



INDUSTRIAL PROPERTY

FOR LEASE

±110,000 SF INDUSTRIAL OPPORTUNITY

20 Linden Avenue East, Jersey City, NJ 07305

For More Information, Contact the Exclusive Brokers

CHRISTIAN WALSIFFER, CCIM, SIOR

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

www.blauberg.com

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LOCATION DESCRIPTION

Close Proximity to Route 440, US 1 & 9, Newark Liberty International Airport
Great Access to Manhattan via the Holland Tunnel

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	105,000 SF
Lot Size:	3.94 Acres
Building Size:	110,000 SF

PROPERTY HIGHLIGHTS

- ±110,000 SF Total Building Size
- ±105,000 SF Warehouse
- ±5,000 SF Office
- 12 Drive-In Bays
- 16' Ceiling Height
- ±3.94-Acre Lot
- Zoned Commercial

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LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Building Name	±110,000 SF Industrial Opportunity
Street Address	20 Linden Avenue East
City, State, Zip	Jersey City, NJ 07305
County/Township	Hudson
Nearest Highway	Route 440, 1&9
Nearest Airport	Newark Liberty International Airport

BUILDING INFORMATION

Building Size	110,000 SF
Number Of Grade Level Doors	0
Ceiling Height	16 ft
Office Space	5000
Load Factor	Yes
Free Standing	No

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Commercial
Lot Size	3.94 Acres

UTILITIES & AMENITIES

Power	Yes
Loading Description	12 Interior Tailboard Docks

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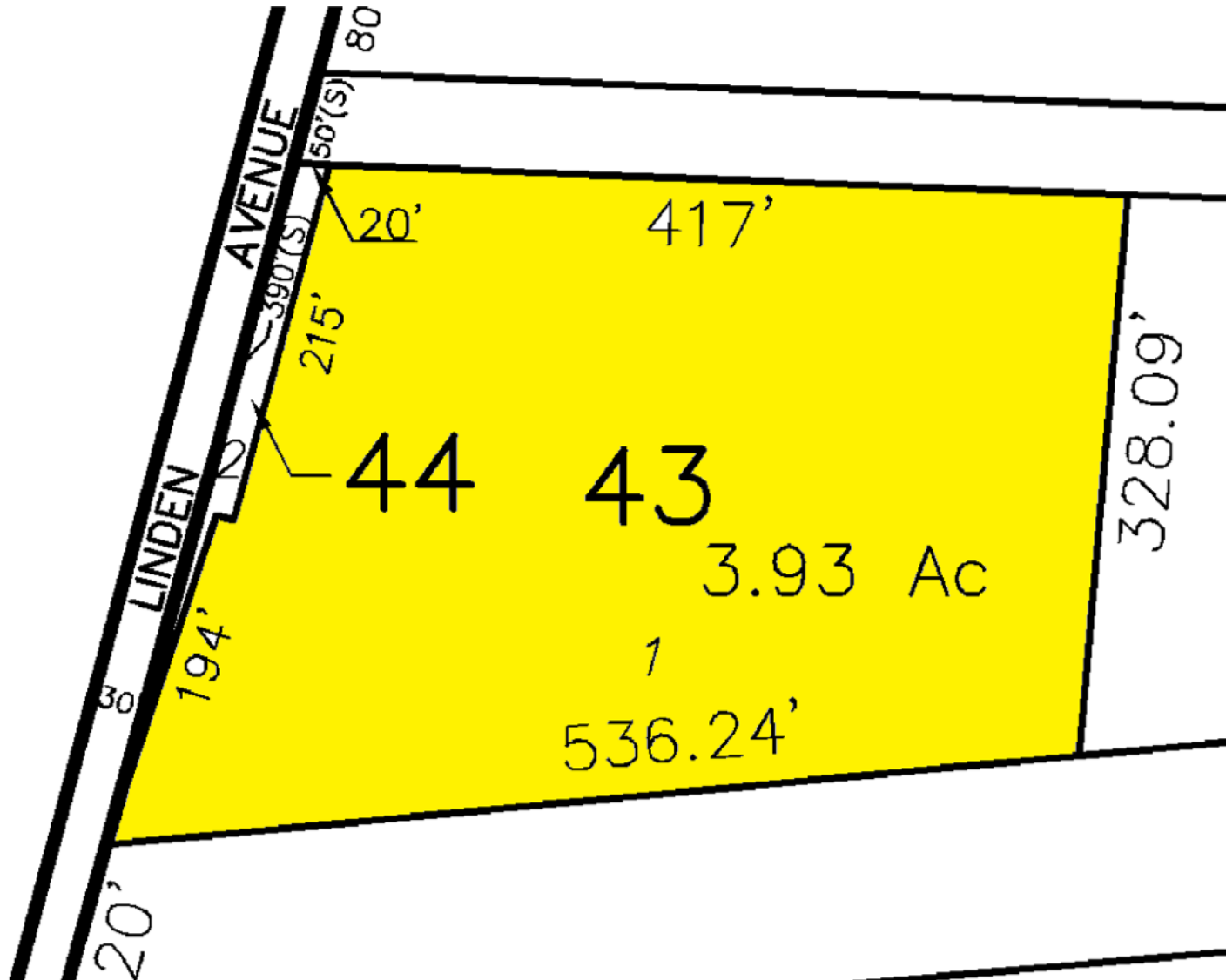


