

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	\$4.10	\$37.00	\$0.36	Richard Meyers Jeffrey Fulton	411653	"Major Price Reduction" - 1,000 Car Parking Great User/Investment deal - Zoned Outdoor Storage.
Lyndhurst	738 Schuyler Avenue	202,847	202,847	30,000	15' / 25'	3	6	1	\$5.50	\$65.00	\$0.79	Ron Sholom Richard Kropp	306709	100 Car Parking - Outside Storage
Lyndhurst	1200 Valley Brook Avenue	181,690	181,690	35,000	22'	14		1	\$6.50 / \$14.00	\$115.58	\$1.90	Michael Evans Jeffrey Fulton	401670	Trophy HQ location - On 14.86 acres located within the Meadowlands Corp. Center next to EnCap Golf Course Development and Xanadu.
"PRICE REDUCED" Saddle Brook	575 North Midland Avenue	168,000	168,000	6,000	16' / 28'			19	\$4.50		\$0.91	Michael Evans Jeffrey Fulton	411322	Rail - Fabulous - Great Location Will Divide
"NEW LISTING" North Bergen	2501 71st Street	162,423	162,423	16,623	22'	6	10		\$6.70	\$123.13	\$1.48	Michael Evans Jeffrey Fulton	409305	Food Warehouse - 100% A/C'd - Fenced in Truck Parking
"NEW LISTING" 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				\$96.55	\$0.50	Larry Blau	305571	Sale Possible
Lyndhurst	1200 Valley Brook Avenue	137,000	181,690	2,500	22'	14			\$6.50 / \$14.00		\$1.90	Michael Evans Jeffrey Fulton	410317	Can also add contiguous Office Space of up to 45,000sf. (will divide to your size need)
Boonton	429 Rockaway Valley Road	130,000	265,000	40,000	15' 5"	2			\$4.10	\$37.00	\$0.36	Richard Meyers Jeffrey Fulton	411763	Expandable - Heavy Power - 100% A/C - Low Taxes 1,000 Car Parking - Zoned Outdoor Storage.
Pompton Plains	240 West Parkway	127,800	127,800	2,000	22' / 24'	21	1	1	\$4.50 1 Year \$6.50		\$0.77	Michael Evans Jeffrey Fulton	308325	Former General Foods Dist. Bldg Great Distribution Facility at Rt. 23 & 287 Exit 52A Clean, Clean, Clean

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"UNDER CONTRACT" Saddle Brook	81 North 5th Street	126,795	126,795	2,500	12' - 16'	6	0	2		\$36.00	\$0.76	Bob Wellins Irv Weiss	401853	
Lyndhurst	1200 Valley Brook Avenue	112,690	181,690	44,690	22'	8			\$6.50 / \$14.00	\$115.58	\$1.90	Michael Evans Jeffrey Fulton	408741	Hi End Offices & Great Distribution Space - Vacant
"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	Price Reduced to \$65 Firm CONDO UNIT - 1 Story - Mostly 25' high.
Jersey City	45 East Linden Avenue	100,184	262,865		20'	6 Can Expand to 12		1	\$4.75		\$1.06	Ron Sholom	411900	May divide from 50,000sf.
Boonton	429 Rockaway Valley Road	90,000	265,000		16'	2		1	\$4.10	\$37.00	\$0.36	Richard Meyers Jeffrey Fulton	412938	Zoned Outdoor Storage - 1000 Car Parking - LOW TAXES.
"NEW LISTING" 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.
"NEW LISTING" West Caldwell	241 Clinton Road	80,000	80,000	22,000	22'	4		4	\$6.50	Possible	\$1.66	Jeffrey Fulton Bob Wellins Eric Lewin	411014	Institutional quality - Offers outlet store and outside storage.
Jersey City	45 East Linden Avenue	75,000	262,865		20'	6 Can Expand			\$4.75		\$1.06	Ron Sholom	414437	Port Location - Cheapest Deal in Town.
"NEW LISTING" Teterboro	200 Green Street	71,500	71,500	4,000	16' / 24'			7	\$6.80	\$125.00	\$0.48	Michael Evans	309444	LOW LOW TAXES - Location is a "10" Can convert 2 TBDs to Drive-In Doors.

