

1080 GARDEN STATE ROAD, UNION, NJ

45,190 SF Warehouse For Sale

3 Unit Small Bay Facility

Exclusive Broker

Eric Koons, *Vice President*

(C) 908.410.7152

ekoons@bussel.com

Mitch Butricco, *Sales Associate*

(C) 908.930.2768

mitch@bussel.com



FINANCIAL OVERVIEW

Call to Inquire
List Price

- RBA:** 45,190 SF
- Ground Floor: +/-40,362 SF
 - Second Floor +/-4,828 SF

- Taxes & Insurance:**
- \$85,755 (2024 Taxes)
 - \$12,565 (2024 Insurance)

- Year Built:**
- 1953



PROPERTY HIGHLIGHTS

- TOTAL BUILDING SIZE:
 - UNIT 1 19,385 SF
 - UNIT 2 11,305 SF
 - UNIT 3 14,500 SF
 - LOT SIZE: 1.83 ACRES
 - CEILING HEIGHT: Unit 1/2: 20'
Unit 3: 14'
 - SPRINKLER: Wet System
 - POWER: 400 Amps
 - PARKING: 30+ Spaces

LOCATION PROXIMITY:

 - 8 MILES TO NEWARK AIRPORT
 - 10 MILES TO PORT NEWARK/ELIZABETH
 - 22 MILES TO MANHATTAN, NY
- UNIT 1:

 - WAREHOUSE: 12,185 SF
 - OFFICE: 7,200 SF (SPLIT ON 2 FLOORS)
 - LOADING: 6 Interior Docks

UNIT 2:

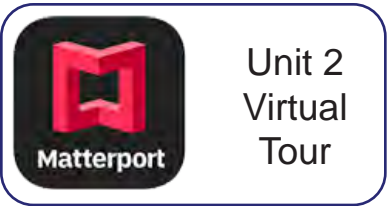
 - WAREHOUSE: 7,850 SF
 - OFFICE: 3,500 SF
 - LOADING: 2 Dock Doors
1 Drive-in Door

UNIT 3:

 - WAREHOUSE: 11,000 SF
 - OFFICE: 3,500 SF
 - LOADING: 2 Dock Doors

ROADWAY:

 - 0.3 MILES TO ROUTE 22 | 5.0 MILES TO I-78
 - 3.5 MILES TO GARDEN STATE PARKWAY
 - 9 MILES TO I-280 | 10 MILES TO NJ TURNPIKE



