

TOWN	ADDRESS	AVAIL SQ. FT.	TOTAL SQ.FT.	OFFICE SQ.FT.	CEILING HIGHT	LOAD EXT	LOAD INT	DRIVE IN	LEASE SQ.FT.	SALE SQ.FT.	TAX SQ.FT.	BROKER	LISTING	REMARKS
"PRICE REDUCED" Boonton	429 Rockaway Valley Road	265,000	265,000		16'			1	\$3.99	\$18.83	\$0.36	Richard Meyers Jeffrey Fulton	411653	"Major Price Reduction" - 1,000 Car Parking - Campus Setting Great User/Investment deal - Zoned Outdoor Storage.
"PRICE REDUCED" Lyndhurst	738 Schuyler Avenue	202,847	202,847	30,000	15' / 25'	3	6	1	\$5.50	\$49.30	\$0.79	Ron Sholom Richard Kropp	306709	100 Car Parking - Outside Storage - No HMDC
Lyndhurst	1200 Valley Brook Avenue	181,690	181,690	35,000	22'	14		1	\$6.50 / \$14.00	\$115.58	\$1.90	Jeffrey Fulton	401670	Trophy HQ location - On 14.86 acres located within the Meadowlands Corp. Center. New Floors. Divisible.
North Bergen	2501 71st Street	162,423	162,423	16,623	22'	6	10		\$6.70	\$123.13	\$1.48	Jeffrey Fulton Jeffrey Miller	409305	Food Warehouse - 100% A/C'd - Freezer & Cooler - Fenced in Truck Parking
Newark	310 Sherman Avenue	145,000	145,000		13' / 16'				\$3.50	\$50.00	\$0.39	Richard Kropp	408377	Extra Acre of Land - UEZ
Ridgefield	501 Broad Avenue	145,000	145,000		12' / 14'	8				\$93.10	\$0.60	Larry Blau	305571	Sale Possible at \$13.5 million
"PRICE REDUCED" Boonton	429 Rockaway Valley Road	130,000	265,000	40,000	15' 5"	2			\$3.99	\$18.83	\$0.36	Richard Meyers Jeffrey Fulton	411763	Expandable - Heavy Power - 100% A/C - Low Taxes 1,000 Car Parking - Zoned Outdoor Storage - Campus Setting
"BACK ON MARKET" Saddle Brook	81 North 5th Street	126,795	126,795	2,500	12' - 16'	6	0	2	Negotiable	\$33.12	\$0.76	Irv Weiss Eric Lewin	401853	PRICE REDUCED Possible seller financing
"PRICE REDUCED" CONDO UNIT Lyndhurst	738 Schulyer Avenue	101,000	202,847	2,500	25'	1	6	1	\$6.50	\$65.00	\$0.79	Ron Sholom Richard Kropp	414655	All reasonable offers considered - CONDO UNIT - 1 Story - Mostly 25' high.
"PRICE REDUCED" Boonton	429 Rockaway Valley Road	90,000	265,000		16'	2		1	\$3.99	\$18.83	\$0.36	Richard Meyers Jeffrey Fulton	412938	Zoned Outdoor Storage - 1000 Car Parking - LOW TAXES.