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Saddle Brook	95 Mayhill Street	71,000	403,000	500	24' / 30'	6		1	Starting @ \$5.00		\$1.01	Ron Sholom Jeffrey Fulton Eric Lewin	413036	Hi cube space - at Rt 80/GSP Interchange. Rail siding possible.
Ridgefield	501 Broad Avenue Unit A Upper Level	70,000	145,000	5,000	14'	2			\$6.00		\$0.50	Larry Blau	412576	Possible Divisions of 25,000sf & 45,000sf
"CONTRACTS SIGNED" Branchburg	18 Culnen Drive	68,466	68,466	800	18' / 23'	4		2	\$3.35	\$63.00	\$0.79	Michael Roth	410931	For Sale or Lease
North Bergen	3813-3907 Liberty AKA: 3901 Liberty	67,000	67,000	5,000	15'	2				\$107.46	\$1.69	Eric Lewin	409615	Approved for 105 Condos / 33 2-Family Homes
"NEW LISTING" Saddle Brook	95 Mayhill Street	66,920	430,000	1,500	24'	5			Starting @ \$5.00		\$1.01	Ron Sholom Jeffrey Fulton Eric Lewin	402411	Extra 4,500sf Office available. At Rt 80/GSP Interchange, Rt 46. Near bus stop. 1200 Amps
"NEW LISTING" Secaucus	60 Metro Way	66,740	140,360	5,698	24'	11			\$6.25		\$1.17	Scott Deutchman Eric Lewin Richard Kropp	400568	Fully Pallet Racked - Long Term Short Term
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.
Paterson	45-51 East 24th Street	55,000	55,000		Varies	2		1		\$25.00	\$0.77	Richard Kropp Scott Deutchman	414102	"As Is" - Major Price Reduction Enterprise Zone
Clifton	1 Ackerman Avenue	50,000	200,000	To Suit	22'	To Suit				\$130.00		Jeffrey Miller Barry Littmann Eric Lewin	410847	Loading & Office to Suit. Divides into custom made Condo Units.
"NEW LISTING" Jersey City	45 East Linden Avenue	50,000	262,865		20'	4			\$4.75		\$1.06	Ron Sholom	415042	Port Location - Cheapest Deal in Town.
Secaucus	25 Enterprise Avenue	50,000			24'	2			\$12.00		\$1.81	Larry Blau	413373	Mixed use - Retail, Showroom, Warehouse Former Mikasa Store

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Boonton	429 Rockaway Valley Road	49,402	265,000		16'	2		1	\$4.10	\$37.00	\$0.36	Richard Meyers Jeffrey Fulton	411651	1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes
"NEW LISTING" 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
South Brunswick	51 Commerce Drive	47,200	268,103	700	26'		5	1	\$3.95		\$0.82	Michael Evans Michael Roth	410616	Ideal for warehouse distritution or light manufacturing. 1.4 miles from Exit 8A
"CONTRACTS OUT" Branchburg	18 Culnen Drive	46,266	68,466		23'	4			\$3.50	\$65.00	\$0.79	Michael Roth	411515	
Randolph	1578 Sussex Turnpike	45,000	450,000	2,000	20' / 30'		2		\$4.75			Jeffrey Fulton Richard Meyers	403297	Offices can be expanded by 20,000 sq. ft. - Will do short term lease.
"NEW LISTING" Clifton	211 Mount Prospect Ave Unit B	42,000	76,221	5,815	16' / 20'	4		1	\$6.50		\$2.35	Steve Ulin Scott Deutchman	413594	Will start at \$6.25 Net for a 5 year Lease.
"NEW LISTING" Newark	35 Martin Luther King Blvd	42,000	42,000	2,000	15' / 18'	3		3		\$90.00	\$0.25	Richard Kropp	307307	Perfect location for cluster housing.
Carlstadt	400 Paterson Plank Road	41,000	41,000	13,000	17' / 21'	4			\$7.75		\$1.26	Scott Deutchman	309642	
Clifton	1 Ackerman Ave Units 1 - 7	40,661	200,000	To Suit	22'	To Suit				\$130.00		Jeffrey Miller Barry Littmann Eric Lewin	410847	Loading & Office to Suit. Divides into custom made Condo Units.
Boonton	429 Rockaway Valley Road	40,000	265,000		16'	2		1	\$4.10	\$37.00	\$0.36	Richard Meyers Jeffrey Fulton	412937	1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes
Carlstadt	472 Barell Avenue	39,832	39,832	5,188	22'	4		1	\$6.25		\$1.52	Michael Evans Glenn Evans	304177	