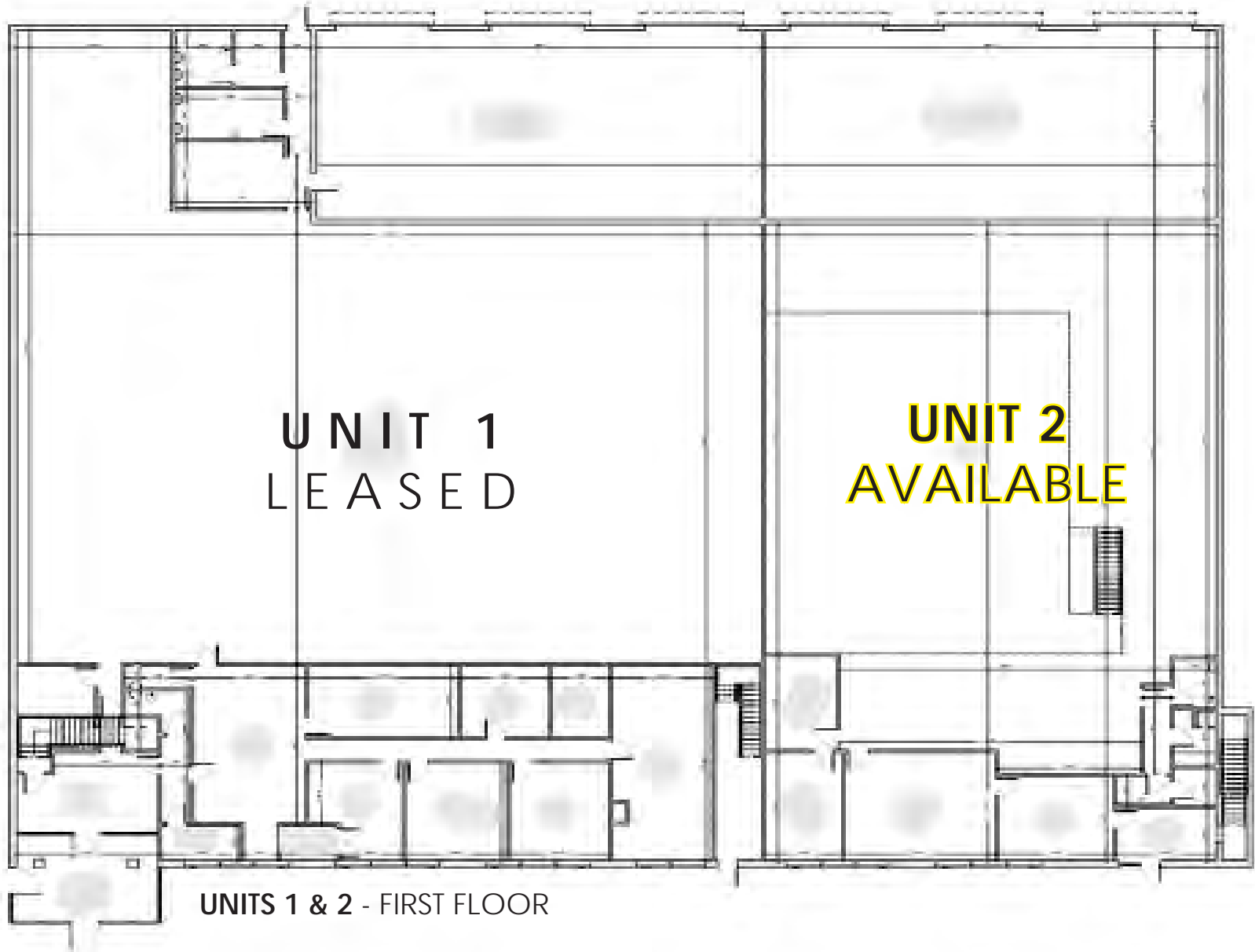
AVAILABLE SPACE



* Month-to-month lease available in 30 days.

FLOOR PLAN

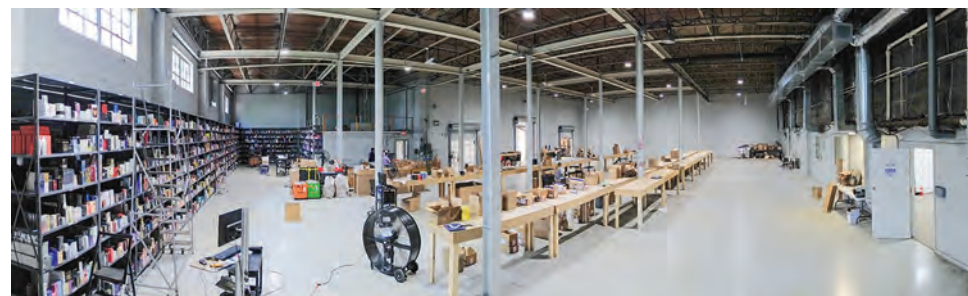
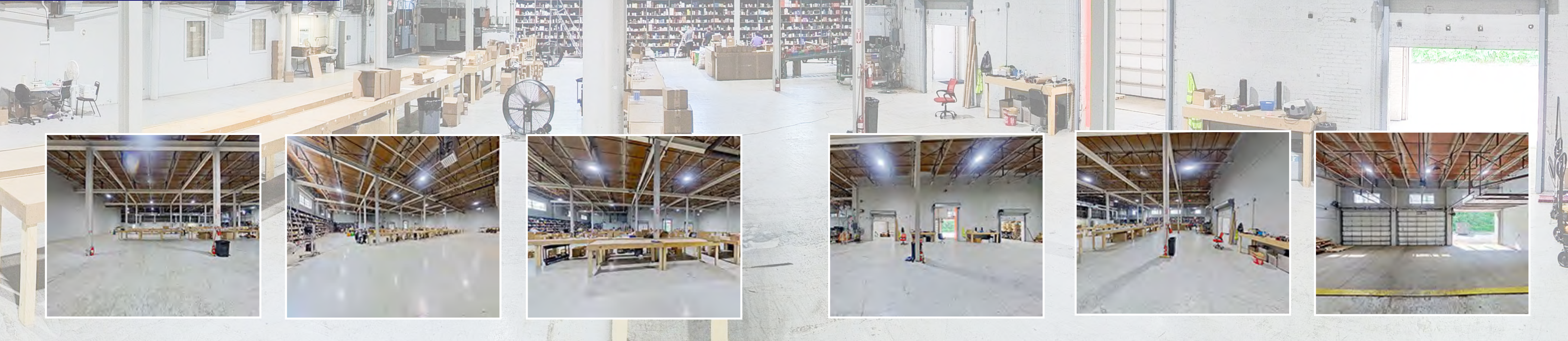
UNIT 1 - 19,385 SF | UNIT 2 - 11,305 SF