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Newark	221 Frelinghuysen Avenue	90,000	90,000	10,000	16' / 24'	2		3		\$90.00	\$0.72	Richard Kropp	400974	13,000sf of Retail available. 80% Leased.
"PRICE REDUCED" Teterboro	200 Green Street	71,500	71,500	4,000	16' / 24'		7		\$6.40	\$125.00	\$0.48	Glenn Evans	309444	LOW LOW TAXES - Location is a "10" Can convert 2 TBDs to Drive-In Doors.
"PRICE REDUCED" North Bergen	3813-3907 Liberty AKA: 3901 Liberty	67,000	67,000	5,000	15'	2				\$89.50	\$1.64	Eric Lewin	409615	Approved for 105 Condos / 33 2-Family Homes Make An Offer!
"NEW LISTING" Totowa	5 Taft Road	65,000	65,000	4,000	20'	4		1	\$5.95	\$110.00	\$1.09	Jeffrey Fulton Ed Schein Eric Lewin	415912	Divides to 33,000sf
Belleville	323 Cortlandt Street	61,000	61,000		15'	2			\$7.50		\$0.64	Richard Kropp	308071	Power plant on premise - SAVE 30% on Heat & Electric
Dover	126 East Dickerson Street	60,000	66,000	5,000	25' / 45'		2	3	\$6.00	\$75.00	\$0.67	Jeffrey Fulton Ed Schein	404369	15 Ton Cranes - Outside Storage - At Dover Train Station On 5.4 acre lot - Will divide to lease.
Newark	250 Passaic Street / off McCarter Hwy	60,000	400,000		18'		5		\$4.00 Gross		Included	Ron Sholom	415113	Short Term Lease considered. Expands to 85,000sf. Fenced Parking
Ridgefield	501 Broad Avenue Unit A Upper Level	60,000	145,000	5,000	14'	2			\$7.00		\$0.60	Larry Blau	412576	Possible Divisions of 15,000sf & 45,000sf
Paterson	45-51 East 24th Street	55,000	55,000		Varies	2		1		\$25.00	\$0.77	Richard Kropp	414102	"As Is" - Major Price Reduction Enterprise Zone - New Roof
"PRICE REDUCED" Clifton	1 Ackerman Avenue	50,000	200,000	To Suit	22'	To Suit				\$119.00		Jeffrey Miller Eric Lewin	410847	Loading & Office to Suit. Divides into custom made Condo Units.
"PRICE REDUCED" Boonton	429 Rockaway Valley Road	49,402	265,000		16'	2		1	\$3.99	\$18.83	\$0.36	Richard Meyers Jeffrey Fulton	411651	1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes

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Bayonne	100 Pulaski Street	49,323	288,000	2,700	20'	25	4		\$3.99		\$1.30	Jeffrey Miller Jeffrey Fulton Eric Lewin	411386	Starting at \$2.95 psf Net then \$4.25 for balance next 4 years. Spectacular Loading - Minutes to Port Newark, NJ Tpke Exit 14A and Holland Tunnel
North Bergen	8250 West Side Avenue	48,897	48,897	3,453	24'	6				\$2,000,000.00	\$0.70	Steve Ulin	414625	3.1 acre Land Parcel with approval for a 48,897sf building. 1,950 sq. ft. of Mezzanine Office
Randolph	1578 Sussex Turnpike	45,000	450,000	2,000	20' / 30'		2		\$4.75		\$1.26	Jeffrey Fulton Richard Meyers	403297	Offices can be expanded by 20,000 sq. ft. - Will do short term lease.
West Caldwell	241 Clinton Road	42,800	80,000		22'	2		2	\$6.50		\$1.66	Jeffrey Fulton Eric Lewin	415211	Institutional quality - possible outside storage
"PRICE REDUCED" Boonton	429 Rockaway Valley Road	42,000	265,000		16'	2		1	\$3.99	\$18.83	\$0.36	Richard Meyers Jeffrey Fulton	412937	1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes
Bayonne	50 Pulaski Street Unit B	42,581	288,000	2,100	20'	4			\$3.99		\$1.30	Jeffrey Miller Jeffrey Fulton Eric Lewin	405414	Starting at \$2.95 psf Net then \$4.25 for balance next 4 years. Move In Condition. Minutes to Port Newark, NJ Tpke Exit 14A and Holland Tunnel
"PRICE REDUCED" Clifton	1 Ackerman Ave Units 1 - 7	40,661	200,000	To Suit	22'		To Suit			\$119.00		Jeffrey Miller Eric Lewin	410847	Loading & Office to Suit. Divides into custom made Condo Units of 5,000 to 56,000sf
"PRICE REDUCED" Carlstadt	472 Barell Avenue	39,832	39,832	5,188	22'	3		2	\$5.75		\$1.31	Glenn Evans	304177	
Randolph	1578 Sussex Turnpike Bldg 4	39,433	85,600		28'	6		1	\$6.75		\$1.26	Jeffrey Fulton Richard Meyers	406920	Brand New Flex Building - ESFR sprinklered - GREAT PARKING.
"PRICE REDUCED" Little Falls	101 East Main Street/ 100 Wilmore Road	38,939	250,000	1,500	14' / 16'	1		1	\$3.99		\$0.84	Richard Meyers Jeffrey Fulton	307835	Free - Extra 10,000sf storage area - Very heavy power - Short term available.