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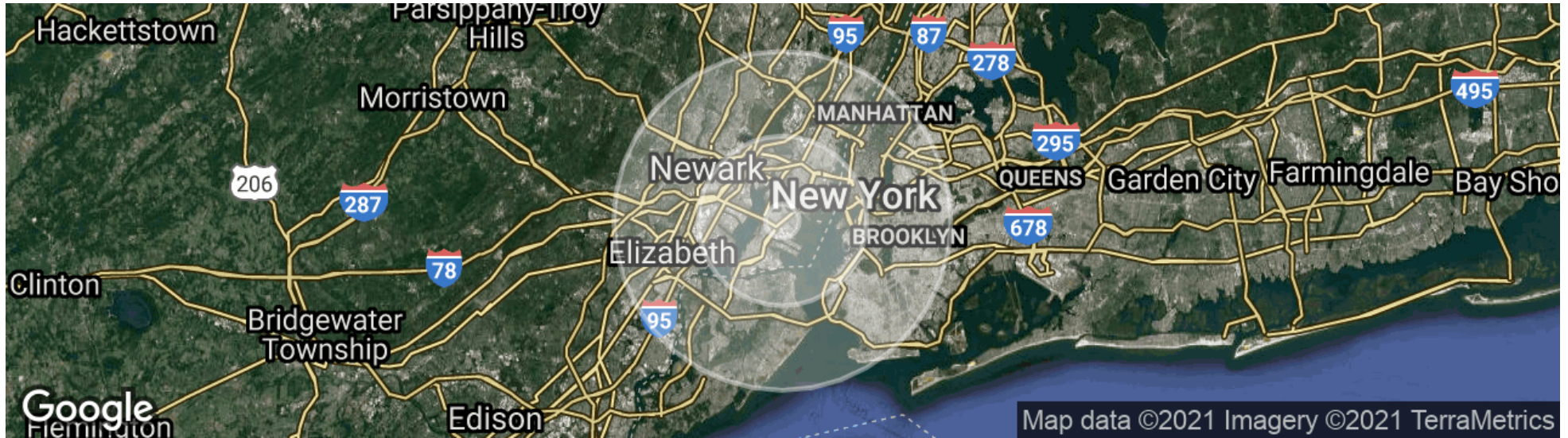
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	39,949	507,397	4,519,734
Median age	34.0	34.5	35.1
Median age (Male)	31.2	32.9	34.1
Median age (Female)	35.4	35.8	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	13,585	193,326	1,795,581
# of persons per HH	2.9	2.6	2.5
Average HH income	\$63,105	\$78,052	\$89,322
Average house value	\$393,965	\$417,923	\$588,795

* Demographic data derived from 2010 US Census

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