,125		\$160,000 per year Lease	Sam Bernhaut Charlie Bernhaut	3 blocks from Kings anchored shopping center
399 Northfield Ave West Orange, NJ	15,135	15,135		\$150,000 per year Lease	Sam Bernhaut Charlie Bernhaut	Prime corner location \$150,000 per annum ground lease

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New Jersey Land Properties (continued)
Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1367 Saint Georges Ave Colonia, NJ	0.57 acre	0.57 acre		\$175,000 per annum Lease	Christian Walsifer Bob McGrath	1,928 sf 3-bay shop
2676 US Hwy 130 Cranbury, NJ	2 ac retail land	2 ac retail land		\$2.95M Sale \$250,000/yr Lease	Sam Bernhaut Charlie Bernhaut	Taxes at \$6,151 At traffic light intersection
45 Kilmer Road Edison, NJ	15 acres	4 acres		\$13,500 per month Lease land and office	Ken Crimmins	With improvements, property is ideal for trailer or truck parking
Route 27 North Brunswick, NJ	1.2 ac	1.2 ac		\$150,000 NNN / yr ground Lease	Sam Bernhaut Charlie Bernhaut	Commercial zoning Excellent access and exposure
124-136 McKinley South Plainfield, NJ	±5 ac	±5 ac		\$4M Sale	Sam Bernhaut Charlie Bernhaut	M3 (heavy industrial) zoning \$20,196 taxes
165 Blair Road Port Reading, NJ	±1.2 ac.	±1.2 ac.		\$5,500 / mo nnn Lease \$645,000 Sale	Jason Crimmins Peter Murano, Jr. *Alex Conte	±1.2 acres lot size (paved and fenced) Industrial zoning

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
398 Route 202 Montville, NJ	±1.23 ac	±1.23 ac		\$2M Sale \$190K / yr ground lease	Sam Bernhaut Jeff Cerchione	Prime intersection at Changebridge Rd and Route 202 B-1 zoning (local business)
176-182 Speedwell Ave, Morristown, NJ	0.53 ac	0.53 ac		\$220,000 per annum Lease	Sam Bernhaut	Existing gas station Excellent traffic, access and visibility
367 Route 46 West Mountain Lakes, NJ	±1.09	±1.09		\$100,000/yr Lease \$1.15M Sale	Anthony Bufanio Steve Schmidt	

Somerset County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1463 Route 27 Somerset, NJ	1 acre	1 acre		\$150,000 per annum Lease	*Christian Walsifer Bob McGrath	Retail land approved for car wash

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New Jersey Land Properties (continued) Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
105 North Avenue West Cranford, NJ	0.34	0.34		\$160,000 nnn per annum Lease	Sam Bernhaut	0.34 available for ground lease Prime location in downtown business district
108 Bayway Avenue Elizabeth, NJ	9.7 ac	9.7 ac	Pending	\$10M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	Near Port Newark
141-147 Miller Street Elizabeth, NJ	0.71 acre	0.71 acre		\$1.289M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	0.71 of an acre industrial land ±3K sf office bldg size ±2K sf garage facility
822-844 North Avenue East Elizabeth, NJ	3 acres	3 acres		\$3.5M Sale	Ken Crimmins	Redevelopment opportunity MRC and UEZ Zones
4400 Tremley point Rd Linden, NJ	7.86 acres	7.86 acres	Contract Pending	\$950,000 Sale	Ken Crimmins	Heavy industrial zoning (I-3) Off exit 13 of the NJ Tpke
2325 Elizabeth Avenue Rahway, NJ	10,000	10,000		\$75,000 / yr ground Lease	Bob McGrath Christian Walsifer	Land lease or built to suit opportunity 33K sf fully lease existing shopping center 10K sf built to suit or ground lease opportunity
529 East First Avenue Roselle, NJ	11,700	11,700		\$425,000 Sale	Bob McGrath Christian Walsifer	Zoned: Commercial light manufacturing, retail, off-street parking, auto sales, food processing
1111 Maggie Ave Union, NJ	0.65 ac	0.65 ac		\$2M Sale \$130,000/yr Lease	Sam Bernhaut	Block 301, Lots 27, 28 and 29

New Jersey Retail Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1055 River Road Edgewater, NJ	1,100	1,100		\$595,000 Sale \$40/sf nnn Lease	Sam Bernhaut Charlie Bernhaut	\$10/sf taxes and CAM
321 Queen Anne Road Teaneck, NJ	8,000	8,000		\$2.2M Sale	Sam Bernhaut Charlie Bernhaut	8,000 sf with full basement 15 spaces on site (contiguous to municipal lot)