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Irvington	390 Nye Avenue	38,000	38,000	3,000	12' / 14'	2		1		\$32.89	\$0.38	Irv Weiss Richard Kropp	305933	Near Rt 78 & Airport - UEZ
Carlstadt	65 Triangle Boulevard	36,298	36,298	2,400	17'	3		2		\$125.00	\$1.20	Richard Kropp	402747	Tenant may stay in 13,318 sq. ft.
Secaucus	25 Enterprise Avenue	35,000		To Suit	24'	2		1	\$7.00		\$1.81	Larry Blau	414119	
Saddle Brook	95 Mayhill Street	33,000	400,000	1,000	24'	2			Starting @ \$5.00		\$1.01	Ron Sholom Jeffrey Fulton Eric Lewin	413037	Hi cube space - At Rt 80/GSP Interchange Railsiding possible - Available immediately
"NEW LISTING" Totowa	5 Taft Road	33,000	65,000	3,730	20'	4			\$5.95	\$110.00	\$1.09	Jeffrey Fulton Ed Schein Eric Lewin	304687	
Mount Olive	440 Sand Shore Road	31,370	31,370	To Suit	20'	7		2	\$9.00	\$125.00	TBD	Jeffrey Fulton Ed Schein	414578	Possible Retail - Under Construction - Will Divide to 3,000sf - Will Sell Condo Units
"PRICE REDUCED" Moonachie	150 Anderson Avenue	30,700	30,700	3,500	20'	2		1		\$110.00	\$1.32	Sang Oak Ra	401191	Heavy power
Carlstadt	610 Washington Avenue	30,400	30,400	3,600	22'	3		1	\$7.50	\$149.00	\$1.55	Sang Oak Ra		6,600sf & 3,700sf Leased until middle of 2012.
Mount Olive	438 Sand Shore Road	29,378	29,378		20'	7		2	\$9.00	\$125.00	TBD	Jeffrey Fulton Ed Schein	414734	Possible Retail - New Construction - Will divide to 3,000 sq. ft. - Will Sell Condo Units
"PRICE REDUCED" Hackensack	110 King Street	28,899	28,899	100	19'		4	3	\$4.50		\$1.54	Steve Ulin	402823	
"NEW LISTING" Moonachie	7 Purcell Court	28,843	28,843	2,000	16'	8		1	\$5.25		\$1.06	Glenn Evans	305964	

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"PRICE REDUCED" Roxbury	199 Route 206 South	26,200	26,200	16,000	21'	2		2	\$8.75	\$114.50	\$2.12	Ed Schein Jeffrey Fulton	304342	Retail Zoned - Very Clean Facility - Highway Visibility. Possible 8,000sf Lease Back
Pompton Plains	340 Route 23	26,000	26,000	6,000	21' / 23'	2		1	\$15.00	\$384.62	\$1.73	Joel Friedman Larry Blau Jeffrey Fulton	414663	6,000 sq. ft. Retail Office on 2 floors - Outside Storage Available - On 7 acres
Hackensack	154-158 Lodi St/135 Englst St	25,635	25,635	4,700	18'	2		3		\$149.00	\$1.85	Sang Ra	403766	Can be delivered half of building or entire building, whichever buyer chooses.
Dover	126 East Dickerson Street	25,000	66,000	4,000	25' / 45'	1		1	\$6.00	\$75.00	\$0.67	Jeffrey Fulton Ed Schein	413773	15 Ton Crane - Outside Storage on 5.4 acres - At Dover Train Station.
"PRICE REDUCED" Hackensack	200 South Newman	25,000	80,000	1,400	15'	3			\$5.25		\$1.46	Alan Frankel	415684	Divisible to 10,000sf & 15,000sf
"PRICE REDUCED" Flanders	95 Bartley	24,800	24,800	2,300	14' / 15'	3		2	\$7.00	\$64.00	\$1.80	Jeffrey Fulton Edward Schein	411783	Expandable - Permits outside storage - Next to Railroad - Possible retail conversion.
"PRICE REDUCED" Clifton	1 Ackerman Ave Units 3 - 6	23,744	200,000	To Suit	22'	To Suit				\$119.00		Jeffrey Miller Eric Lewin	414439	Loading & Office to Suit. Divides into custom made Condo Units.
Hackensack	80 Voorhis Lane	22,400	22,400	700	24'	1		2	\$5.50	\$87.50	\$1.29	Eric Lewin	414815	100% A/C'd (5-15 Ton Units), 10'x15' DI & 10'x10' DI Mezzanine Space - Heavy Power - Owner Financing
Carlstadt	610 Washington Avenue	20,100	30,400	3,600	22'	3		1	\$7.50	\$149.00	\$1.55	Sang Oak Ra	401189	6,600sf & 3,700sf Leased until middle of 2012.
Randolph	1578 Sussex Turnpike Bldg 4	20,000	85,600	To Suit	28'	3			\$7.50		\$1.26	Richard Meyers Jeffrey Fulton	414419	Brand New Building
Hackensack	105-111 South State Street	19,385	19,385	1,200	20'			1 1	\$7.50	\$113.49	\$1.71	Alan Frankel	403924	Divides to 9,385sf (Front) & 10,000sf (Rear)