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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.
"Reduced Price" 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.
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
Saddle Brook	95 Mayhill Street	38,000	400,000	1,000	30'	4		1	Starting @ \$5.25		\$1.01	Ron Sholom Jeffrey Fulton Eric Lewin	306033	Hi cube space - at Rt 80/GSP Interchange. Railsiding possible - Great Parking
Ridgefield	501 Broad Avenue Unit B Lower Level	35,000	145,000	Some	12'	2			\$6.00		\$0.50	Larry Blau	405167	
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" 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
Carlstadt	178 Commerce Road	30,300	30,300	5,300	15'	2			\$6.75	Possible Sale	\$1.30	David Ferber Eric Lewin	409058	Renovation in progress
"NEW LISTING" 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.
Hackensack	110 King Street	28,899	28,899	100	19'		4	3	\$5.25		\$1.30	Steve Ulin	402823	

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"PRICE REDUCED" Roxbury	199 Route 206 South	26,200	26,200	16,000	21'	2		2	\$8.75	\$114.50	\$1.95	Ed Schein Jeffrey Fulton	304342	Retail Zoned - Very Clean Facility - Highway Visibility. Possible 8,000sf Lease Back
Carlstadt	455 Barell Avenue	26,112	26,112	3,000	16'	3			\$6.50		\$1.44	Michael Evans Glenn Evans	307154	Free Standing
"NEW LISTING" 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.
Clifton	93 Entin Road	25,000	267,000		16'	4		1	\$5.75		\$1.19	Michael Evans Jeffrey Miller	414299	NEW TO MARKET
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" Flanders	95 Bartley	24,800	24,800	2,300	14' / 15'	3		2	\$7.00	\$72.58	\$1.80	Jeffrey Fulton Edward Schein	411783	Expandable - Permits outside storage - Next to Railroad - Possible retail conversion.
"PRICE REDUCED" Carlstadt	485 Barell Avenue	24,000	24,000	2,130	14'	3			\$4.95		\$1.28	Michael Evans	309463	Free Standing - Vacant
"NEW LISTING" Hackensack	200 South Newman Street	24,000	80,000	1,600	15'	3			\$6.75		\$1.46	Alan Frankel	414599	Divides to 10,000sf & 14,000sf.
Clifton	1 Ackerman Ave Units 3 - 6	23,744	200,000	To Suit	22'	To Suit				\$130.00		Jeffrey Miller Barry Littmann Eric Lewin	414439	Loading & Office to Suit. Divides into custom made Condo Units.
"LEASED FOR 1 YEAR" Branchburg	"CONTRACTS SIGNED" 18 Culnen Drive	22,200	68,466	600	18'			2	\$3.50	\$65.00	\$0.79	Michael Roth	411516	Available 11/1/2007.

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Ridgefield	501 Broad Avenue Lower Level	21,000	145,000	1,000	12'	2			\$5.50		\$0.50	Larry Blau	414526	
Randolph	1578 Sussex Turnpike Bldg 4	20,000	85,600	To Suit	28'	3			\$7.50		\$1.26	Richard Meyers Jeffrey Fulton	414419	
"NEW LISTING" 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)
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.
Newark	329-A Frelinghuysen Avenue	16,000	16,000	2,000	16'	2		1	\$7.95	\$96.88	\$1.11	Irv Weiss	307913	Mint condition. At Ramp to Airport, Port & Turnpike; Urban Enterprise Zone. Off Street Parking.
Elmwood Park	20 Bushes Lane	15,700	15,700	6,700	15'	2			\$8.00	\$130.00	\$1.89	Scott Deutchman Eric Lewin	402195	30 day occupancy
"LEASE OUT" Boonton	429 Rockaway Valley Road	15,000	265,000		16'	2		1	\$6.50	\$37.00	\$0.36	Richard Meyers Jeffrey Fulton	412939	1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes
"BACK ON THE MARKET" Elmwood Park	69-71 Midland Avenue	15,000	15,000	2,400	18'	2			\$7.95	\$150.00	\$1.32	Jeffrey Miller Eric Lewin	413071	Back on the Market. Between Route 46 & Market Street
"NEW LISTING" Palisades Park	225 Commercial Avenue	15,000	15,000	3,000	16'	4		1		\$186.67	\$2.10	Barry Littmann	412751	
Clifton	211 Mount Prospect Ave Unit C	14,400	76,221	300	16'	3			\$6.75		\$2.35	Steve Ulin Scott Deutchman	413596	Will start at \$6.25 Net for a 5 year Lease.
Hackensack	200 South Newman	14,000	80,000	800	15'	2			\$6.75		\$1.46	Alan Frankel	414539	