INTERIOR - Unit I



Virtual
Tour



Warehouse



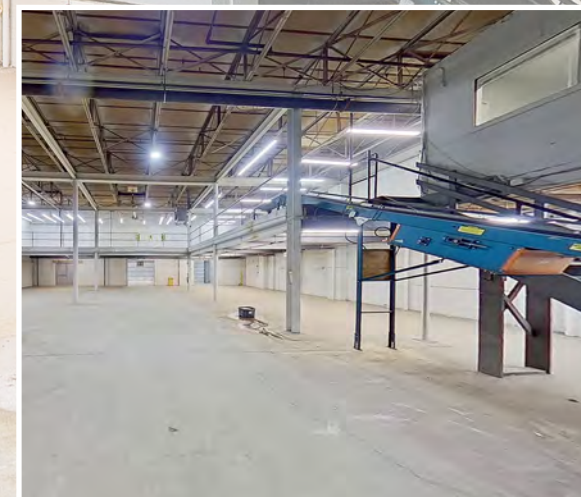
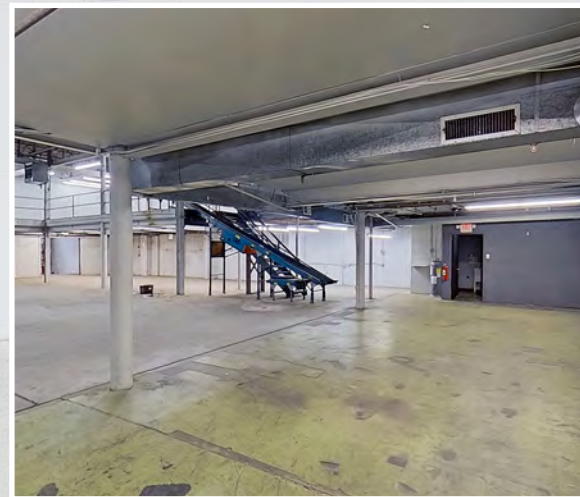
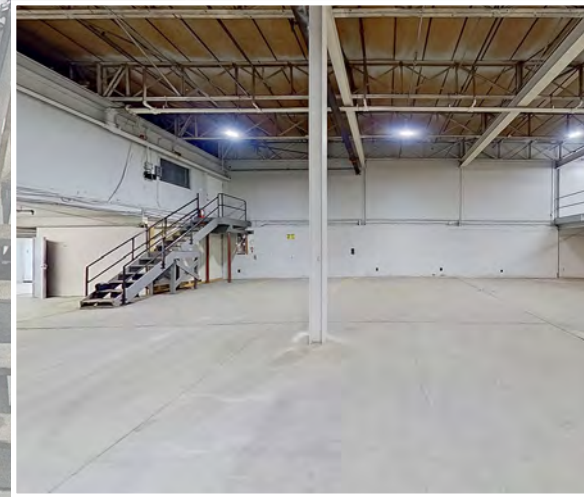
Interior Loading



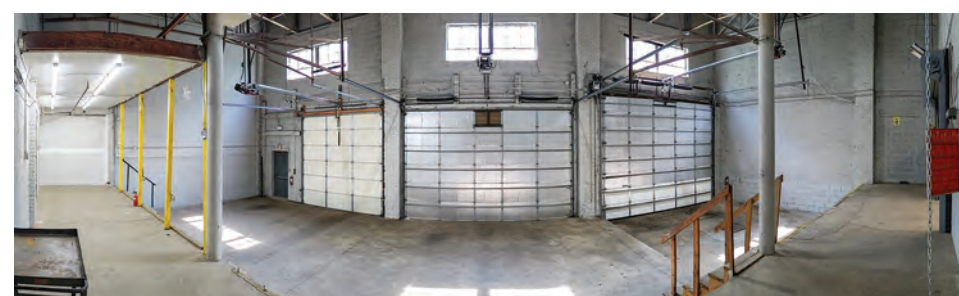
INTERIOR - Unit 2



Virtual
Tour



Warehouse



Interior Loading



MAPLE PRIME

Maple Prime is a fragrance, cosmetics, and skincare retailer based in Linden, NJ, specializing in discount beauty products. They offer a wide selection of brand-name fragrances, makeup, skincare, and hair care products for both men and women. Maple Prime aims to be a one-stop shop for discount cosmetics and original perfumes online.

