



All Roads Lead to  
Lower Road, Linden

125,000 SF  
Now Available

Near Port Newark/Elizabeth & Newark Liberty Airport  
Routes 1 & 9, NJ Turnpike & Goethals Bridge

*For Video Tour, Go To: [https://youtu.be/QpGOBiiiW\\_M](https://youtu.be/QpGOBiiiW_M)*

For Additional Information Contact:

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**Bussel Realty Corp.**  
**2 Ethel Road, Suite 202A Edison, NJ 08817**  
**732.287.3777 | [bussel.com](http://bussel.com)**

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# Specifications & Floor Plan

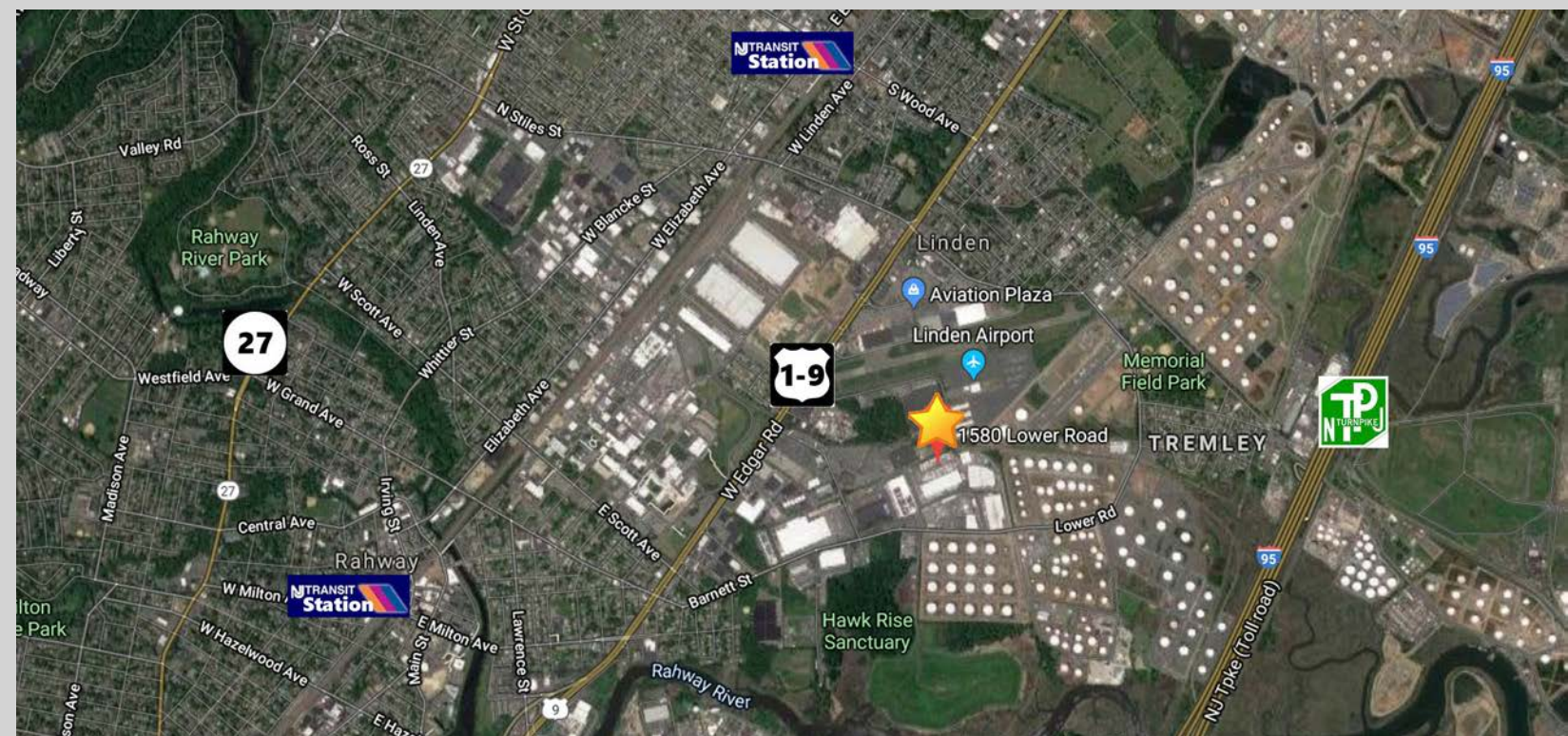
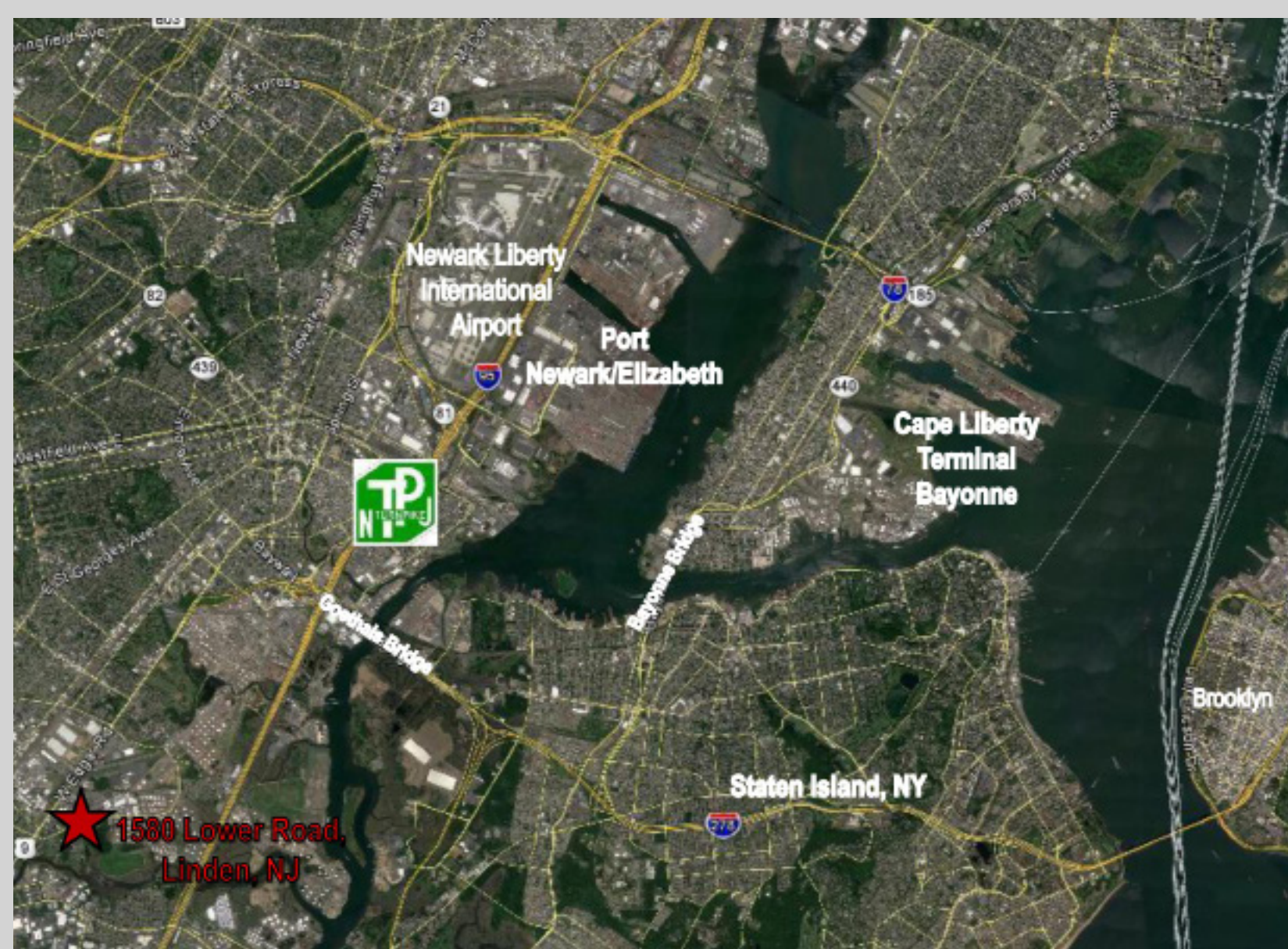
## Specifications

- 125,000 SF Available (divisible to 75,000 and 50,000 SF units) | 3,000 SF Office
- 18 Loading docks with punch outs for another 10 docks, if needed
- 130' Truck court | 3 Drive-in doors
- 36' Clear ceilings
- ESFR sprinklers
- Can be designed for partial cold storage, if needed
- Ready for July 2020 occupancy
- Parking: can park trailers along building and loading docks.
- Additional 2-acre lot available for trailer parking 1/4 mile from the site.