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"NEW LISTING" 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.
"NEW LISTING" Newark	14-28 Mitchell Place	13,500	13,500	3,500	14'	5		2	\$13.33		\$2.32	Barry Littmann	412654	Divides to 8,000sf
"NEW LISTING" Clifton	1 Ackerman Ave Units 1 & 2	11,736	200,000	To Suit	16' / 20'	To Suit				\$135.00		Jeffrey Miller Barry Littmann 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	\$6.75		\$2.04	Steve Ulin	410741	Tailboard can take 40' trailer.
"NEW LISTING" Newark	267 Frelinghuysen Avenue	11,500	77,000	1,500	20'	4			\$7.50		\$1.20	Ron Sholom Glenn Evans	410497	
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
"NEW LISTING" Hackensack	105-111 South State St (Rear)	10,000	19,385		20'		1		\$7.50	\$113.49	\$1.71	Alan Frankel	408028	
Hackensack	200 South Newman	10,000	80,000	800	15'	1			\$6.75		\$1.46	Alan Frankel	412128	
North Bergen	3701 Tonnelle Avenue	10,000	10,000		16' / 22'			2	\$18.00	\$300.00	\$3.20	Barry Littmann	413608	320' Frontage on 1 & 9.
"SALE" Passaic Park	1 Gregory Avenue	10,000	103,000	1,000	14'			1	\$11.00	\$140.00	\$1.10	Jeffrey Miller	411719	Possible Retail - Highway Visibility - Route 21
Ridgefield	501 Broad Avenue	10,000	145,000	500	12'	1			\$6.00		\$0.50	Larry Blau	408665	

SBWE, INC.

**OCTOBER 2008
"INDUSTRIAL"
EXCLUSIVES**

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"NEW LISTING" Hackensack	105-111 South State St (Front)	9,385	19,385	1,200	20'			1	\$7.50	\$113.49	\$1.71	Alan Frankel	403929	
Pompton Plains	220 West Parkway Unit 10	8,485	8,485	3,500	28'	1		1	\$8.50	\$115.00	\$1.59	Richard Meyers Eric Lewin	413637	
North Bergen	5905 Kennedy Boulevard	8,300	8,300	800	14' / 16'			2		\$240.96	\$2.37	Barry Littmann	414391	Public Transportation Light Rail
"NEW LISTING" Carlstadt	303 Veterans Boulevard	8,100	16,200	700	15'	2			\$7.50		\$1.89	Eric Lewin	307820	
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.
"NEW LISTING" Newark	14-28 Mitchell Place	8,000	13,500	1,750	14'	2		1	\$15.00		\$2.32	Barry Littmann	412655	
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
Hackensack	72-76 South State Street	6,500	6,500	2,574	14'			2	\$8.50		\$3.04	Steve Ulin	412550	Fire Insurance \$100.58 per month
Hackensack	160 South Street	6,400	12,600	750	15'	1			\$8.50		\$2.10	Scott Deutchman	402179	
"NEW LISTING" Clifton	1 Ackerman Avenue Unit 2	6,279	6,279		16' / 20'	1		2		\$135.00		Jeffrey Miller Barry Littmann Eric Lewin	414794	Model now open
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.

