



INDUSTRIAL PROPERTY

FOR LEASE

±41,802 SF INDUSTRIAL OPPORTUNITY

301 Commerce Road, Linden, NJ 07036

For More Information, Contact the Exclusive Brokers

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Less Than 1 Mile to NJ Transit Train at Linden Station
 Approx. 1 Mile to I-278
 Approx. 1.5 Miles to I-95
 Approx. 5.8 Miles to Goethals Bridge
 Approx. 8 Miles to Newark Liberty International Airport
 Approx. 16.1 Miles to Holland Tunnel
 Approx. 19.7 Miles to Lincoln Tunnel

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	41,802 SF
Lot Size:	1.75 Acres
Building Size:	41,802 SF

PROPERTY HIGHLIGHTS

- Building: ±41,802 SF
- Acreage: ±1.75 Acres (Block 439, Lot 36)
- Ceiling: 16' Clear Height
- Loading: 2 Docks, 1 Drive-In
- Heat: Suspended Gas Fired Blowers
- Sprinkler: Wet System
- Power: 3-Phase | 2,000 Amps
- Zoning: Industrial (LI)
- Taxes: \$43,316.21 (2022)

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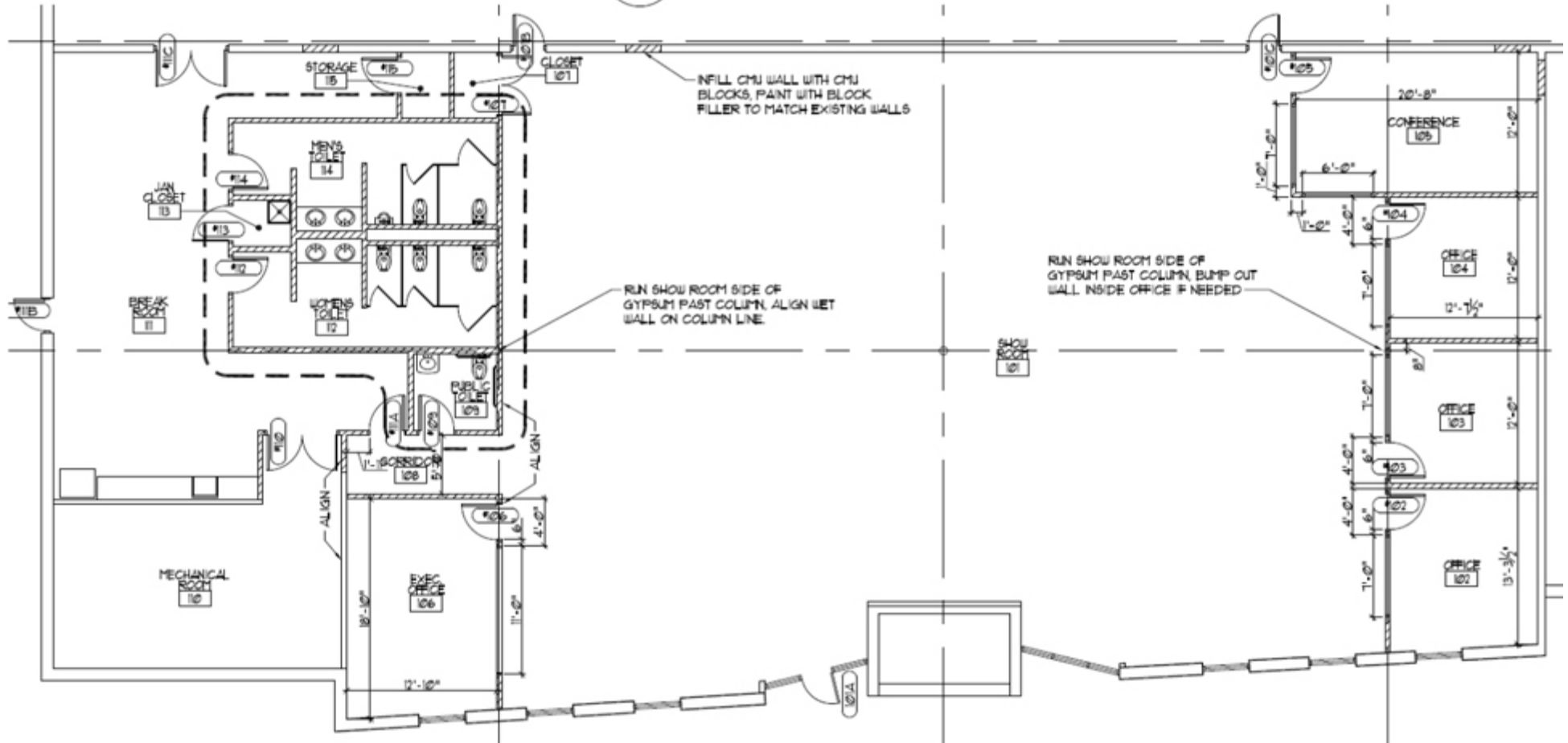