## Location

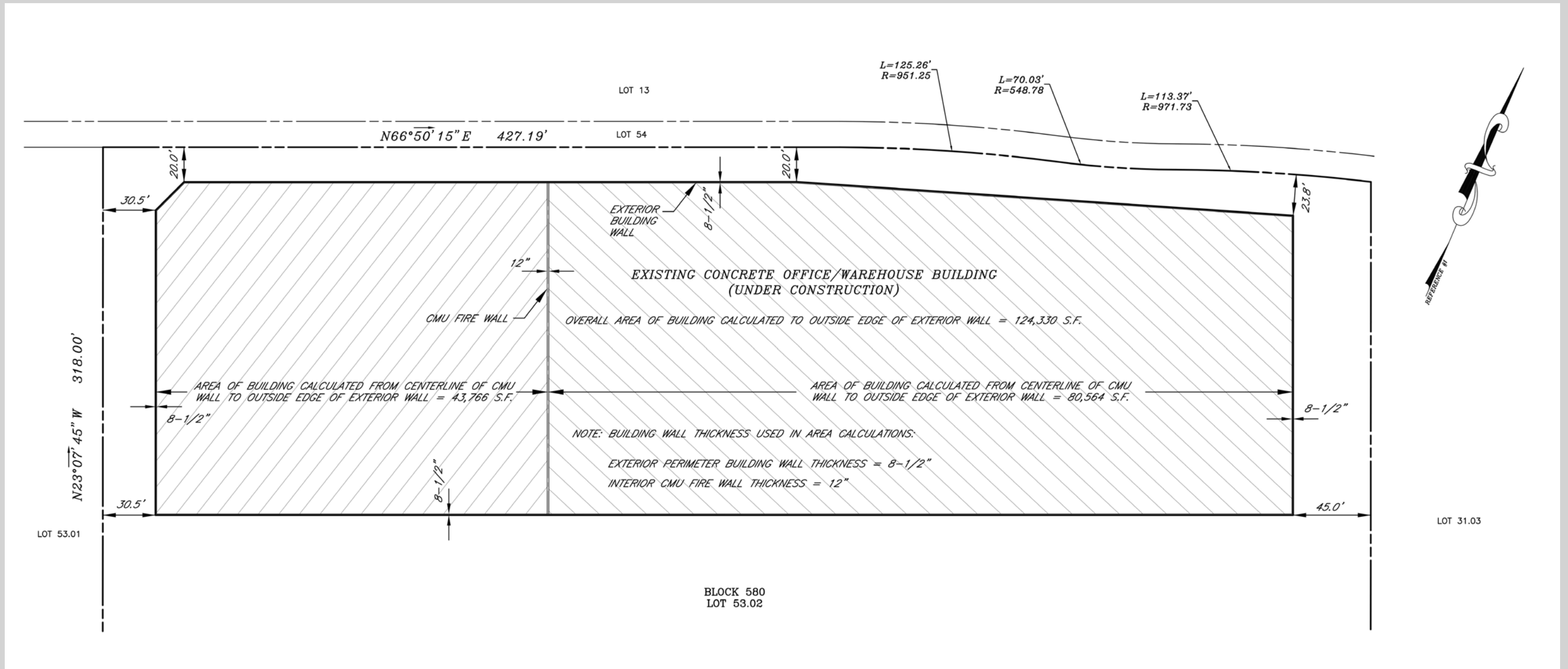
- Minutes from NJ Turnpike, Newark Liberty Airport and Port Newark/Elizabeth
- Proximate to Routes 1 & 9, Goethals Bridge to Staten Island and Brooklyn, NY
- Near NJ Transit Station Northeast Corridor Line to Penn Station New York
- Reach 130 million people or over 33% of US population in 24 hours