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Pompton Plains	220 West Parkway Units 4 & 5	16,008	16,008			2			\$9.95			Richard Meyers Eric Lewin	413701	Office fit out. Great for Gym, Daycare, Data Center.
Carlstadt	90 Commerce Rd Units A,B,C	16,000	40,739		26'	3			\$8.50		\$1.55	Sang Oak Ra	415900	Brand New Building - Divisible to 3,900sf to 12,030sf
Newark	329-A Frelinghuysen Avenue	16,000	16,000	2,000	16'	2		1	\$7.95		\$1.20	Irv Weiss	307913	Mint condition. At Ramp to Airport, Port & Turnpike; Urban Enterprise Zone. Off Street Parking.
"BACK ON THE MARKET" Elmwood Park	69-71 Midland Avenue	15,400	15,400	2,400	18'	2			\$6.95	\$150.00	\$1.32	Jeffrey Miller Eric Lewin	413071	Back on the Market. Between Route 46 & Market Street. 4 Months Free Rent
"LEASE OUT" Boonton	429 Rockaway Valley Road	15,000	265,000		16'	2		1	\$6.50	\$18.83	\$0.36	Richard Meyers Jeffrey Fulton	412939	1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes
"PRICE REDUCED" Hackensack	200 South Newman Street	15,000	80,000	800	15'	2			\$5.25		\$1.46	Alan Frankel	309384	Can expand to 25,000sf
Mount Olive	180 Goldmine Road	14,000	34,000		22'			5	\$9.50	\$115.00	\$1.76	Edward Schein Jeffrey Fulton	414769	Zoned Industrial & Retail - Next to major retail center. Divides to 2,500 sf.
Carlstadt	90 Commerce Rd Units B & C	12,030	40,739	2,378	26'	1			\$8.50		\$1.55	Sang Oak Ra	415690	Divides to 6,695sf & 5,335sf
"PRICE REDUCED" Clifton	1 Ackerman Ave Units 1 & 2	11,736	200,000	To Suit	16' / 20'	To Suit				\$119.00		Jeffrey Miller Eric Lewin	414440	Loading & Office to Suit. Divides into custom made Condo Units.
"PRICE REDUCED" Hackensack	213 King Street	11,546	11,546	500	14'/16'	1		4	\$4.95		\$2.03	Steve Ulin	410741	Tailboard can take 40' trailer.
East Rutherford	2 East Union Avenue	10,800	110,000	1,000	13'			1	\$8.00 Gross		\$1.03	Sang Oak Ra	412425	On 2nd floor with freight elevator

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Carlstadt	90 Commerce Rd Units A & B	10,602	40,739	2,151	26'	2			\$8.50		\$1.55	Sang Oak Ra	415689	Divides to 3,907sf & 6,695sf
Hackensack	105-111 South State St (Rear)	10,000	19,385		20'		1		\$7.50	\$113.49	\$1.71	Alan Frankel	408028	
"PRICE REDUCED"														
Hackensack	200 South Newman	10,000	80,000	600	15'	1			\$5.25		\$1.46	Alan Frankel	412128	Can expand to 25,000sf
"SALE"														
Passaic Park	1 Gregory Avenue	10,000	103,000	1,000	14'			1	\$9.00	\$135.00	\$1.10	Jeffrey Miller	411719	Possible Retail - Highway Visibility - Route 21
Ridgefield	501 Broad Avenue	10,000	145,000	500	12'	1			\$7.00		\$0.60	Larry Blau	408665	
Hackensack	105-111 South State St (Front)	9,385	19,385	1,200	20'			1	\$7.50	\$113.49	\$1.71	Alan Frankel	403929	
"REDUCED PRICE"														
Guttenberg	148-150 71st Street	9,383	9,383	1,505	12'			2	\$7.00	\$111.90	\$1.27	Eric Lewin	415516	Totally refinished artist building
Carlstadt	465 Barell Avenue	8,010	8,010	1,010	12'/16'	2			\$8.00		\$0.96	Glenn Evans	405721	
Hackensack	75-79 Lodi Street	8,000	8,000		12'			1		\$150.00	\$2.65	Alan Frankel	414346	Retail store in front with apartment over store. Also, includes 2-story house next door.
"PRICE REDUCED"														
Clifton	1 Ackerman Avenue Unit 2	7,225	7,225		16' / 20'	1		2		\$119.00		Jeffrey Miller Eric Lewin	414794	Model now open
Hackensack	72-76 South State Street	6,887	6,887	2,796	14'			2	\$6.50		\$2.84	Steve Ulin	412550	Fire Insurance \$100.58 per month Divides to 3,367sf & 3,520sf

