



INDUSTRIAL PROPERTY

FOR LEASE

# ±8,400 SF WAREHOUSE DISTRIBUTION UNIT

601 W Linden Avenue, Linden, NJ 07036

*For More Information, Contact*

JASON M. CRIMMINS, CCIM, SIOR | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | [aconte@blauberg.com](mailto:aconte@blauberg.com) | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

MICHAEL F. SCHIPPER | *Senior Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146



THE BLAU & BERG COMPANY

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

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY HIGHLIGHTS

- ±8,400 SF Unit with ±750 SF of Office
- ±20' Clear Ceiling Height
- Tailboard Loading with Pit Levelers - Six Covered Platform Positions
- Drive In Door
- Three Phase Electricity
- Dry Sprinkler System
- Industrial Zone
- Potential for Expansion

## OFFERING SUMMARY

Lease Rate:	\$8.25 SF/yr (NNN)
Number of Units:	1
Available SF:	8,400 SF
Lot Size:	4.87 Acres
Building Size:	162,782 SF

## ACCESSIBILITY

One-Half Mile to Route 1 & 9 with Access to New Jersey Turnpike at Interchange 13

Four Miles to Goethals Bridge with Access to NYC Outer Boroughs

Ten Miles to The Ports of New York/New Jersey

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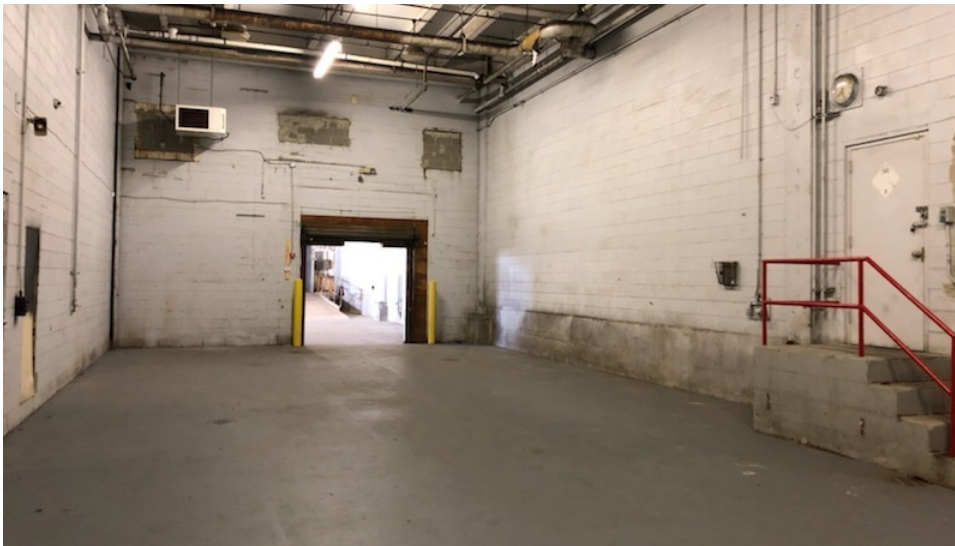