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New Jersey Retail Properties (continued)
Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1712 Springfield Ave Maplewood, NJ	3,000	3,000		\$28/sf Lease	Sam Bernhaut	3,000 sf on 0.25 acre Traffic light corner One block from new Town Hall
1919-1923 Springfield Ave Maplewood, NJ	3,000	3,000		\$975,000 Sale	Sam Bernhaut	3,000 sf retail ground floor 1,500 sf 3-bedroom apartment 2 nd floor Two 750 sf 1 bedroom apartment 3 rd floor
1009-1011 Bergen St Newark, NJ	2,500	2,500		\$21/sf Lease	Sam Bernhaut	Divisible Corner of Mapes Street
972 Broad Street Newark, NJ	2,000	2,000		\$70,000 per annum nnn Lease	Sam Bernhaut	2,800 sf building on 0.50 acre
459-463 Chancellor Ave Newark, NJ	12,500	12,500		\$250,000 nnn Lease / year	Sam Bernhaut Charlie Bernhaut	12,500 sf bldg on 1.5 acres Across from Valley Fair
641-647 Clinton Ave Newark, NJ	±10,000	±10,000		\$12 psf nnn Lease \$995,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	±0.25 acre lot size Block & steel with brick facade
218 Market Street Newark, NJ	31,000 (divisible)	31,000 (divisible)		Call for quote	Sam Bernhaut Charlie Bernhaut	Outstanding retail space Edison Market Plaza
1126-1134 McCarter Highway Newark, NJ	3,548	3,548		\$2.25M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	3,548 sf on 0.47 acres 12' - 14' ceiling height Gas station and automotive repairs
516-544 Raymond Blvd Newark, NJ	8,224	8,224		\$25 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	Divisible
487-499 Springfield Ave Newark, NJ	2,800	2,800		\$75,000 Lease/Year \$750,000 Sale	Sam Bernhaut	2,800 sf building on 0.50 acre
215-255 Wilson Ave Newark, NJ	±11,000	±11,000		\$10,000 per mo Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±11,000 sf on 0.87 acre ±9,000 sf warehouse space ±2,000 sf office spaces on 2 floors
80-86 Centre Street Nutley, NJ	4,400	4,400		\$1.85M Sale	Sam Bernhaut Kevin Ranski	Strip center with two-family houses Includes 3 Myrtle Ave and 7 Myrtle Ave

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New Jersey Retail Properties (continued)
Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
202 Pompton Ave Verona, NJ	14,125	14,125		\$160,000 per year Lease	Sam Bernhaut Charlie Bernhaut	3 blocks from Kings anchored shopping center
399 Northfield Ave West Orange, NJ	15,135	15,135		\$150,000 per year Lease	Sam Bernhaut Charlie Bernhaut	Prime corner location \$150,000 per annum ground lease

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
915 US Highway 1 Avenel, NJ	3,200	3,200		Please Call	Christian Walsifer Bob McGrath	3,200 sf building on 0.35 acres 4 offices, 2.5 bathrooms, 3 DI bays
21 Washington Ave Carteret, NJ	16,700	16,700		\$1.5M Sale	Sam Bernhaut	16,700 sf on 0.42 acre
2676 US Hwy 130 Cranbury, NJ	2 ac retail land	2 ac retail land		\$2.95M Sale \$250,000/yr Lease	Sam Bernhaut Charlie Bernhaut	Taxes at \$6,151 At traffic light intersection
Route 35 South Amboy, NJ	3,000	3,000		\$1.2M Sale	Sam Bernhaut	3,000 sf bldg on 1 acre
404 Washington Rd Sayreville, NJ	2,000	2,000		\$680,000 Sale	Sam Bernhaut Ken Crimmins	Shot In The Dark Bar & Grill

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New Jersey Retail Properties (continued)
Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
104 Boonton Avenue Boonton, NJ	±5,000	±5,000		\$925,000 Sale	Steve Schmidt	2 ½ story retail / residential / office Lot size: ±3,315 sf
651 Myrtle Avenue Boonton, NJ	±3,500	±3,500		\$1.7M Sale	Steve Schmidt Laura Crimmins	Commercial retail redevelopment opportunity
89 Route 46 East Denville, NJ	12,550	12,550		\$23 psf Lease	Sam Bernhaut	12,550 sf building on 1.58 acres Prime retail space
209 Ridgedale Ave Florham Park, NJ	0.84 ac	0.84 ac		\$135K per annum Lease	Sam Bernhaut Charlie Bernhaut	Prime corner location PAD site for lease