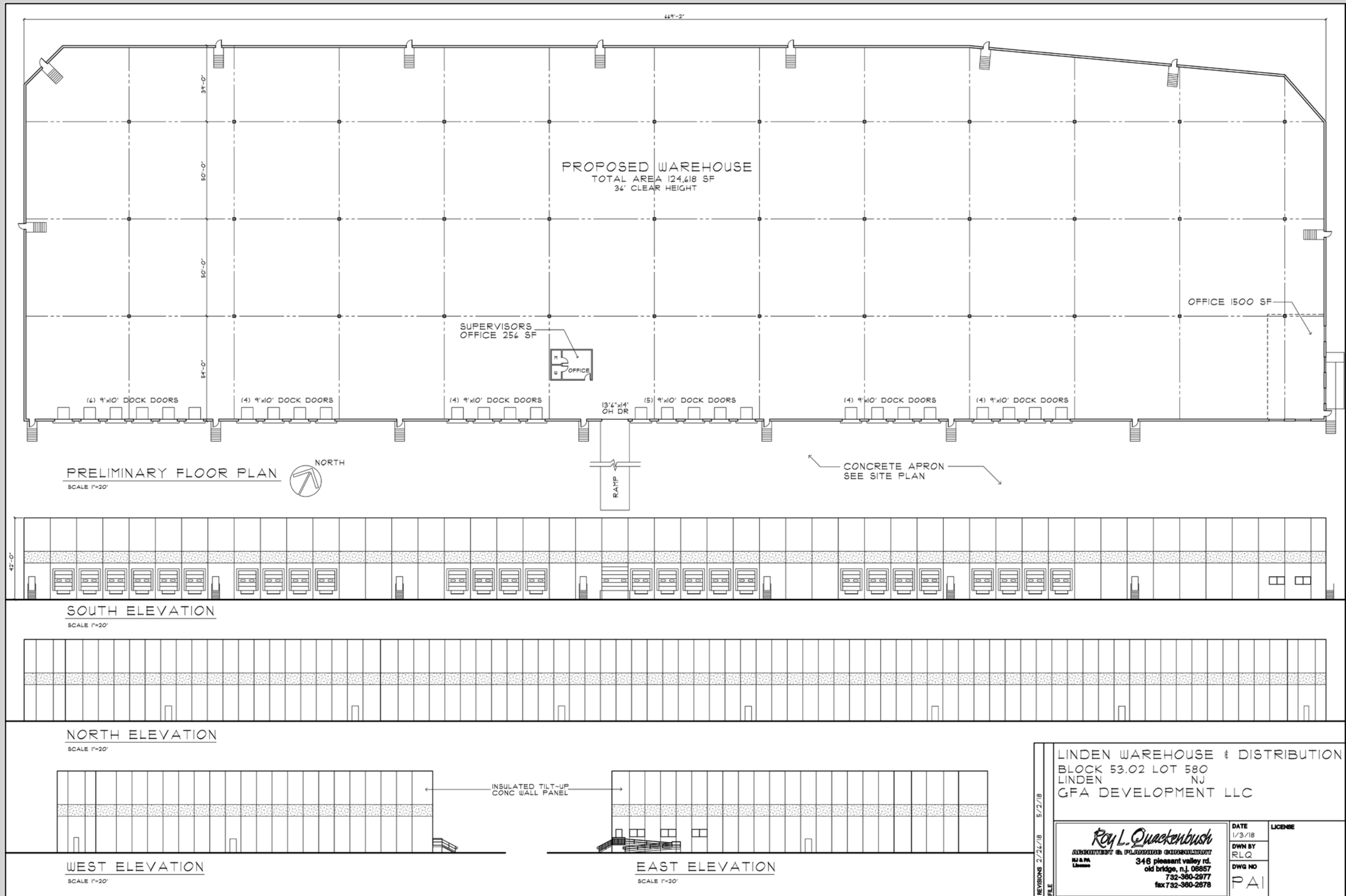
# Floor Plans

- **Gas Line:** Gas line is high pressure - 1 ¼ - 1 ½" pipe
- **Water Line:** A 6" water main brings in a 2" domestic line
- **Sanitary Sewer:** Sanitary is 4"
- **Electric:** 1,200 amps (480 v 3 phase) of total service divided 800 amp on one side and 400 amp on the other



As-Built from end of July/early Aug. representing the dimensions "As-Built"