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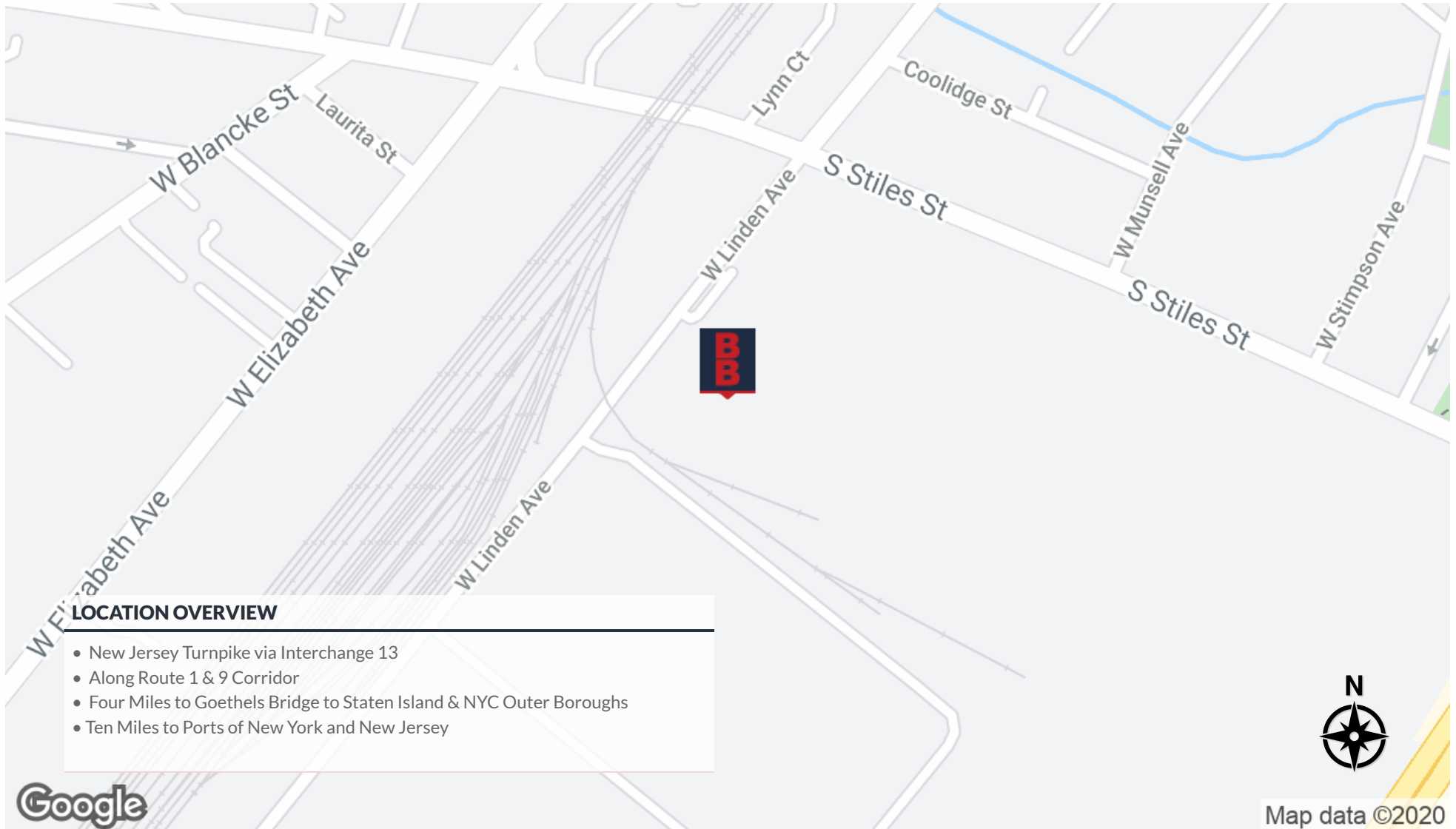
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## LOCATION OVERVIEW

- New Jersey Turnpike via Interchange 13
- Along Route 1 & 9 Corridor
- Four Miles to Goethels Bridge to Staten Island & NYC Outer Boroughs
- Ten Miles to Ports of New York and New Jersey