411 Route 17
Hasbrouck Heights, NJ 07604
(201) 288-4500
Fax: (201) 288-2113

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"NEW LISTING" Clifton	1 Ackerman Ave Unit 1	5,457	200,000	To Suit	16' / 20'	4		1		\$135.00		Jeffrey Miller Barry Littmann Eric Lewin	414441	Loading & Office to Suit. Can expand to larger Condo Units.
"NEW LISTING" Hackensack	126 John Street	5,000	18,000		10'			1	\$8.50		\$2.17	Alan Frankel	401158	
"NEW LISTING" Carlstadt	401-403 Meadow Lane	4,152	11,000	500	14'	1			\$11.00 Gross			Alan Frankel	400195	
"LEASE OUT" Boonton	429 Rockaway Valley Road	4,000	265,000		16'	2		1	\$6.50	\$37.00	\$0.36	Richard Meyers Jeffrey Fulton	412940	1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes
"NEW LISTING" Hackensack	102 Railroad Avenue	3,420	3,420	1,710	14'			1		\$160.00	\$2.30	Alan Frankel	406692	Has Floor Drain
Hackensack	8-10 Romanelli Avenue	3,000	20,000		14'			1	\$10.00			Scott Deutchman	412365	
"NEW LISTING" Hackensack	225 Park Street	3,000	12,000	250	14'			1	\$11.78 Gross			Alan Frankel	414962	Lease rate is gross - includes everything except utilities.
Hackensack	8 Romanelli Street	2,682	20,000	500	14'			1	\$10.00		\$1.80	Scott Deutchman	413089	

SBWE, INC.

OCTOBER 2008 "RETAIL" EXCLUSIVES

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Secaucus	25 Enterprise Avenue	50,000		\$12.00		\$1.81		Larry Blau	413374	
"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
"NEW LISTING" 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
"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
Secaucus	25 Enterprise Avenue	15,000		\$20.00		\$1.81		Larry Blau	414118	

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OCTOBER 2008 "RETAIL" EXCLUSIVES

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TOWN	ADDRESS	AVAILABLE SQ FT	TOTAL SQ FT	LEASE PSF	SALE PSF	TAXES PSF	CAM PSF	BROKER	LISTING	REMARKS
Randolph	1584 Sussex Turnpike	14,000	14,000		\$67.86			Richard Meyers Glenn Evans	413891	
"NEW LISTING" 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		
"NEW LISTING" 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
North Bergen	3701 Tonnelle Avenue	10,000	10,000	\$18.00	\$300.00	\$3.20		Barry Littmann	413607	320' Frontage on 1 & 9.
North Bergen	5905 Kennedy Boulevard	8,300	8,300		\$240.96	\$2.37		Barry Littmann	414397	Public transportation light rail. Refrigeration 2,000sf & Freezer 600sf. Floor Drains
West Caldwell	757-763 Bloomfield & Passaic Aves	5,749	40,000	\$30.00		\$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		

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"NEW LISTING" 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	Bloomfield & Passaic Aves	3,501	40,000	\$30.00		\$10.50 Includes CAM		Glenn Evans	309194	Can expand to 5,749 sq. ft. Broadway Square Shopping Center.
"NEW LISTING" 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
"NEW LISTING" Hasbrouck Heights	361 Route 17 South	3,000	3,000	\$31.00				Kathleen Beaven	405500	Lease rate includes taxes
"UNDER CONTRACT" Teaneck	954 Teaneck Road	2,800	2,800		\$410.71			Irv Weiss Ron Sholom	413998	Great Bank Location

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**OCTOBER 2008
"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'					\$51.00	\$0.36	Richard Meyers Jeffrey Fulton	411653	1000 Car Parking - Expandable - Over \$400,000 NOI
"NEW LISTING" Cedar Grove	20 Sand Park Road	137,655	137,655	24,600	15' / 25'	11	1	2	TBD	TBD	\$0.84	Ron Sholom David Ferber	409701	One story warehouse on 10.61 acres
"NEW LISTING" 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	
Cranbury	38 Broadway Road	27,800	27,800	3,696	28'	4		1		\$120.50	\$1.02	Sang Ra	407378	

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OCTOBER 2008 "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			Michael Evans Jeffrey Fulton		For Sale or Lease - Class A space Spectacular Location
"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	
East Brunswick	41 Arthur Street	15,600	15,600		\$220.00	\$3.85	Shai Zuberan	414123	New Roof - New A/C - Off Rt 18 Close to NJ Tpke