Product Range:
Maple Prime offers a diverse range of products, including skincare, color, fragrance, body care, smile care, and hair care. They stock a variety of brands and products, with over 20,000 items in various categories.

Your fragrance story starts here

Get the best perfume deals at our trusted online store.

As your premier online fragrance store, Maple Prime offers unbeatable deals on luxury perfumes. Explore discounts of up to 80% and benefit from free shipping on all orders.

SHOP NOW

★★★★★ | 50k+ ratings on amazon

★ Trustpilot
★★★★★ 4.3



Customer Experience:

Maple Prime emphasizes a secure and safe online shopping experience with a dedicated customer care team. They also pride themselves on providing authentic and genuine products.

History and Values:

Maple Prime started as a small family dream and has grown through customer loyalty. They strive to help customers look and feel their best, believing that it contributes to a more enjoyable life.

VULCAN TOOLS

Vulcan is a fifth-generation, family-owned and managed company. Since 1890, we've built a reputation based on quality products, total dedication to customer service and innovative involvement in the needs of our customers. The Vulcan Company sells directly to construction equipment distributors through its sales force of factory and manufacturing representatives located throughout the country. These distributors then re-sell to construction contractors and other end users.

State-of-the-art technology and materials, superior workmanship, and the strictest quality control standards in the industry create Vulcan's superior line of hard working tools.