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4 OVERALL DEMOLITION PLAN
A-101 SCALE: 1/16" = 1'-0"



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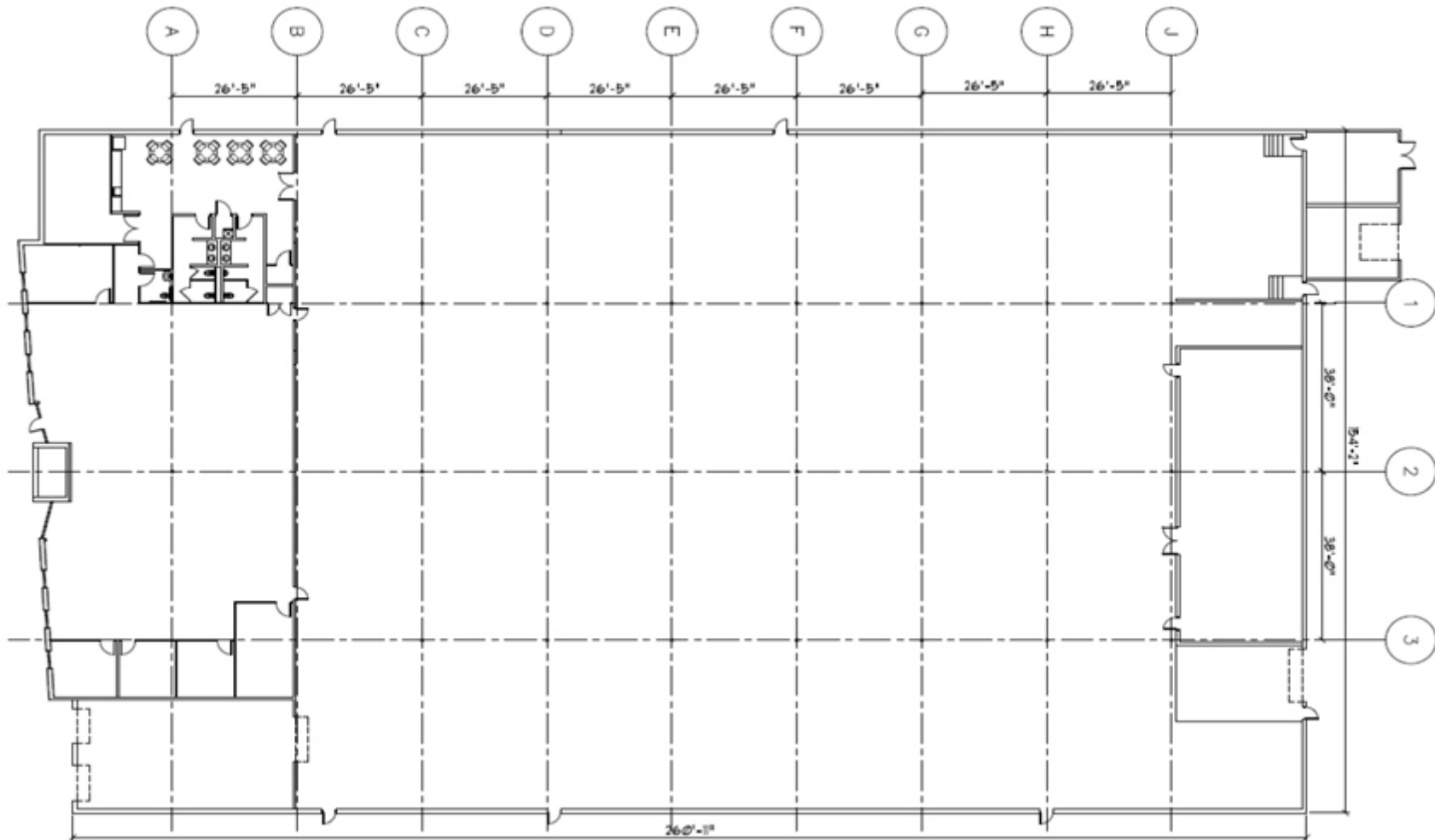
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