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Lyndhurst	1000 Wall Street West	10,000	50,000	\$8.00		\$1.10	Shawn Roth	408191	
Clifton	716 Broad Street	8,452	17,120	\$25.00	\$204.44	\$5.00	Ed Schein	412590	
Clifton	175 Circle Avenue	6,800	6,800		\$515.00	\$2.79	Richard Kropp Scott Deutchman Kathleen Beaven	414159	Recently Rehabed inside & out - 1st Class Space - New Roof
East Brunswick	18 Connerty Court	6,800	6,800		\$176.50	\$2.10	Charlie Piazza	413314	Expandable on 2.85ac lot
Carlstadt	400 Paterson Plank Road	6,500	41,000				Scott Deutchman	412744	
Boonton	429 Rockaway Valley Road	5,000	265,000	\$12.00	\$51.00	\$0.36	Richard Meyers Jeffrey Fulton	412941	
Newark	16 Herbert Street	5,000	400,000	\$7.00		\$0.55	Barry Littmann Kathleen Beaven	411809	
Saddle Brook	95 Mayhill Street	4,500	403,000	\$8.00 Net			Michael Evans	410748	

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Butler	1375 Route 23 South	3,176	7,500	\$19.00			Richard Meyers Eric Lewin	414342	
Hasbrouck Heights	411 Route 17 South 2nd Flr	3,146	30,000	\$21.00			Kathleen Beaven	405626	\$18.50 1st year lease rate.
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.
South Plainfield	51 Cragwood Road	2,200	45,233	\$17.75			Kathleen Beaven	408294	Fully renovated in 2000. Fiber Optics.
Hasbrouck Heights	411 Route 17 South	2,157	29,524	\$21.00			Bob Wellins Kathleen Beaven	410240	
Butler	1375 Route 23 South Unit 30	1,941	7,500	\$19.00			Richard Meyers Eric Lewin	414533	
Union City	4808 Bergenline Avenue	1,710	26,280	\$20.00			Kathleen Beaven Scott Deutchman	413491	Directly across from new light rail station.

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Union City	4808 Bergenline Avenue	1,270	26,280	\$20.00			Kathleen Beaven Scott Deutchman	412607	Directly across from new light rail station.
Hasbrouck Heights	411 Route 17 South	1,200	29,524	\$21.00			Bob Wellins Kathleen Beaven	406430	
Union City	4808 Bergenline Avenue	990	26,280	\$20.00			Kathleen Beaven Scott Deutchman	412608	Directly across from new light rail station.
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	
Butler	1375 Route 23 South Unit 20	575	7,500	\$19.00			Richard Meyers Eric Lewin	414535	
Union City	4808 Bergenline Avenue	485	26,280	\$20.00			Kathleen Beaven Scott Deutchman	412604	Directly across from new light rail station.

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"LAND"
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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	\$9,800,000		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.
"NEW LISTING" Mount Olive	440 Sand Shore Road	8.00	8.00	\$1,200,000		Jeffrey Fulton Ed Schein		Approved for two 30,000sf Flex Buildings - Divisible to 4 acres - Site work in progress - Possible Retail at Route 46 traffic light.
"NEW LISTING" 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.

**OCTOBER 2008
"LAND"
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TOWN	ADDRESS	AVAILABLE ACREAGE	TOTAL ACREAGE	SALE PRICE	LEASE PRICE	BROKER	LISTING	REMARKS
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.
Frankford	Route 206	6.24	6.24	\$650,000		Scott Deutchman Richard Kropp	408312	Zoned L1
"NEW LISTING" Mount Olive	438 Sand Shore Road	4.00	4.00	\$600,000		Jeffrey Fulton Ed Schein	414735	Approved for 29,378sf building
"NEW LISTING" Mount Olive	440 Sand Shore Road	4.00	4.00	\$600,000		Jeffrey Fulton Ed Schein	414216	Approved for 31,370sf building
"NEW LISTING" North Bergen	8250 West Side Avenue	3.10	3.10	\$2,000,000		Steve Ulin	409172	Full plans come with Sale. Approvals for 48,000 sq. ft. building.
"NEW LISTING" 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
Clifton	50 Somerset Place	1.75	6.00		\$7,500 per month	Jeffrey Miller Barry Littmann	412955	M-Z Zone

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"LAND"
EXCLUSIVES

TOWN	ADDRESS	AVAILABLE ACREAGE	TOTAL ACREAGE	SALE PRICE	LEASE PRICE	BROKER	LISTING	REMARKS
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.
"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>								