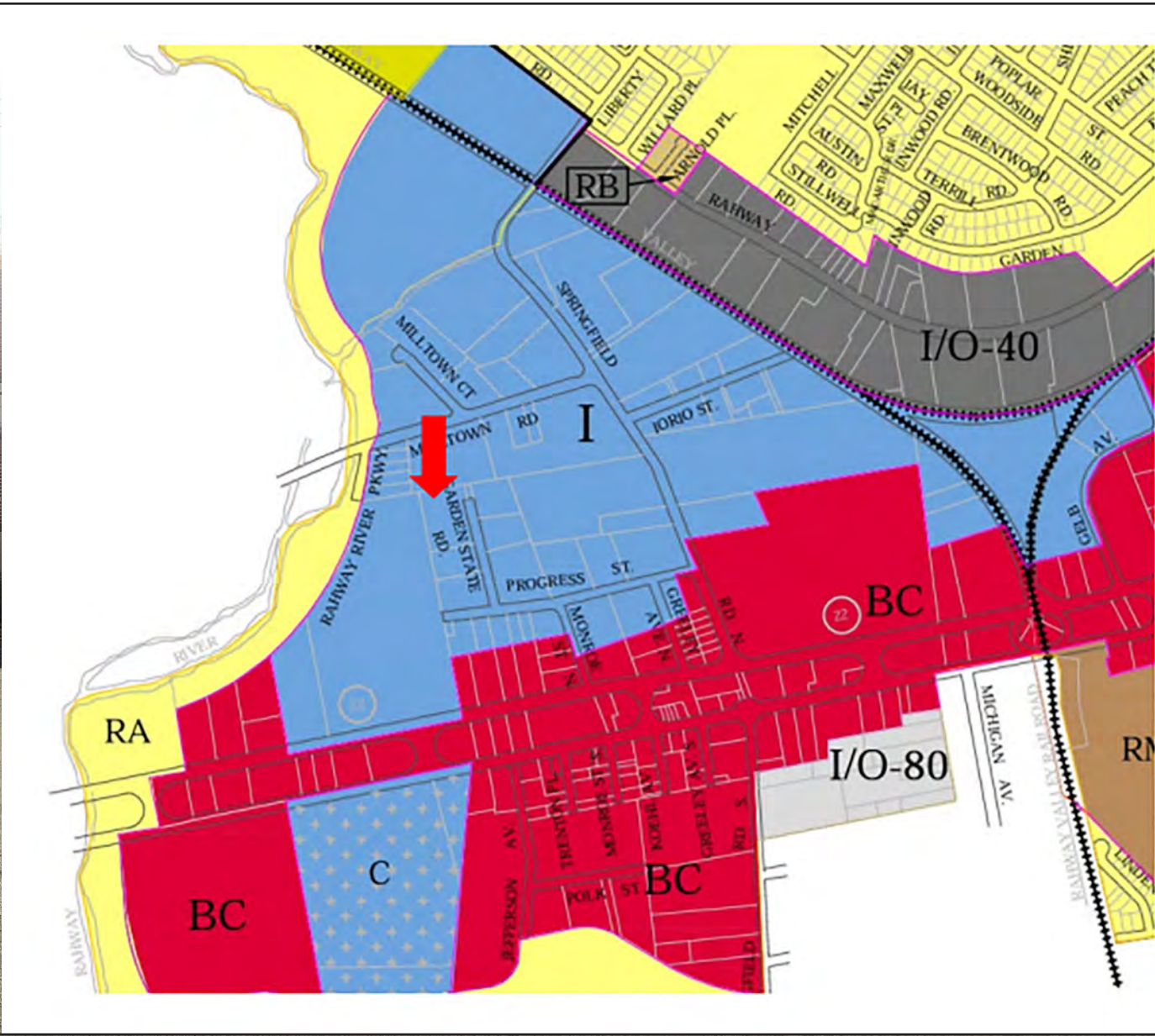
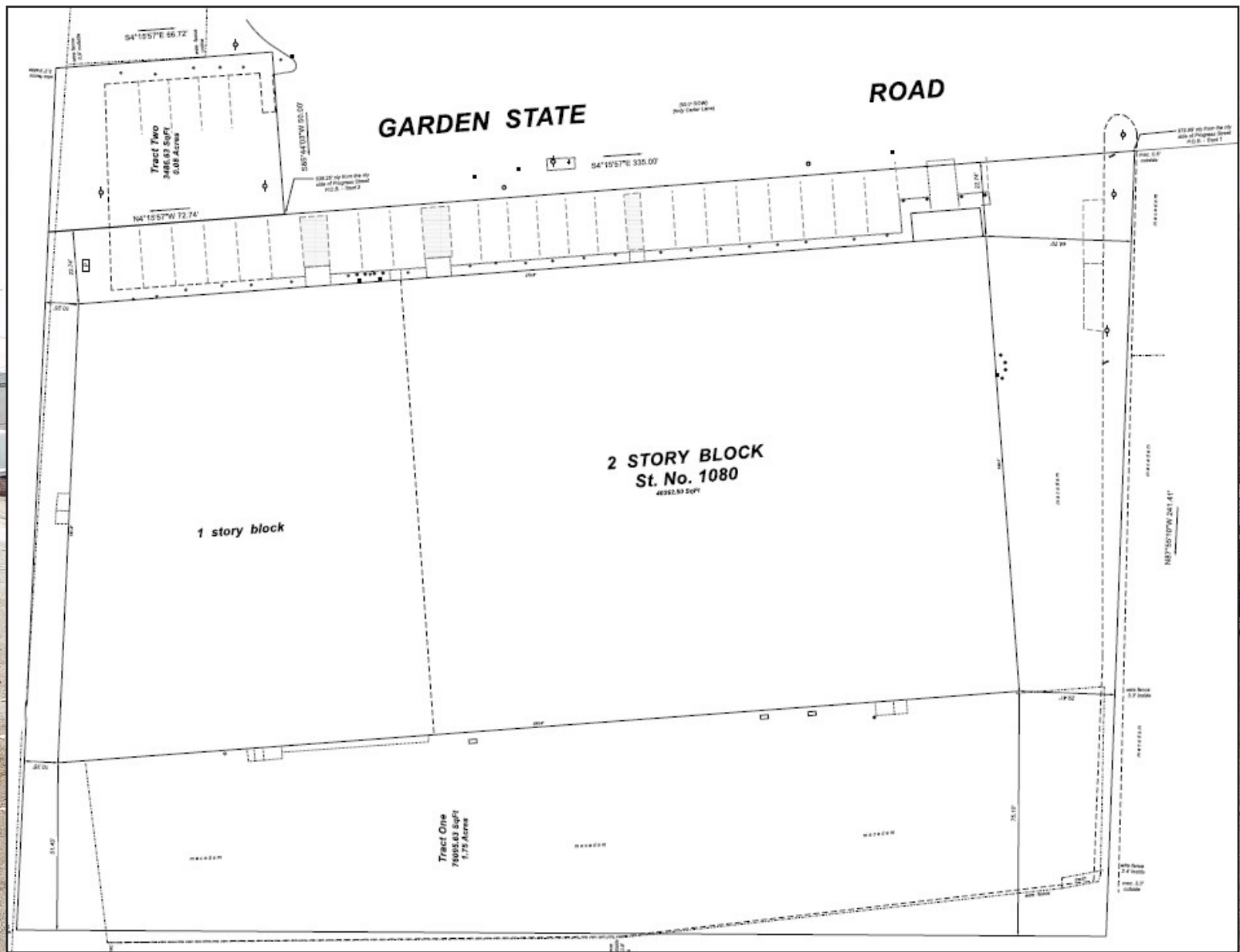
Our national sales force is always ready to personally assist you in the selection and maintenance of all of our tools. And because we fully stock a coast-to-coast network of conveniently located warehouses, you're assured of constant availability and fast delivery.