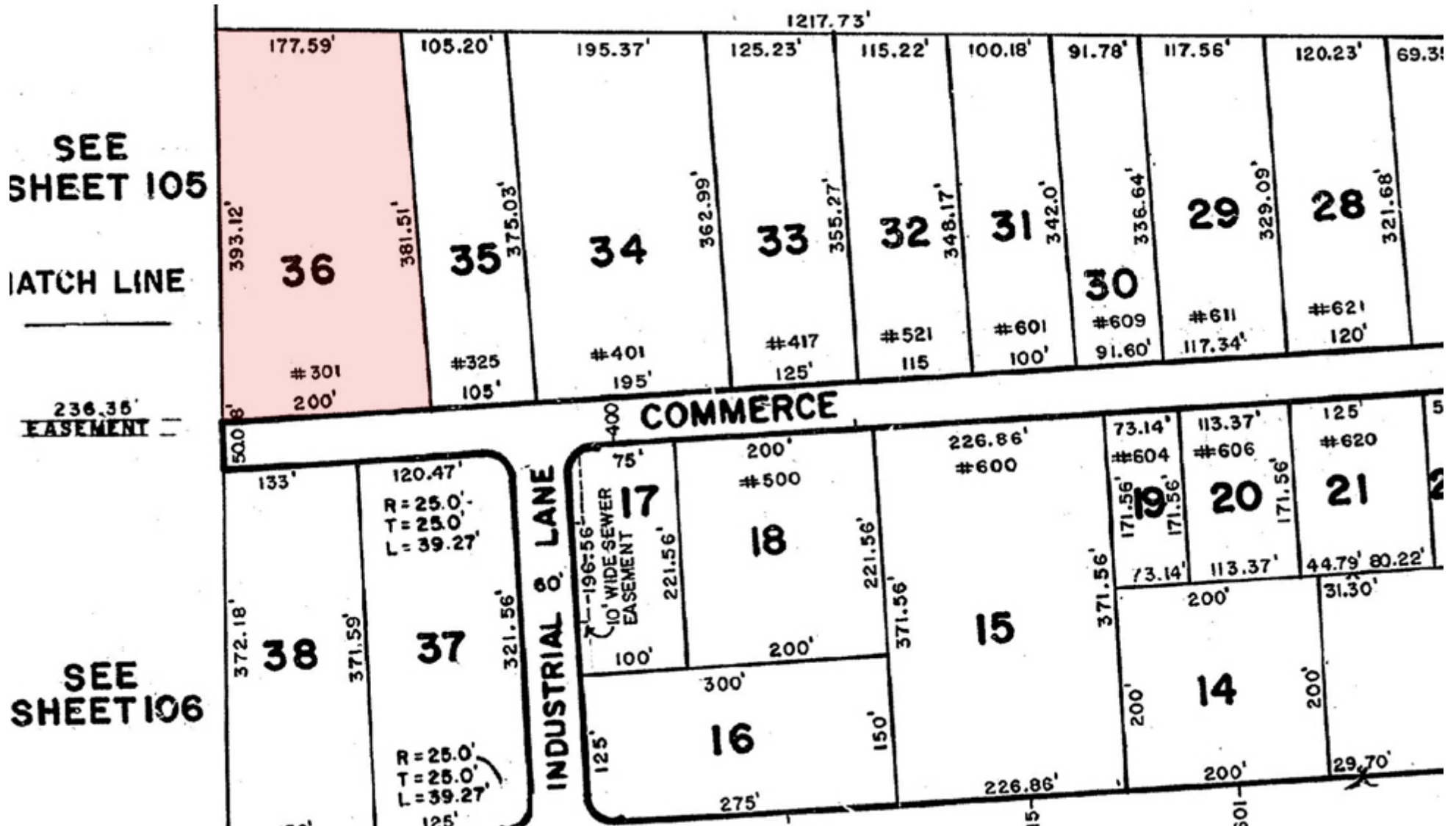
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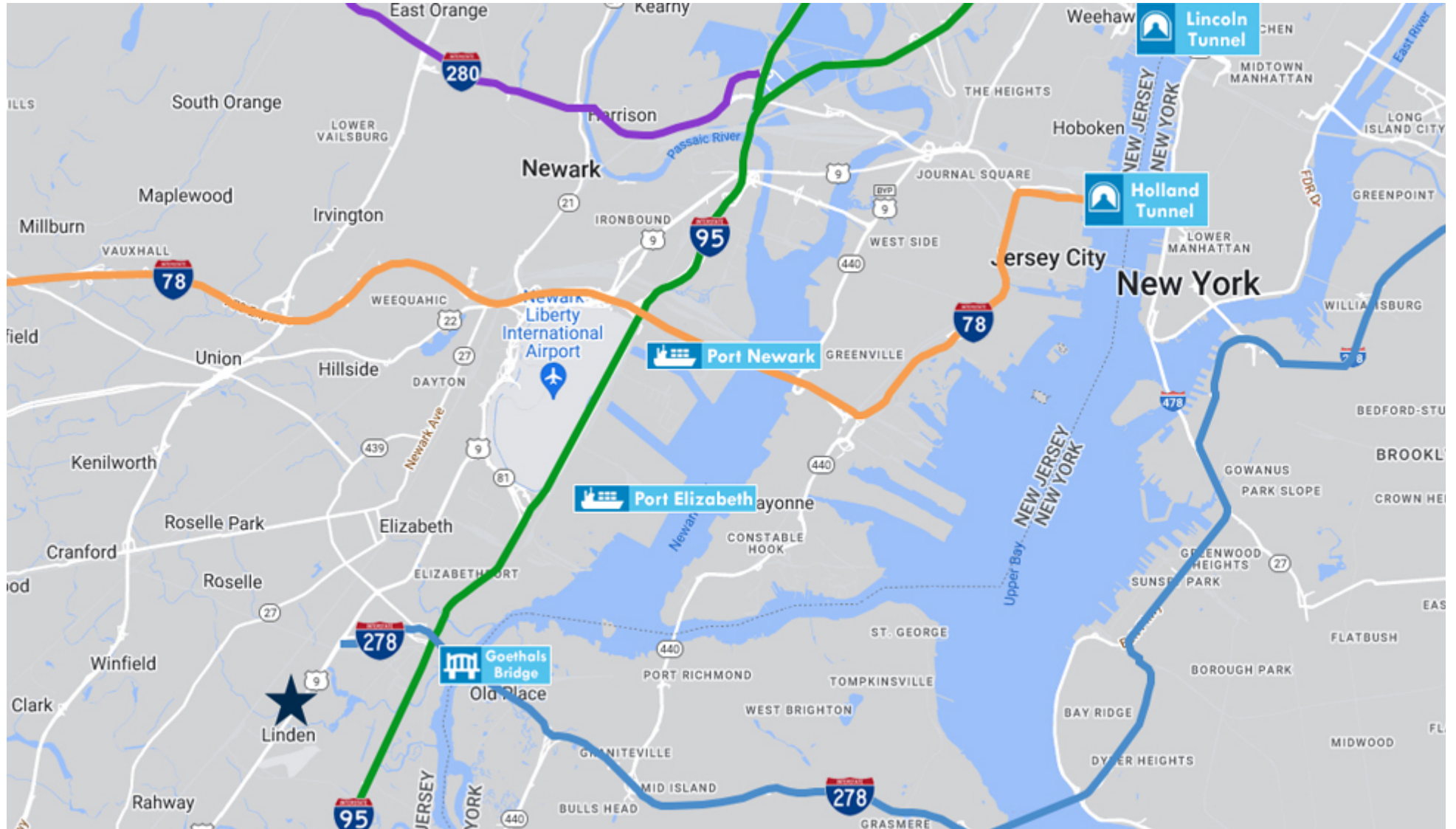
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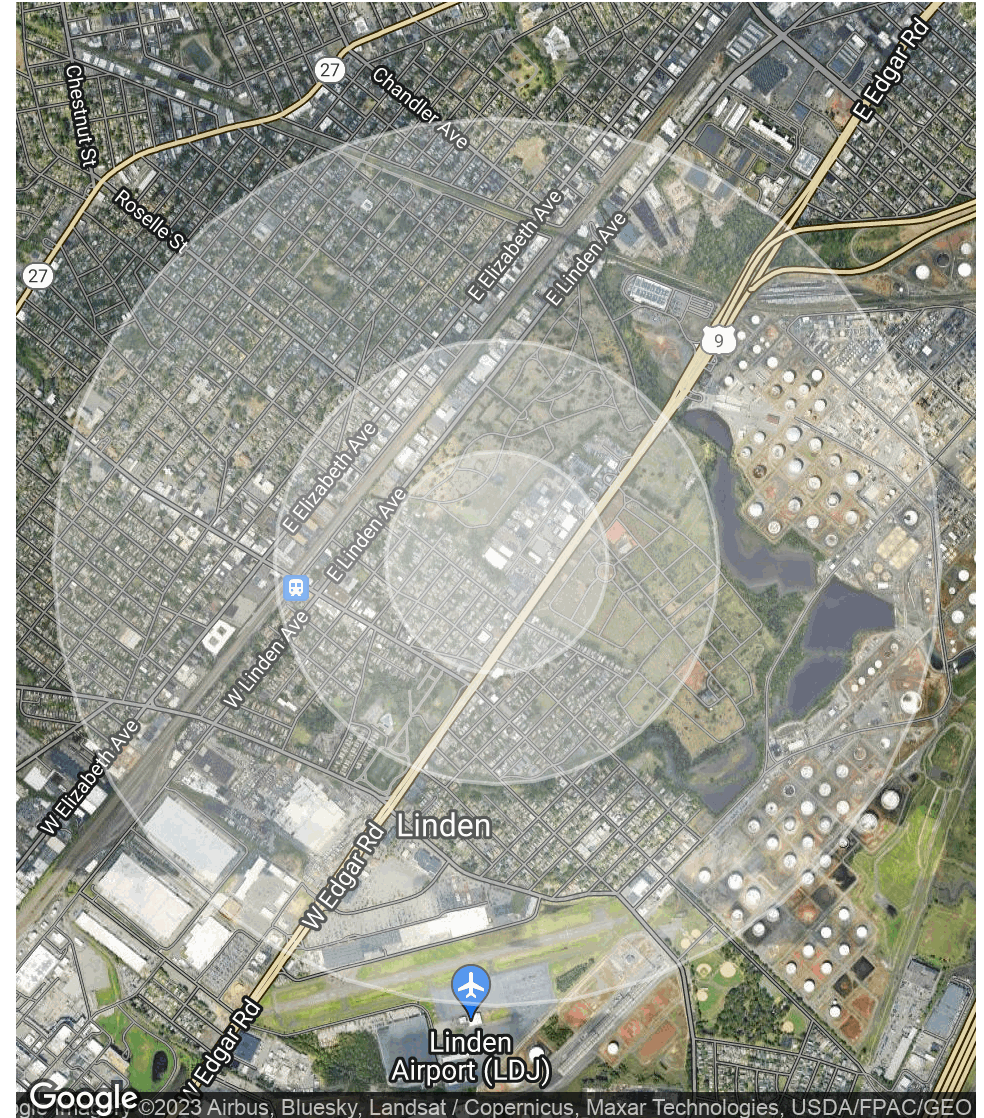
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	389	4,288	18,760
Average Age	47.8	44.6	40.5
Average Age (Male)	47.4	43.5	39.0
Average Age (Female)	51.1	44.8	40.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	194	1,804	7,076
# of Persons per HH	2.0	2.4	2.7
Average HH Income	\$69,198	\$74,710	\$75,623
Average House Value	\$313,839	\$227,471	\$266,367

* Demographic data derived from 2020 ACS - US Census



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