Google



Map data ©2020

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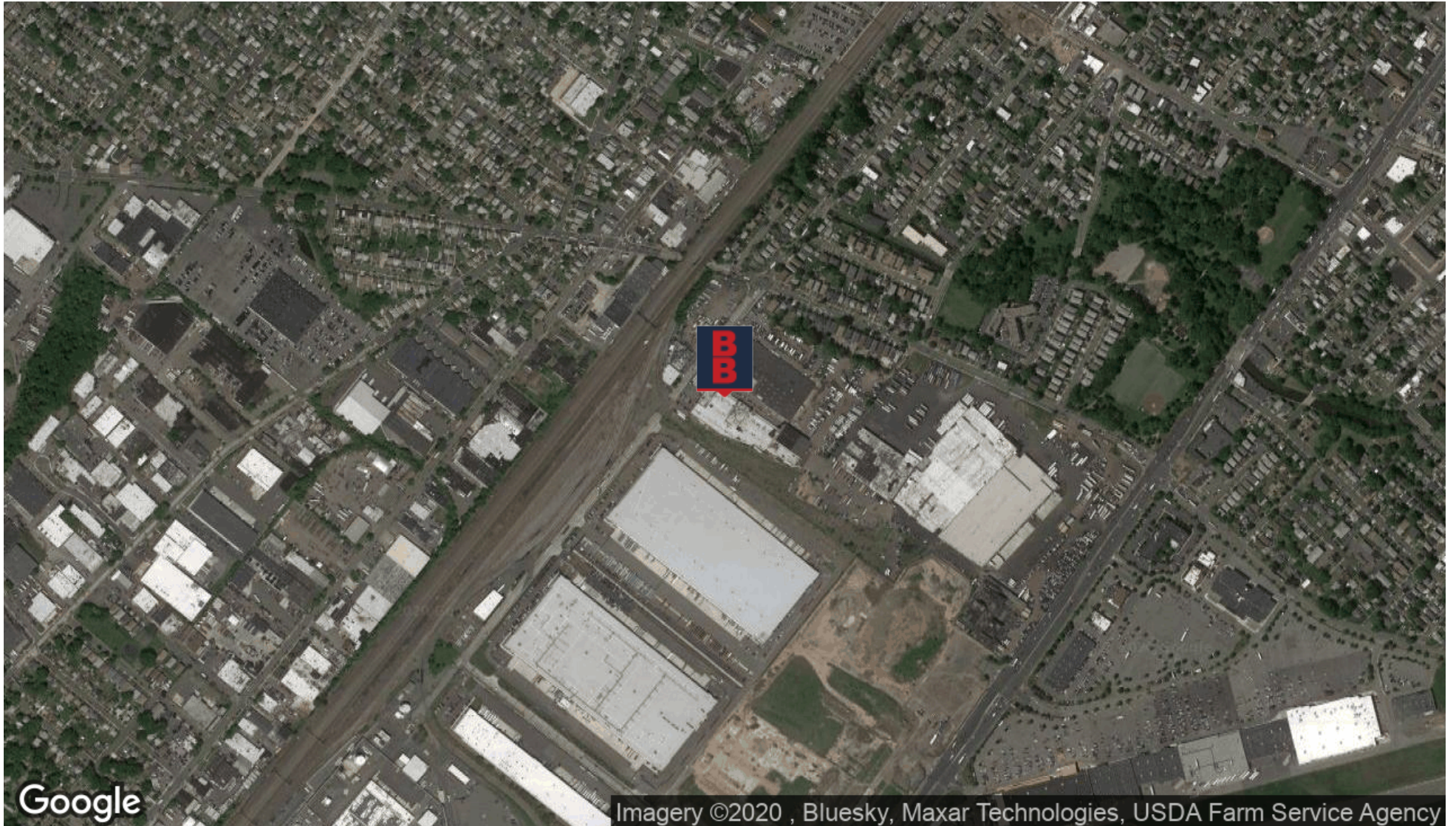