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East Brunswick	18 Connerty Court	6,800	6,800	3,400	10' / 14'			3		\$176.50	\$2.22	Charlie Piazza	802162	2.85 Acres - Building Expandable 40% Coverage
Carlstadt	90 Commerce Road Unit B	6,695	40,739	1,355	26'	1			\$8.50		\$1.55	Sang Oak Ra	415687	
Mansfield Township	269 Hazen Road	5,550	5,550		12'			1		\$135.14	\$1.01	Jeffrey Fulton Richard Meyers Ed Schein	414230	1,500' Railroad Siding - Zoned Industrial - Includes House & Outside Storage.
"PRICE REDUCED" Clifton	1 Ackerman Ave Unit 1	5,457	200,000	To Suit	16' / 20'	4		1		\$119.00		Jeffrey Miller Eric Lewin	414441	Loading & Office to Suit. Can expand to larger Condo Units.
Wharton	25 Ross Street	5,400	5,400	1,000	14'		2		TBD	\$165.74	\$2.96	Jeffrey Fulton Ed Schein	415606	Has crane, 100% A/C'd
Carlstadt	90 Commerce Road Unit C	5,335	40,739	1,023	26'	1			\$8.50		\$1.55	Sang Oak Ra	415688	
Hackensack	126 John Street	5,000	18,000		10'			1	\$8.50		\$2.17	Alan Frankel	401158	
Carlstadt	90 Commerce Road Unit A	3,907	40,739	796	26'	1			\$8.50		\$1.55	Sang Oak Ra	415686	
Hackensack	76 South State Street	3,520	6,887	1,760	14'			1	\$7.50		\$2.84	Steve Ulin	415696	
Hackensack	72 South State Street	3,367	6,887	1,036	14'			1	\$7.00		\$2.84	Steve Ulin	415695	
"PRICE REDUCED" Hackensack	225 Park Street	3,000	12,000	250	14'			1	\$10.75 Gross			Alan Frankel	414962	Lease rate is gross - includes everything except utilities.

SBWE, INC.

**JUNE 2009
"INDUSTRIAL"
EXCLUSIVES**

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JUNE 2009 "RETAIL" EXCLUSIVES

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"PRICE REDUCED" Roxbury	199 Route 206 South	26,200	26,200	\$8.75	\$114.50	\$1.95		Jeffrey Fulton Ed Schein	413306	Retailed Zoned - Highway Exposure Next to ITC Shopping Area Possible 8,000sf Lease Back
Pompton Plains	340 Route 23	26,000	26,000	\$15.00	\$10,000,000.00			Joel Friedman Larry Blau Jeffrey Fulton	414736	On 7 acres - Zone Retail - 326' Frontage on Route 23 - Former Fence Business plus Cell Tower income - Great car dealer site.
"PRICE REDUCED" Flanders	95 Bartley Road	24,800	24,800	\$9.00	\$100.80	\$1.60		Jeffrey Fulton Edward Schein	411790	Subject to rezone - Located between Shop-Rite and A&P - Expandable, Subject to Highlands settlement - Great for Bank/Drug Store with Drive- thru. (Seller will hold Mortgage).
Lodi	61-69 Route 46	22,500	22,500	\$15.00	\$266.67	\$0.00	\$4.20	Glenn Evans	403413	Great Signage - At 4 Way Turnaround DOT is not taking property - Divisible
Lodi	Route 17 at Essex Street	16,000	16,000	TBD	Build To Suit / Ground Lease	TBD		Larry Blau	405043	Join Home Depot & National Wholesale Liquidators PAD site
"PRICE REDUCED" Secaucus	25 Enterprise Avenue	15,000	148,000	\$15.00		\$1.81		Larry Blau	414118	Mixed Use - Retail, Showroom, Office Former Mikasa Store
Randolph	1584 Sussex Turnpike	14,000	14,000		\$67.86			Richard Meyers Glenn Evans	413891	

