# 47,670 SF Industrial Unit Available Short Term or Long Term Lease Options 2401 East Linden Avenue, Linden, NJ



Minutes to Route 1-9, NJ Turnpike, Goethals Bridge, Newark Airport & Port Newark/Elizabeth



#### **Exclusive Brokers:**

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#### Specifications

- 47,670 SF Industrial Unit Available
- Short Term or Long Term Lease Options
- 3,000 SF Offices
- 22' Clear Height Ceilings
- 7 Loading Docks Equipped with Dock Levelers & Weather Seals
- Two (2) Oversized Drive-In Doors
- 30 Car / 15 Truck Parking Spaces
- New Energy-Efficient LED Motion Sensor Lighting
- New Paint & Flooring In Offices
- New Office & Bathrooms
- Brand New Roof / Solar Roof
- Additional Paved/Fenced Lot For Trailer Parking And Outdoor Storage
- Many Other Recent Upgrades
- Professionally Managed





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#### Operating Expenses

Insurance	\$0.09
Management Fee Non B Rent Included in CAM	\$0.37
Operating Expense Utilities	\$0.00
Operating Expenses	\$0.13
Real Estate Taxes	\$2.61
TOTAL	\$3.20



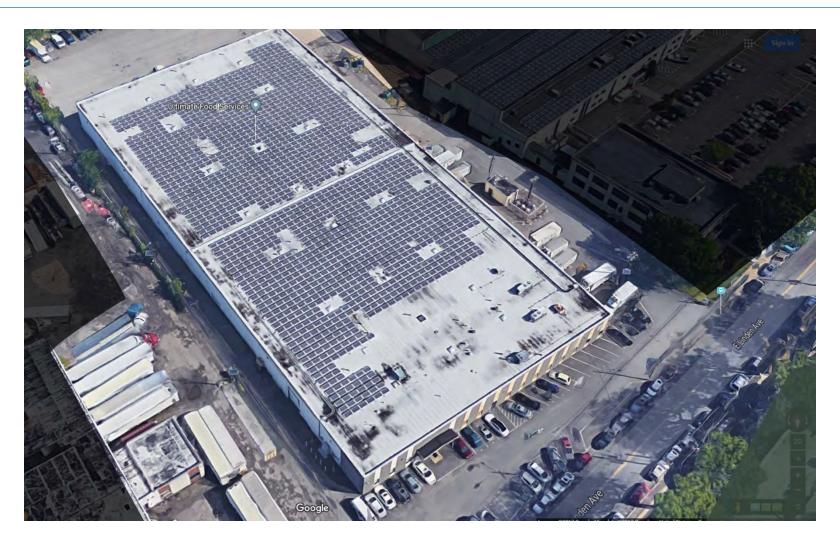
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#### Location

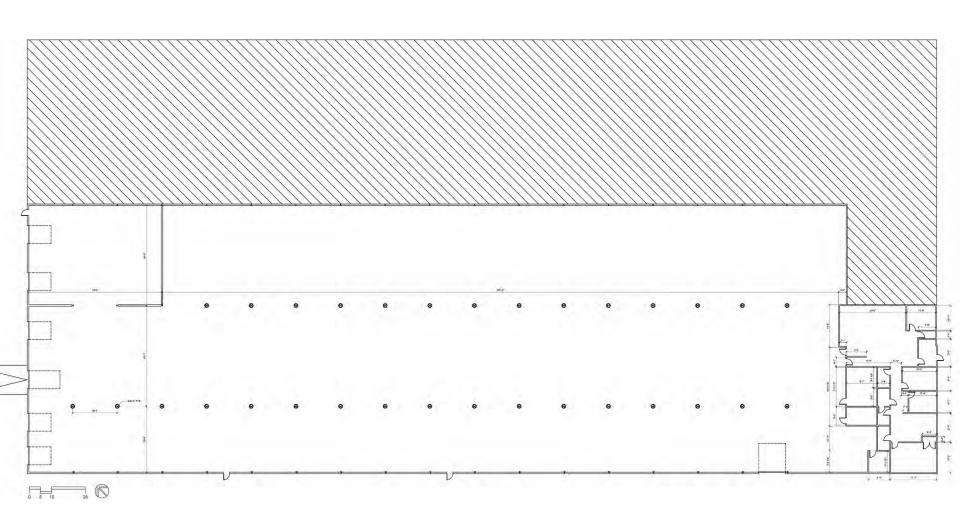
- Direct Access To Route 1-9
- Minutes New Jersey Turnpike And Goethals Bridge To Staten Island And Brooklyn
- Near Newark Liberty Airport & Port Newark/Elizabeth
- Proximate To NJ Transit Station Northeast Corridor Line To Penn Station New York