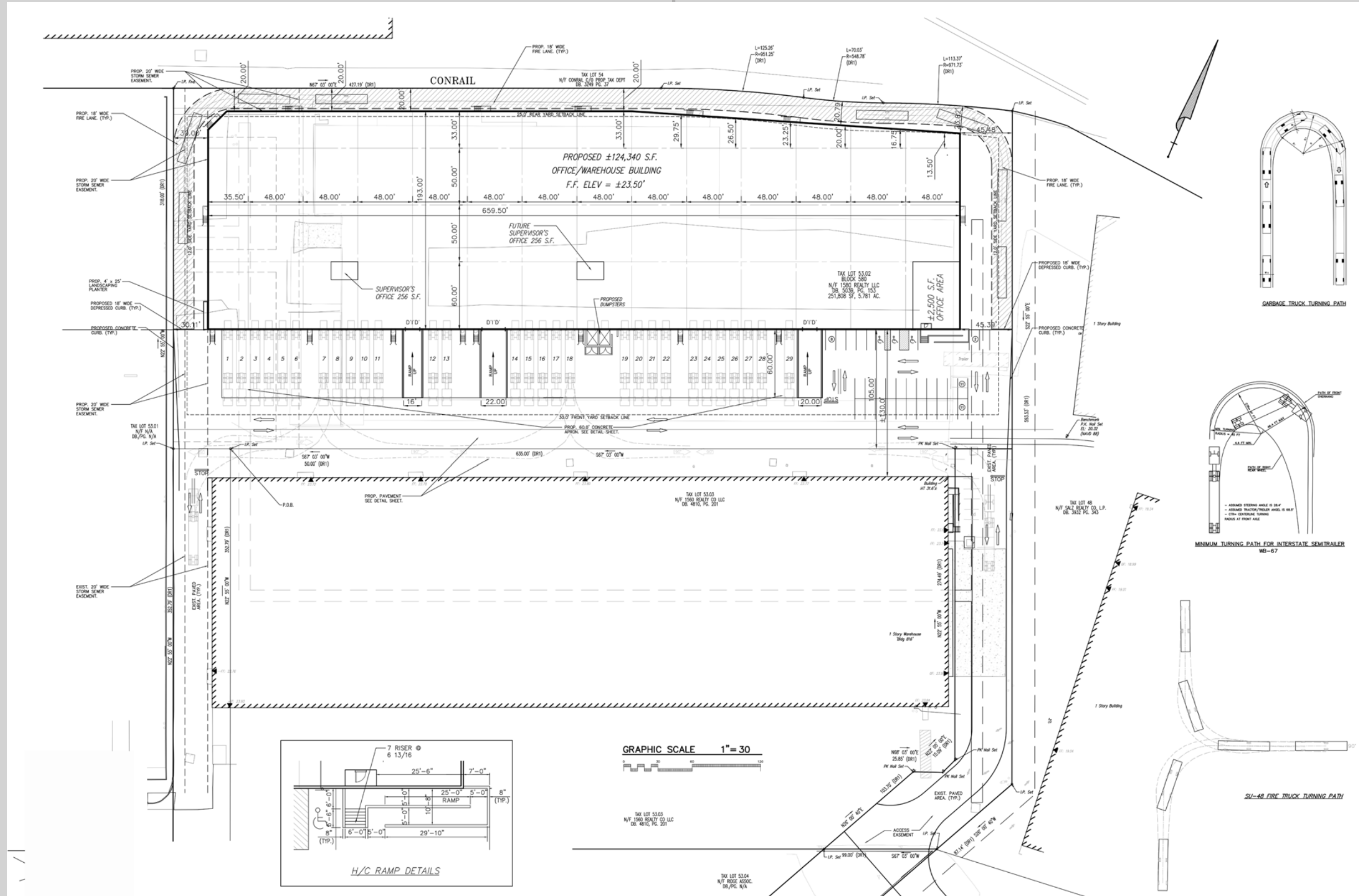
# Floor Plans





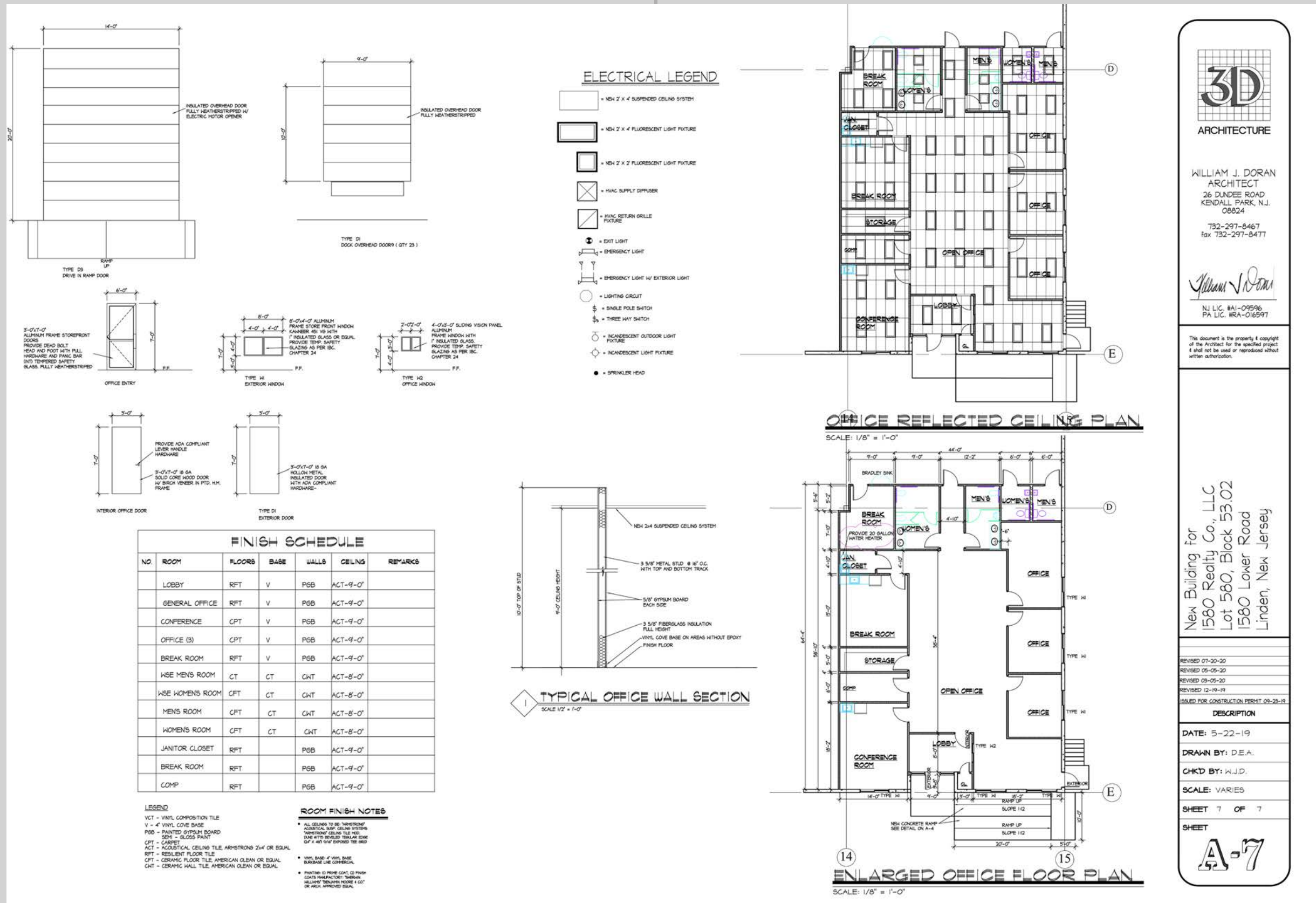


# Floor Plans



Y-3 dimension plan which shows at least 20 trailer parking and 32 car parking (zoom in on lower left for car parking counts). Please note that not all of the doors have been cut as developer went 18 total by choice.

# Floor Plans



**3D ARCHITECTURE**

WILLIAM J. DORAN ARCHITECT  
 26 DUNDEE ROAD  
 KENDALL PARK, N.J. 08824  
 732-297-8467  
 fax 732-297-8477

*William J. Doran*

N.J. LIC. #A1-09596  
 PA LIC. #RA-016597

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New Building for  
 1580 Realty Co., LLC  
 Lot 580, Block 53.02  
 1580 Lower Road  
 Linden, New Jersey

REVISED 07-20-20  
 REVISED 05-05-20  
 REVISED 03-05-20  
 REVISED 12-19-19  
 ISSUED FOR CONSTRUCTION PERMIT 03-23-19

DESCRIPTION

DATE: 5-22-19

DRAWN BY: D.E.A.

CHKD BY: W.J.D.

SCALE: VARIES

SHEET 7 OF 7

SHEET **A-7**

Office Diagram



# 1580 Lower Road Linden, NJ



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