411 Route 17
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Newark	221 Frelinghuysen Avenue	13,000	90,000	\$15.00	\$90.00	\$0.72		Richard Kropp	414715	
Lodi	61-69 Route 46	12,265	22,500	\$14.00			\$4.20	Glenn Evans		
Mount Olive	180 Goldmine Road	11,000	34,000	\$9.50	\$115.00	\$1.76		Jeffrey Fulton Ed Schein	414901	Brand new building located next to Lowes & Walmart at the ITC Retail Center - Divides to 2,500 sf
West Caldwell	757-763 Bloomfield & Passaic Aves	5,732	40,000	\$28.00		\$10.50 Includes CAM		Glenn Evans	414317	Broadway Square Shopping Center. Restaurant Available - Divisible
Lodi	61-69 Route 46	4,200	22,500	\$22.00			\$4.20	Glenn Evans		
Pequannock	50 Route 23 North	4,000	4,000	\$25.00	\$450.00	\$2.03		Joel Friedman Jeffrey Fulton	414906	Free Standing Building with an additional lot approved for a 9,000 sq. ft. building.
West Caldwell	757-763 Bloomfield & Passaic Aves	3,501	40,000	\$28.00		\$10.50 Includes CAM		Glenn Evans	309194	Can expand to 5,749 sq. ft. Broadway Square Shopping Center.

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Pompton Plains	144 Route 23	3,200	3,200	\$50.00	\$3,000,000.00			Joel Friedman Larry Blau Jeffrey Fulton	414664	400' Frontage on Route 23 - Expandable - Next to Hess Gas Station - Fast Food / Drive-In okay
Hasbrouck Heights	361 Route 17 South	3,000	3,000	\$31.00				Kathleen Beaven	405500	Lease rate includes taxes
Roxbury	165 Lakeside Boulevard	2,700	2,700		\$250,000.00			Jeffrey Fulton Ed Schein Richard Meyers	414737	Located next to Pathmark Retail Center Zoned Retail
West Caldwell	757-763 Bloomfield & Passaic Aves	2,231	40,000	\$28.00		\$10.50 Includes CAM		Glenn Evans	309195	Can expand to 5,749 sq. ft. Broadway Square Shopping Center.

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Fax: (201) 288-2113

**JUNE 2009
"INVESTMENT"
EXCLUSIVES**

TOWN	ADDRESS	AVAIL SQ FT	TOTAL SQ FT	OFFICE SQ FT	CEILING HEIGHT	LOADING EXT. DOORS	LOADING INT. DOORS	DRIVE IN	LEASE PSF	SALE SQ FT	TAXES SQ FT	BROKER	LISTING	REMARKS
Boonton	429 Rockaway Valley Rd	265,000	265,000		16'					\$26.00	\$0.36	Richard Meyers Jeffrey Fulton	411653	1000 Car Parking - Expandable - Call for updated NOI - Campus Setting
Sale Leaseback Cedar Grove	20 Sand Park Road	137,655	137,655	24,600	15' / 25'	11	1	2	TBD	TBD	\$0.84	Ron Sholom	409701	One story warehouse on 10.61 acres
Newark	221 Frelinghuysen Avenue	90,000	90,000	10,000	16' / 24'	2		3		\$90.00	\$0.72	Richard Kropp	400974	
Englewood	55-65 West Sheffield Ave	68,000	68,000	4,000	17'	7				\$115.00		Sang Oak Ra	411940	5 minutes from GWB
Randolph	2 Emery Avenue @ Route 10 West	32,000	32,000							\$125.00	\$1.69	Richard Meyers Kathleen Beaven	407186	
Carlstadt	610 Washington Avenue	30,400	30,400	3,600	22'	3		1	\$7.50	\$149.00	\$1.55	Sang Oak Ra		6,600sf & 3,700sf Leased until middle of 2012.
Cranbury	38 Broadway Road	27,800	27,800	3,696	28'	4		1		\$120.50	\$1.02	Sang Ra	407378	
Roxbury	199 Route 206 South	26,200	26,200	16,000	21'	2		2	\$8.75	\$114.50	\$1.95	Jeffrey Fulton Ed Schein	304342	8,500sf Leased to AAA Tenant
Mount Olive	180 Goldmine Road	14,000	34,000		22'			5	\$9.50	\$115.00	\$1.76	Jeffrey Fulton Ed Schein	414769	Located next to Lowes & Walmart @ the ITC Reail Comple