For pavement breaking, concrete demolition, clay digging, rock drilling or rivet busting, we offer the very best of what you need.



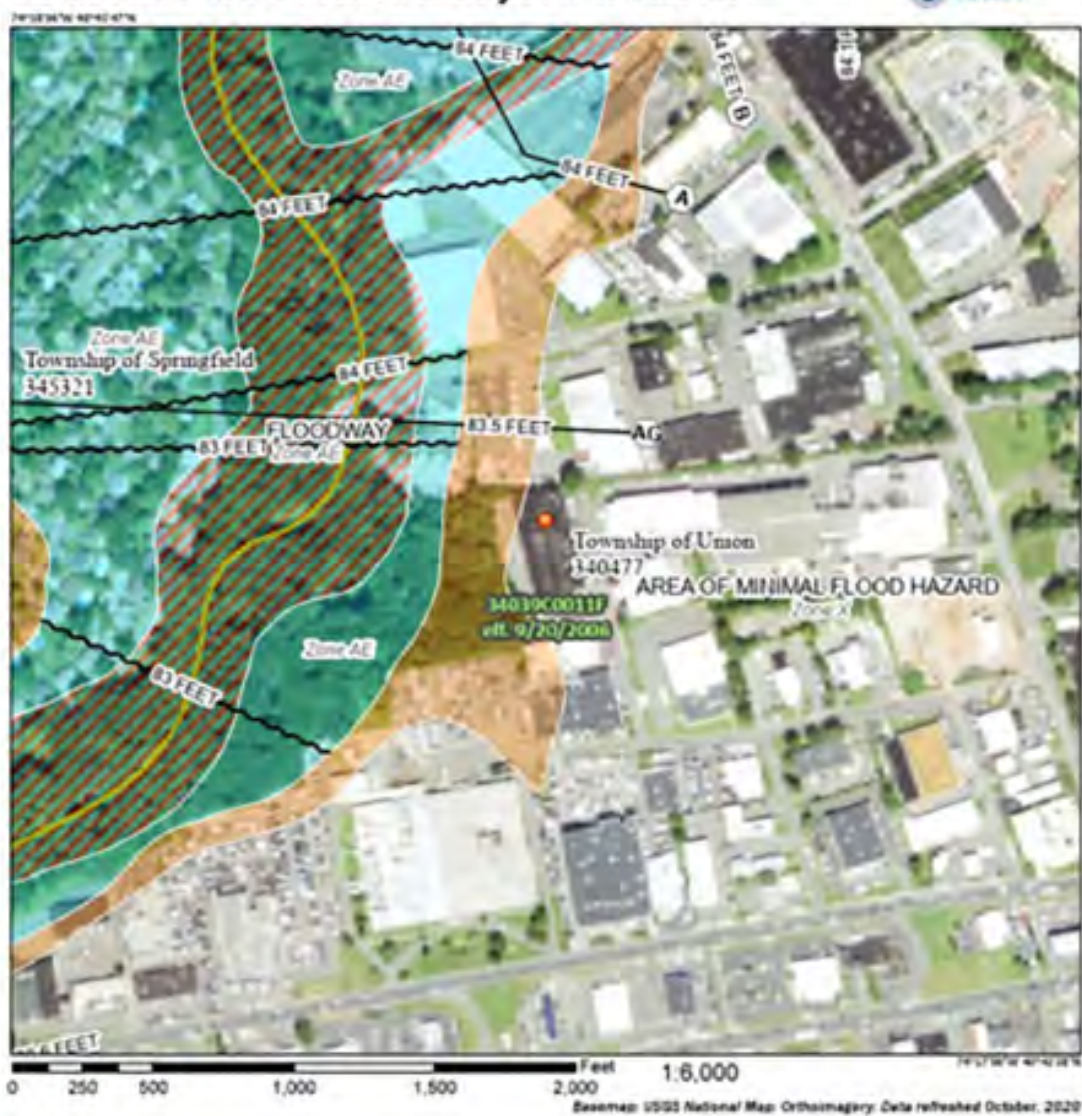
SITE PLAN

ZONING INDUSTRIAL



FLOOD ZONE

National Flood Hazard Layer FIRMette



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 10/13/2022 at 11:55 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL, and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and uncommissioned areas cannot be used for regulatory purposes.

MARKET OVERVIEW

Northern New Jersey Industrial Market

With April underway, industrial owners across Northern New Jersey continue to confront persistent supply-side pressure and subdued space demand, resulting in vacancies approaching mid-2017 levels.

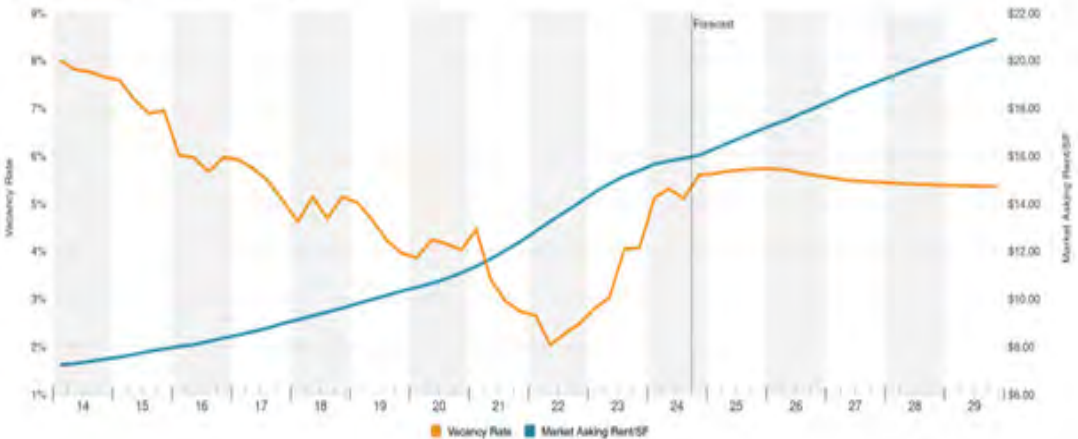
Last year, Northern New Jersey owners navigated the weakest demand environment in over a decade, as net absorption posted the lowest annual reading since 2012. The first three months of 2024 set the tone early, with move-outs outpacing move-ins by roughly 2.1 million SF – the lowest quarterly tally since 2008.

New supply additions, meanwhile, totaled nearly 3.1 million SF last year, a slowdown from the record of 4.2 million SF posted in 2023 but more than double the five-year pre-pandemic average. This dislocation between supply and demand carried over into this year, pushing the average vacancy rate to 5.4%, still well below the national benchmark but a level not seen here since 17Q3.

Annual rent growth continued its steady slowdown to 3.6% in April, marking a sharp deceleration from over 7% last year and leaving the measure far below the 10-year average of 7.9%. Notably, the metro's rent growth has remained above the national average since mid-2016. And while the vacancy rate is expected to plateau at current levels in the near term, new supply additions are likely to again outpace space demand in 2025, pressuring asking rents. Accordingly, the Base Case forecast anticipates that annual rent growth will continue to moderate through the summer before accelerating past 4% by the end of the year.

Despite an active pipeline by local pre-pandemic standards, Northern New Jersey space under construction represents just 1.7% of existing inventory. From a national standpoint, that is one of the lowest figures among industrial markets with inventories of at least 200 million SF. Population density and opposition to industrial development in areas like Somerset and Warren counties have kept construction from pulling too far ahead of tenant demand.