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
89 Ackerman Ave Clifton, NJ	1,800	1,800		\$2000,000 nnn ground lease	Sam Bernhaut	Bank Pad site
552 Route 3 West Clifton, NJ	1,800	1,800		\$150,000 nnn per annum Lease	Sam Bernhaut Anthony Bufanio	Stafford Tire Center
1485 Route 46 East Little Falls, NJ	9,500	9,500		\$45/sf nnn Lease	Sam Bernhaut Charlie Bernhaut Laura Crimmins	9,500 sf on 1.5 acres Former automobile showroom
838 Main Avenue Passaic, NJ	12,500	12,500		Negotiable lease rate	Sam Bernhaut Charlie Bernhaut	12,500 sf retail/flex space Divisible
58 - 60 Route 20 S. Passaic, NJ	1,800	1,800		\$750,000 Sale	Sam Bernhaut	Former LubExpress Facility
52-60 East 32 nd St Paterson, NJ	1,800	1,800		\$975,000 Sale	Sam Bernhaut George Mayer	Paterson gas station

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New Jersey Retail Properties (continued) Somerset County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
552 West Union Ave Bound Brook, NJ	±0.34 ac	±0.34 ac		\$1.2M Sale Lease - TBD	Laura Crimmins	Former diner at busy intersection on Union Ave
920-950 Hamilton St Franklin Twp, NJ	43,000	2,500 - 12,935		\$15-\$25 psf Lease Pls. call for sale price	Sam Bernhaut	Walgreens anchored shopping center
201 West End Ave Raritan, NJ	0.58 ac	0.58 ac		\$145K per annum Lease; \$1.5M Sale	Sam Bernhaut	<ul style="list-style-type: none"> Commercial zoning With 5,000 sf building Immediate availability

Sussex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1463 Route 27 Somerset, NJ	1 acre	1 acre		\$150,000 per annum Lease	*Christian Walsifer Bob McGrath	Retail land approved for car wash
2790 Route 23 North Stockholm, NJ	3,000	3,000		\$17 psf Lease	Sam Bernhaut	3,000 sf on ¼ acre Corner of Lyons Ave

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New Jersey Retail Properties (continued) Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
105 North Avenue West Cranford, NJ	0.34	0.34		\$160,000 nnn per annum Lease	Sam Bernhaut	0.34 available for ground lease Prime location in downtown business district
1601 Maple Ave Hillside, NJ	0.5 ac.	0.5 ac.		\$75,000 per yr ground lease; \$725,000 Sale	Sam Bernhaut	Gas station Repair facility
1812 East St. Georges Ave Linden, NJ	5,400	5,400		\$475,000 Sale	*Christian Walsifer	5,400 sf building on 0.24 acre 2,700 sf store front and 2 apartments
129 Chestnut Street Roselle, NJ	10,000	10,000		\$1.25M Sale; \$12.50 psf nnn Lease; \$125,000 nnn ground lease	Sam Bernhaut Bob McGrath	3-story office bldg Former bank with drive-through
265 Springfield Avenue Summit, NJ	8,800 sf + 3,000 sf basement	8,800 sf + 3,000 sf basement		\$2,950,000 Sale	Sam Bernhaut	Possible condo conversion B-class rooming house license
2234 Morris Ave Union, NJ	20,000	20,000		\$15/sf Lease	Sam Bernhaut	5,000 sf - 20,000 sf available 2 Di doors, 20 parking spaces
2258 Morris Ave Union, NJ	3,780	3,780		\$37 psf nnn Lease	Sam Bernhaut	Prime retail space Former bar/restaurant
Five-Points Area Union, NJ	2,400	2,400		\$96K per annum Lease; \$1.45M Sale	Sam Bernhaut	Auto related facility on 28,9950 sf
1 Elm Street Westfield, NJ	5,000	5,000		\$26/sf NNN Lease	Sam Bernhaut	

Warren County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
384 SR 57 W Washington, NJ	41,584	41,584		\$2.65M Sale	Sam Bernhaut Charlie Bernhaut	Shop-Rite building

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**New Jersey Apartment/Residential Conversion Properties
 Essex County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
98 Murray Street Newark, NJ	60,000	1 ac		\$7.5M Sale	Jason Crimmins Peter Murano, Jr. *Alex Conte	Redevelopment

**Pennsylvania Land
 Bucks County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
2583 State Road Bensalem, PA	5.75 ac	5.75 ac.		\$5.5M Sale	Jeff Cerchione Ken Crimmins	5.75 acres waterfront property available for residential or industrial development
2785 Richlandtown Pike Coopersburg, PA	3600 sf garage/office	3600 sf garage/office		\$2.75M Sale	Sam Bernhaut	±40 acres lot size Junk yard license

**Pennsylvania Conversion Properties
 Monroe County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
51 North Second Street Stroudsburg, PA	25,000	25,000		\$1.2M Sale	Steve Schmidt Anthony Bufanio	25,000 sf on 1 acre Possible for 66 townhouses or 142-bed assisted living facility

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