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JUNE 2009 "OFFICE" EXCLUSIVES

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TOWN	ADDRESS	AVAILABLE SQ FT	TOTAL SQ FT	LEASE PSF	SALE PSF	TAXES PSF	BROKER	LISTING	REMARKS
Lyndhurst	1200 Valley Brook Avenue	45,000	181,690	\$14.00 NNN			Jeffrey Fulton		For Sale or Lease - Class A space Spectacular Location
Hasbrouck Heights	411 Route 17 South	30,025	30,025		\$125.00		Ron Sholom Kathleen Beaven	415459	
"PRICE REDUCED" Roxbury	199 Route 206 South	26,200	26,200	\$8.75	\$114.50	\$1.95	Jeffrey Fulton Ed Schein	413305	10,200sf Warehouse - Possible 8,000sf Lease Back - Zoned: Office / Retail / Service
Secaucus	1 Mikasa Drive	25,000	544,200	\$10.00			Larry Blau	411807	Divisible - Immediate Possession
Lyndhurst	738 Schuyler Avenue	18,000	202,847	\$8.00		\$0.79	Ron Sholom Richard Kropp	414656	
Randolph	2 Emery Ave @ Rt 10 West	18,000	32,000	\$15.50 + T/E	\$125.00	\$1.69	Kathleen Beaven Richard Meyers	407186	Lease Rate is Gross plus T/E
"MEDICAL BUILDING" Clifton	716 Broad Street	17,120	17,120		\$204.44	\$5.00	Ed Schein	412651	
Pompton Plains	220 West Pkwy Units 4 & 5	16,008	16,008	\$9.95			Richard Meyers Eric Lewin	413704	

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Secaucus	25 Enterprise Avenue	15,000	148,000	\$15.00		\$1.81	Larry Blau	415072	Mixed Use - Retail, Showroom, Office Former Mikasa Store
Edison	860 US Highway 1	10,000	10,000	\$15.00	\$220.00	\$2.25	Michael Roth Charles Piazza	415630	
Clifton	716 Broad Street	8,452	17,120	\$25.00	\$204.44	\$5.00	Ed Schein	412590	
East Brunswick	18 Connerty Court	6,800	6,800		\$176.50	\$2.10	Charlie Piazza	413314	Expandable on 2.85ac lot
Hasbrouck Heights	411 Route 17 South	6,522	30,025	\$20.00			Kathleen Beaven	415476	
Boonton	429 Rockaway Valley Road	5,000	265,000	\$12.00	\$51.00	\$0.36	Richard Meyers Jeffrey Fulton	412941	
East Rutherford	2 East Union Avenue	3,000	110,000	\$14.00			Sang Oak Ra	411801	Divisible to 756 sq. ft.
Hackensack	310 Hudson Street	3,000		\$12.00 Gross			Alan Frankel	413731	Divides to 2 units of 1,500sf each.

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South Plainfield	51 Cragwood Road	2,200	45,233	\$17.75			Kathleen Beaven	408294	Fully renovated in 2000. Fiber Optics.
Butler	1375 Route 23 South Unit 30	1,941	7,500	\$19.00			Richard Meyers Eric Lewin	414533	
River Edge	1060 Main Avenue	1,506	22,000	\$21.50			Kathleen Beaven Irv Weiss	415508	Separately metered
Hasbrouck Heights	411 Route 17 South	1,425	30,025	\$20.00			Kathleen Beaven	410241	
River Edge	1060 Main Avenue	1,092	22,000	\$21.50			Kathleen Beaven	415509	Separately metered
Hasbrouck Heights	411 Route 17 South	915	30,025	\$20.00			Kathleen Beaven	410241	
Edison	3826-30 Park Avenue	760	33,200	\$15.50			Kathleen Beaven	408483	
Butler	1375 Route 23 South Unit 10	660	7,500	\$19.00			Richard Meyers Eric Lewin	414534	

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Butler	1375 Route 23 South Unit 20	575	7,500	\$19.00			Richard Meyers Eric Lewin	414535	
River Edge	1060 Main Avenue Suite 300	575	22,000	\$21.50			Kathleen Beaven Irv Weiss	415510	

