

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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Bussel Realty Corp. | Licensed Real Estate Broker

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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





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



Location

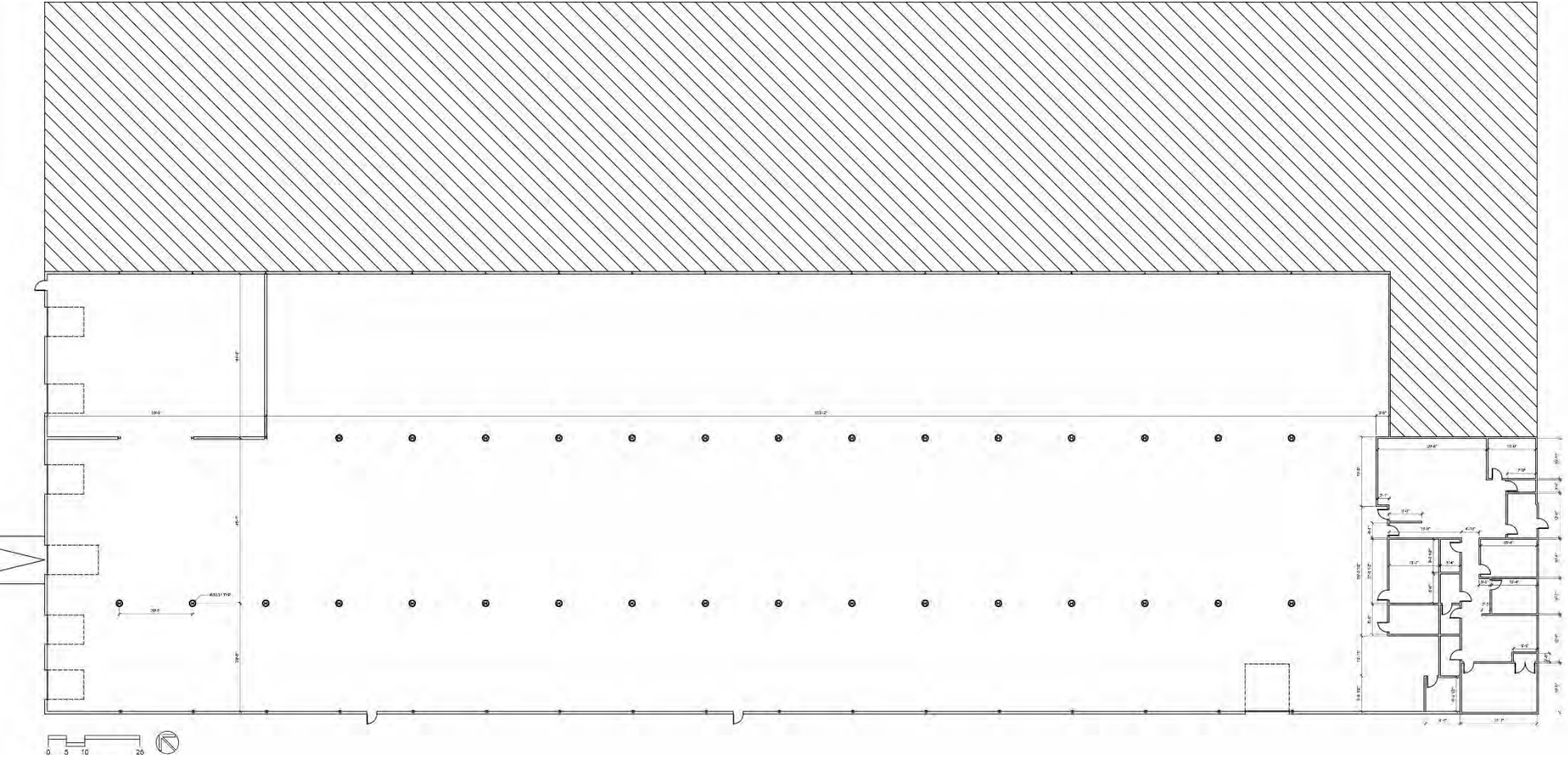
- Direct Access To Route 1-9
- Minutes New Jersey Turnpike And Goethals Bridge To Staten Island And Brooklyn
- Near Newark Liberty Airport & Port Newark/Elizabeth
- Proximate To NJ Transit Station Northeast Corridor Line To Penn Station New York

