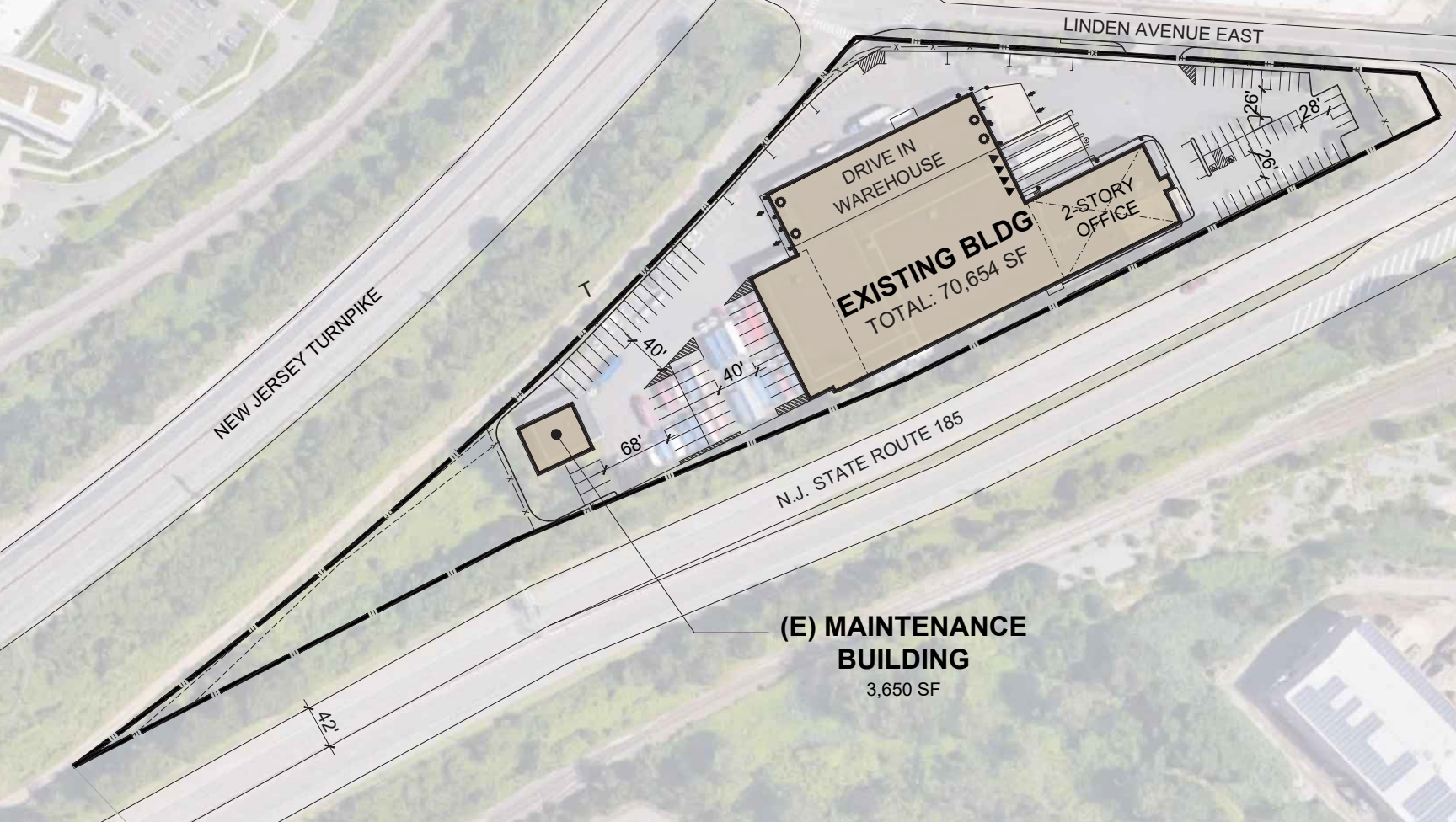




CenterPoint Properties

101 Linden Avenue East, Jersey City, NJ





IDEAL LAST-MILE FACILITY FOR LEASE

74,304 SF on ± 4 Acres

Less than one mile from NJ Turnpike Exit 14b

Property Highlights

- + Vehicle maintenance facility with two service bays
- + Refurbished office
- + Fenced/secured lot
- + 30,000 SF of potential temperature controlled space
- + 4 tailgates with levelers and 4 drive-in doors
- + Drive-thru capability
- + 24' clear height
- + Parking for ±50 cars
- + Over 50 trailer/van parking spots
- + Signage visible from Route 78
- + 2020 Taxes - \$2.68 PSF

BUILDING AREA	
Office (2-story, can reduce))	19,499 SF
Warehouse	51,155 SF
Vehicle Maintenance Facility	3,650 SF
Total	74,304 SF

BUILDING IMPROVEMENTS

Refurbished Office | New roof | Newly painted exterior |
New paving | Upgraded lighting | Upgraded sprinkler system

101 LINDEN AVENUE EAST

Location Advantages



74,304 SF on ± 4 Acres



**Constructed in 1995,
renovated in 2019**



**27 million customers
within a 2-hour drive time**



**59 million customers
within a 5-hour drive time**



Key Distances

- Holland Tunnel**
4.7 miles
- Lincoln Tunnel**
8.4 miles
- Newark Airport & Ports Newark / Elizabeth**
8.5 miles

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry’s toughest challenges. And it’s those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we’re built to solve.

centerpoint.com

All information is subject to verification and no liability for errors or omissions is assumed.

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