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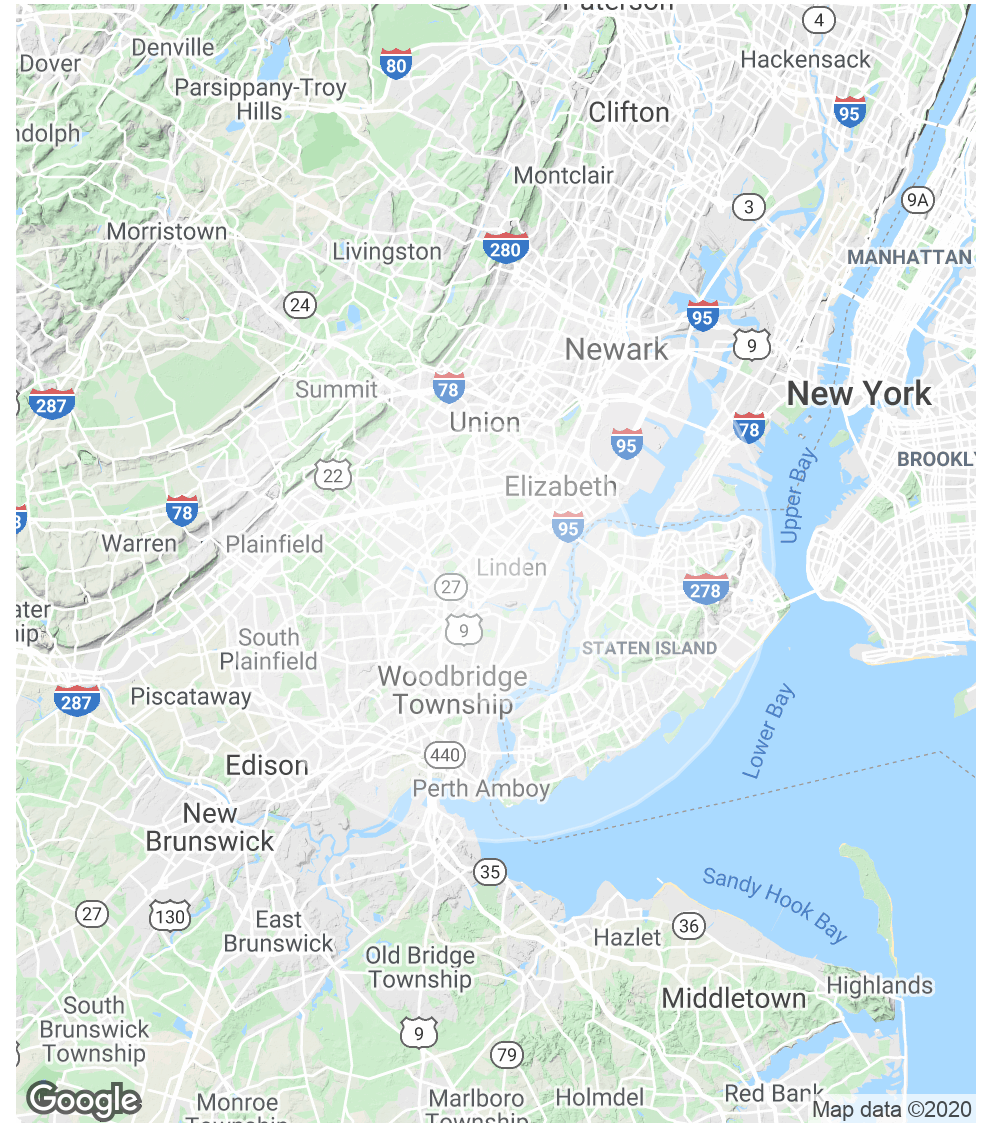


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,366	442,381	1,753,659
Median age	39.0	37.6	37.2
Median age (Male)	37.5	36.4	35.7
Median age (Female)	41.1	38.9	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	6,420	153,778	615,829
# of persons per HH	2.5	2.9	2.8
Average HH income	\$66,448	\$76,111	\$85,239
Average house value	\$356,467	\$371,226	\$455,661

\* Demographic data derived from 2010 US Census



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**JASON M. CRIMMINS, CCIM, SIOR**

President

973.568.6611

[jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)



**ALESSANDRO (ALEX) CONTE, CCIM, SIOR**

Executive Vice President

973.432.1648

[aconte@blauberg.com](mailto:aconte@blauberg.com)



**PETER J. MURANO, JR., SIOR**

Senior Executive Director

973.214.9375

[pjmurano@blauberg.com](mailto:pjmurano@blauberg.com)



**MICHAEL F. SCHIPPER**

Senior Director

973.936.4173

[mschipper@blauberg.com](mailto:mschipper@blauberg.com)

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