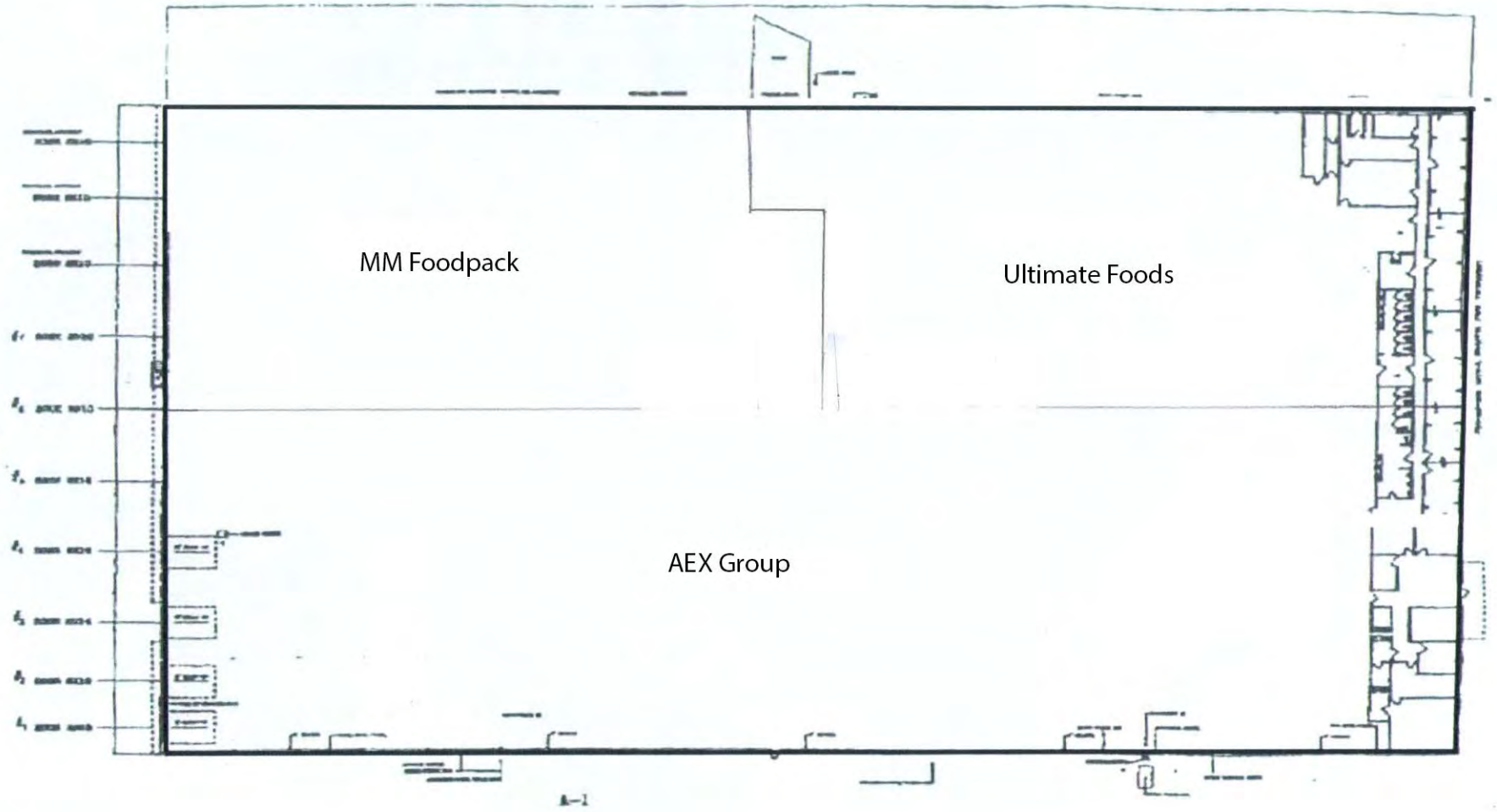
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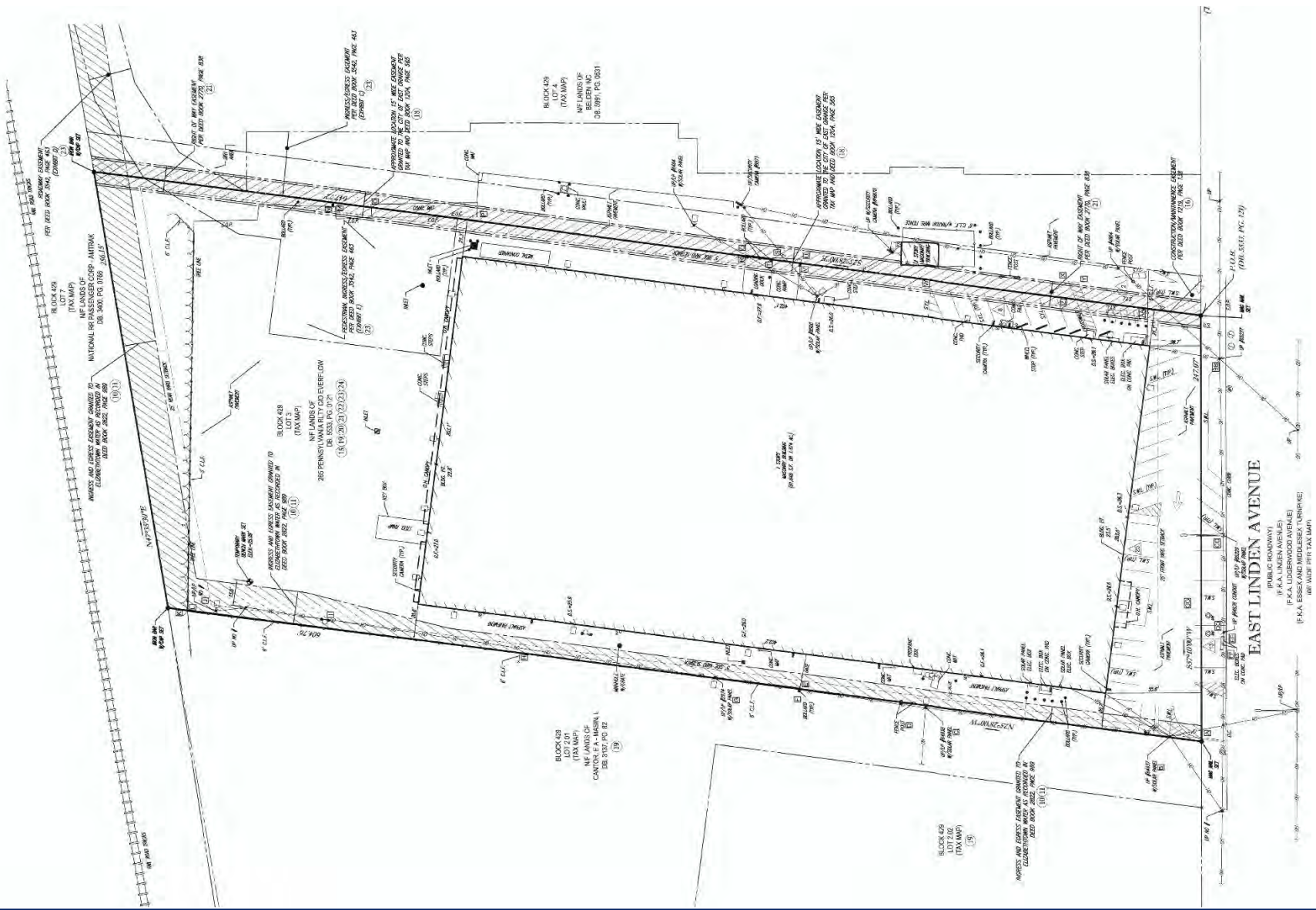