VACANCY & MARKET ASKING RENT PER SF



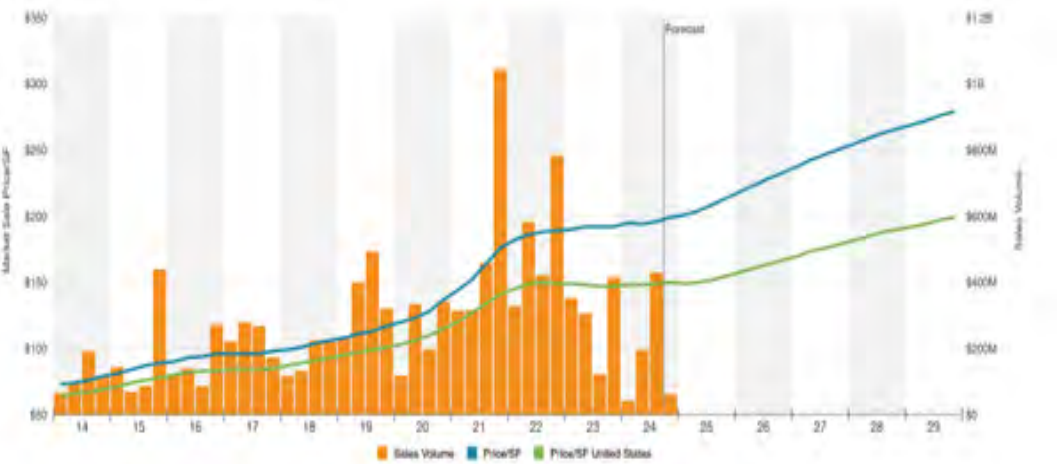
Central Union Submarket

The Central Union industrial submarket has a vacancy rate of 8.7% as of the second quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 2.6%, a result of 280,000 SF of net delivered space and -23,000 SF of net absorption.

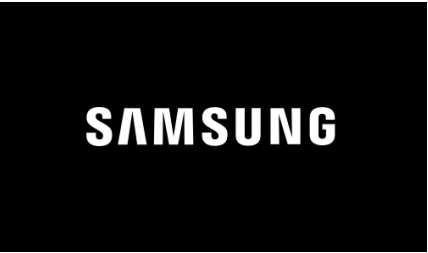
Market rents in Central Union are \$16.00/SF. Rents average around \$15.90/SF for logistics buildings, \$15.70/SF for flex properties, and \$16.60/SF for specialized assets.

Rents have changed by 3.2% year over year in Central Union, compared to a change of 3.6% market wide.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET TENANTS



Tenant	City	Space Occupied
FedEx	Newark, NJ	864,186 SF
Peloton	Linden, NJ	840,203 SF
Samsung	Linden, NJ	735,220 SF
Amazon	Newark, NJ	661,741 SF
Anheuser Busch	Newark, NJ	450,000 SF
Amazon	Linden, NJ	386,296 SF
Vanguard Logistics	Linden, NJ	372,159 SF
Benjamin Moore Paints	Newark, NJ	344,000 SF
East Coast Warehouse & Distribution	Elizabeth, NJ	666,410 SF
FedEx	Linden, NJ	290,000 SF
Wayfair	Linden, NJ	247,542 SF
Wakefern Food Corp.	Elizabeth, NJ	224,152 SF
United Cargo	Newark, NJ	223,872 SF
Hello Fresh	Newark, NJ	197,832 SF
ShopRite	Elizabeth, NJ	196,710 SF
The Manischewitz Company	Newark, NJ	185,000 SF
Costco Wholesale	Newark, NJ	182,712 SF
Golden Platter Foods	Newark, NJ	163,476 SF
Walgreens	Linden, NJ	156,040 SF
FedEx	Elizabeth, NJ	152,455 SF
United Airlines	Newark, NJ	150,906 SF
Amazon	Elizabeth, NJ	145,332 SF
Harbor Freight Transport	Newark, NJ	134,582 SF
Seabra Group	Newark, NJ	131,488 SF
Enterprise Car Sales	Linden, NJ	131,056 SF
Linden Warehouse & Distribution Co.	Linden, NJ	128,500 SF
Wakefern Food Corp.	Newark, NJ	127,000 SF





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Eric Koons
Vice President

(C) 908.410.7152
ekoons@bussel.com

Bussel Realty Corp
Licensed Real Estate Broker
2 Ethel Road, Suite 202A
Edison, NJ 08817

(O) 732.287.3777
bussel.com

