



INDUSTRIAL PROPERTY

FOR LEASE

±4,800 SF INDUSTRIAL BUILDING

1820 East Elizabeth Avenue, Linden, NJ 07036

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUOLO

Associate

cchiuolo@blauberg.com

973.379.6644 x139



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.4 Miles to NJ Turnpike
Approx. 2.56 Miles to Goethals Bridge
Approx. 5.4 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr NNN
Available SF:	4,800 SF
Lot Size:	0.11 Acres
Building Size:	4,800 SF

PROPERTY HIGHLIGHTS

- ±4,800 SF Building Size
- ±15' Ceiling Height, Walls Partially Constructed
- 1 Drive-In (10' Width x 12' Height)
- Lot Size at ±0.11 AC (Block 26, Lot 4.01)
- Immediate Occupancy, New Build Out
- Office Space Can Be Added or Removed
- \$4.09 PSF Taxes

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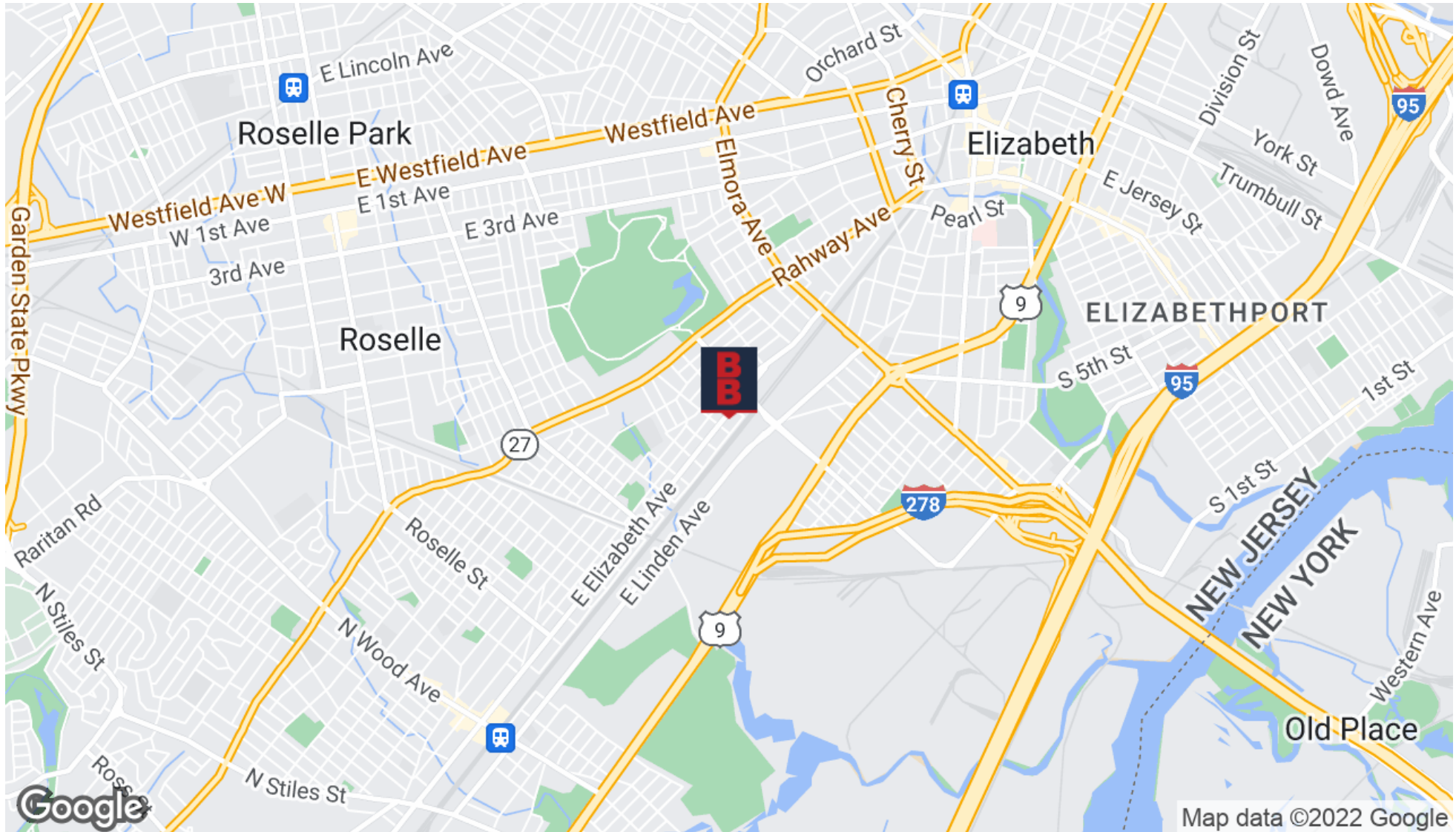
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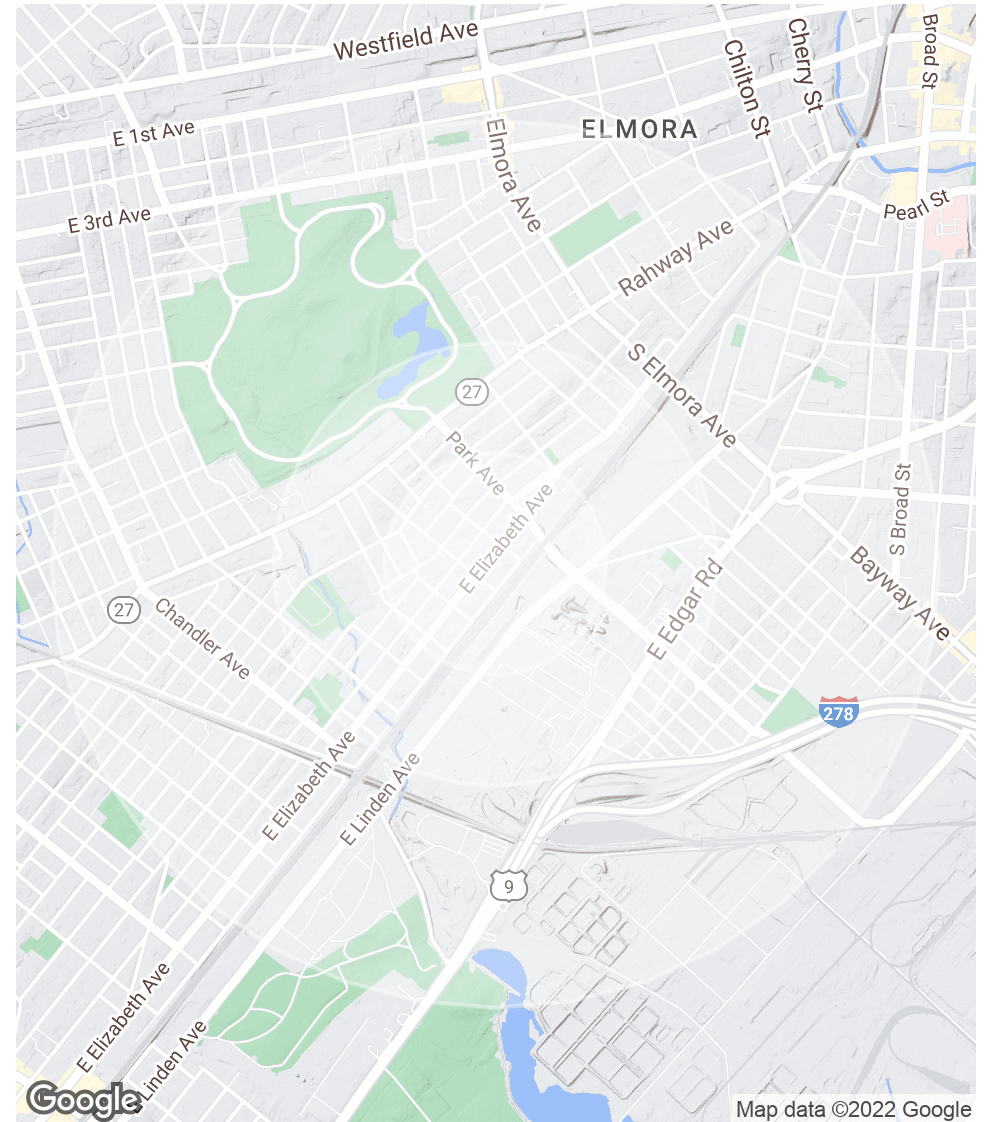
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,457	6,660	22,518
Average Age	40.2	40.2	37.3
Average Age (Male)	37.0	35.3	34.9
Average Age (Female)	41.5	41.6	37.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	477	2,297	7,685
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$85,779	\$75,733	\$70,168
Average House Value	\$583,346	\$354,605	\$375,730

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Christopher J. Chiusolo, sales associate for The Blau & Berg Company, is responsible for representing clients on all sides of real estate transactions and his integrity, enthusiasm and communication skills are great assets to his clients.

By age 23, Christopher was the general manager of a startup company, which grossed 10 million dollars in sales in the first 6 months before founding his own company. While pursuing his Bachelor of Science degree in Marketing, Christopher utilized his marketing and management skills, allowing him to achieve success in managing vast amounts of housing complexes and commercial properties in New Jersey. He is a licensed real estate broker in New Jersey.

EDUCATION

Ramapo College, NJ – Bachelor of Science, Marketing

MEMBERSHIPS

Elks Club Member

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