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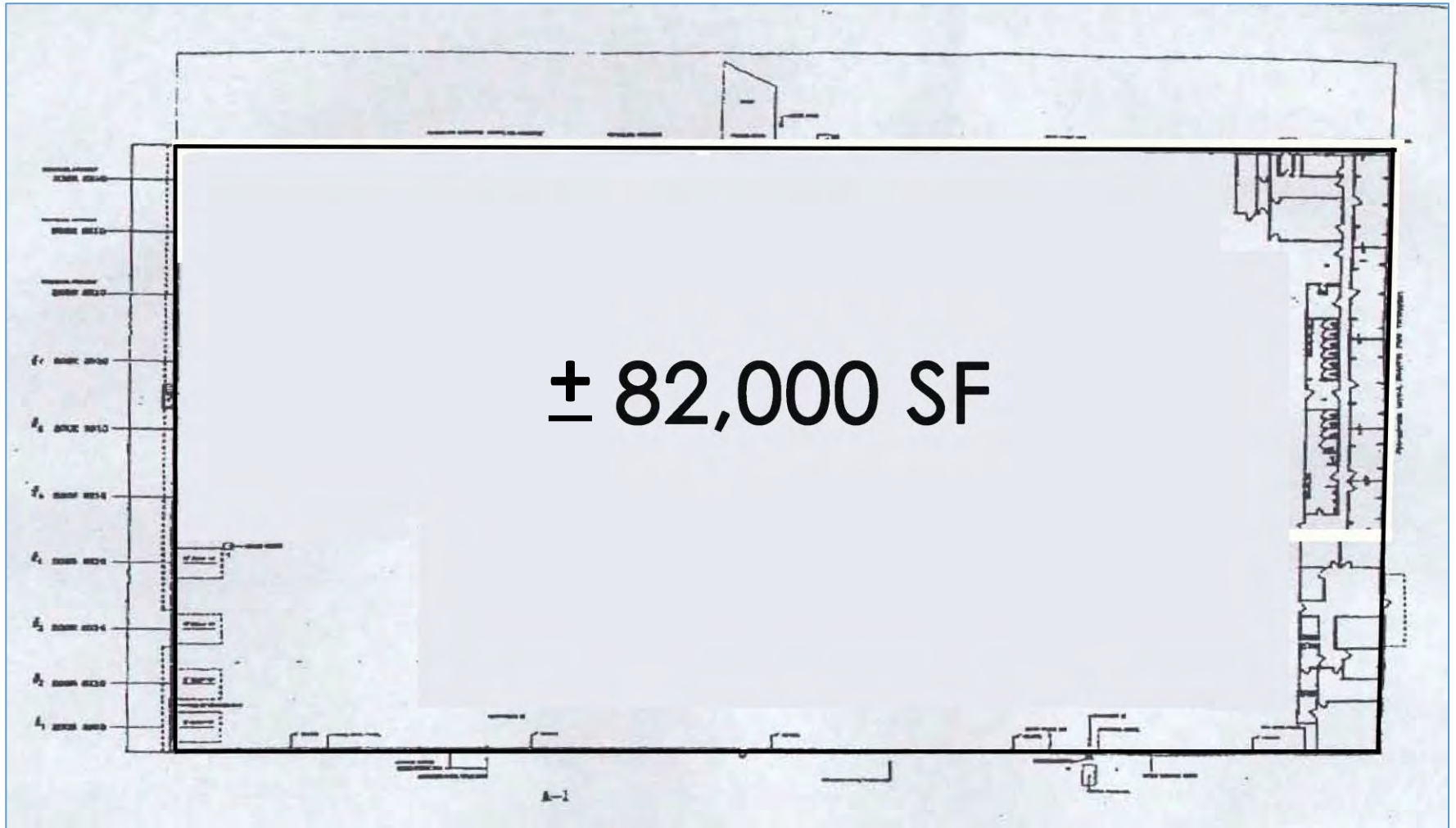




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EAST LINDEN AVENUE
(PUBLIC ROADWAY)
(P.K.A. LINDEN AVENUE)
(P.K.A. LINDENWOOD AVENUE)
(P.K.A. EAST LINDEN AVENUE)
(BEG. MADE BY T.A.M.A.)



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