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**JUNE 2009
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TOWN	ADDRESS	AVAILABLE ACREAGE	TOTAL ACREAGE	SALE PRICE	LEASE PRICE	BROKER	LISTING	REMARKS
Oakland	Muller Drive	70.00	70.00			Richard Meyers	408617	
Boonton	429 Rockaway Valley Rd	52.00	52.00	\$6,900,000		Richard Meyers Jeffrey Fulton	411652	Approx. 26 acres useable, currently an active business park with retail income development potential.
Mansfield Township	269 Hazen Road	16.00	16.00	\$950,000	Make Offer	Jeffrey Fulton Richard Meyers Ed Schein	414323	1,500' Railroad Frontage - Includes 5,500sf Commercial Bldg & House. Level & currently cornfield.
"UNDER CONTRACT" Denville	Luger Road	14.00	14.00	\$2,000,000		Jeffrey Fulton Richard Meyers	406024	Conceptual plan for 80,000sf Industrial or 70,000sf Office. All city utilities. At Route 80/53/46.
Lincoln Park	12 Sun Lane / 139 Ryerson Road	9.00	9.00	\$500,000		Richard Meyers Eric Lewin	414300	Excellent location for residential or recreational use.
Pompton Plains	340 Route 23	7.00	7.00	\$10,000,000		Joel Friedman Larry Blau Jeffrey Fulton	414738	326' Frontage - Zoned Retail - 26,000sf Retail/Whse Bldg with outside storage. Comes with Cell Tower income.
Roxbury Township	6 Salmon Lane / Route 46 West	6.63	6.63	\$1,900,000		Jeffrey Fulton Ed Schein	413848	545' road frontage on Route 46 - Will Sell subject to approval Possible 20,000sf Retail - Tenant in hand Water and Sewer nearby.

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TOWN	ADDRESS	AVAILABLE ACREAGE	TOTAL ACREAGE	SALE PRICE	LEASE PRICE	BROKER	LISTING	REMARKS
Frankford	Route 206	6.24	6.24	\$650,000		Scott Deutchman Richard Kropp	408312	Zoned L1
Mount Olive	438 Sand Shore Road	4.00	4.00	\$500,000		Jeffrey Fulton Ed Schein	414735	Approved for 29,378sf building
Mount Olive	440 Sand Shore Road	4.00	4.00	\$500,000		Jeffrey Fulton Ed Schein	414216	Approved for 31,370sf building
"MAJOR PRICE REDUCTION" North Bergen	8250 West Side Avenue	3.10	3.10	\$1,700,000		Steve Ulin	409172	Full plans come with Sale. Approvals for 48,000 sq. ft. building.
Pompton Plains	144 Route 23	3.00	3.00	\$3,000,000		Joel Friedman Larry Blau Jeffrey Fulton	414739	400' Frontage - Retail zoned - Has 3,200sf Building
North Bergen	3813-3907 Liberty AKA: 3901 Liberty	2.77	2.77	\$720,000		Eric Lewin	413001	Zoned for 105 Condos
Randolph	1584 Sussex Turnpike	1.60	1.60	\$950,000		Richard Meyers Glenn Evans	413890	
Perth Amboy	1050 State Street	1.50	26.00		\$2,600 per month per acre	Charles Piazza		For Lease - \$2,600 per month per acre Outside Storage, Trucks, Trailors, Containers, Etc.

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"UNDER CONTRACT" Randolph	155 Canfield Avenue	1.02		\$850,000	\$5,000 Per Month	Jeffrey Fulton Richard Meyers Ed Schein	414231	Outside Storage - Includes house with income of \$2,350 per month and garage building with small office.
Newark	2-14 New York Avenue	0.55	0.55	Present Offers	\$300,000 per annum	Irv Weiss	411325	UEZ; near Arena & Residential construction; Great Site for Retail, Bank Parking, etc.
Newark	1223 Broad Street	0.45	0.45	\$114.78		Irv Weiss	411359	Good Hotel, Office Site; Urban Enterprise Zone.
"PRICE REDUCED" Roxbury Township	165 Lakeside Boulevard	0.27	0.27	\$89,000	Call	Jeffrey Fulton Richard Meyers Ed Schein	414232	Located next to Pathmark anchor retail center. Has approval for 2,700sf, which includes basement, with car pkg. Zoned Business
<p>All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omission, change of price, prior sale or lease, or withdrawal without notice. In addition, no representation is made respecting zoning, condition of title or any matters of a legal or environmental nature. Any commissions due cooperating brokers are subject to all of the terms and conditions upon which we and our clients have agreed.</p>								