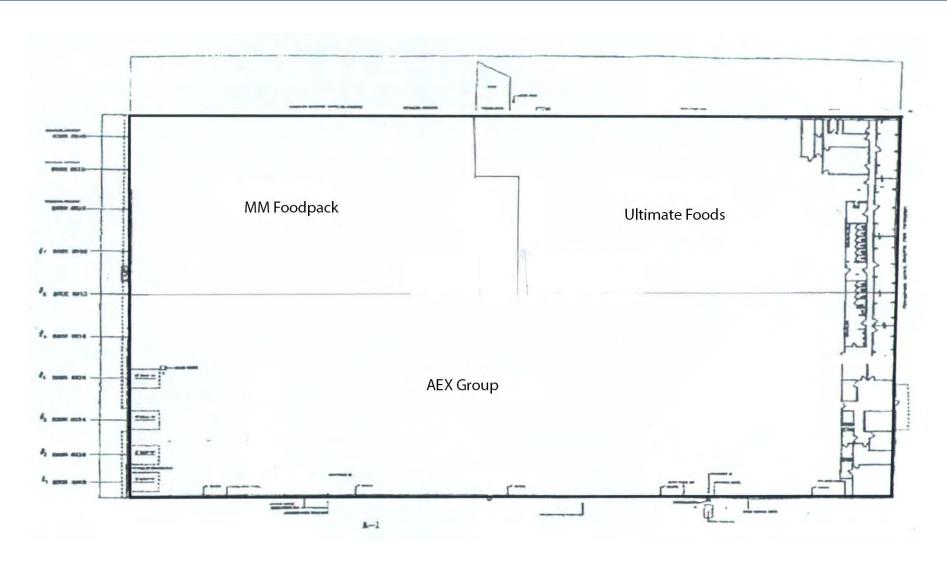
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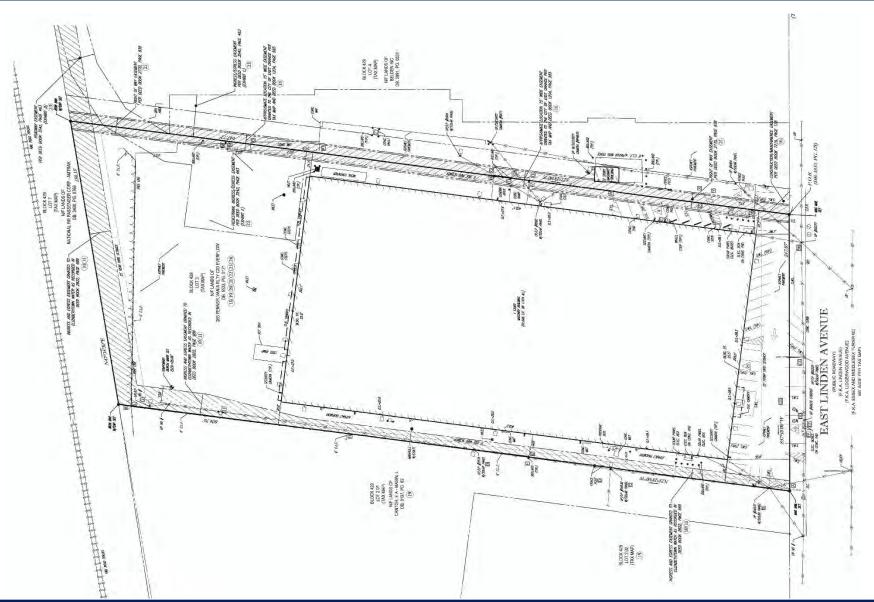




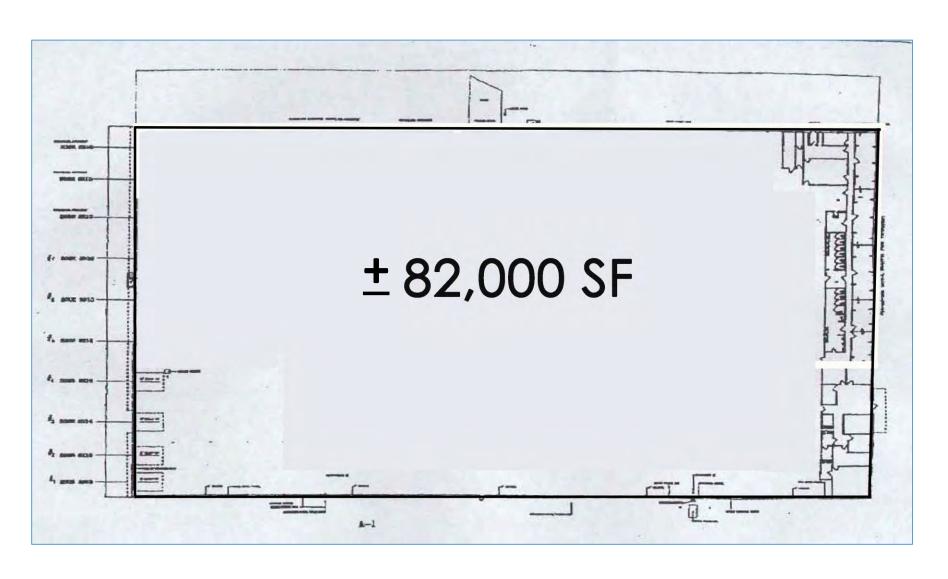














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#### 2401 East Linden Avenue, Linden, NJ North Bergen Guttenberg West Orange Bloomfield Belleville ivingston Union City Secaucu 508 510 Lincoln Tunnel Orange East Orange Kearny Manhattan East Newark 649 Harrison 1-280\* Hoboken **Northern New Jersey** Pulaski Skwy Newark Maplewood Holland Tunnel Short Hills Millburn Irvington Vauxhall Jersey City **New York** 78 278 Springfield Hillside Newark Union Rahway River Liberty Brooklyn US Highway 22 E Parkway Airport (82) Port Newark/Elizabeth Kenilworth 1-9 nside Bayonne Roselle Park zabeth Roselle Upper New Cranford-278 York Bay Garwood Westfield 2401 E Linden Ave. Goethols Bridge Staten Island Linden & Las Winfield 278 Clark