

1010 W. ELIZABETH AVENUE



For Lease

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+/-9,000 SF UNIT AVAILABLE | LINDEN, NJ

Bussel
Realty

Metz
Industrial Group

Contact Us

Exclusive Brokers:

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Metz
Industrial Group

Efficient Warehouse Space With Parking
Near the Ports, Newark Airport and
Goethals Bridge to NYC Markets.



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Property Highlights

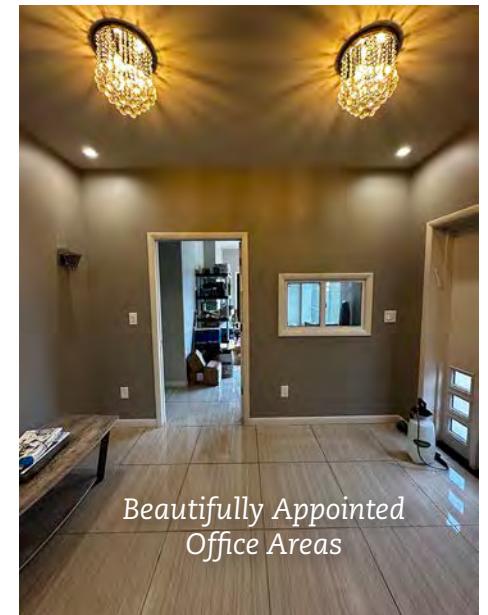
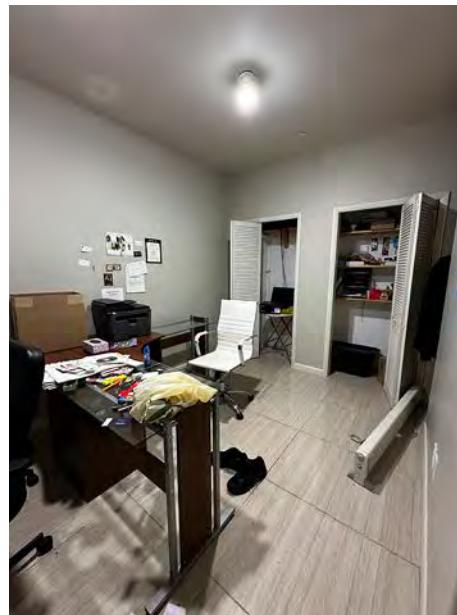
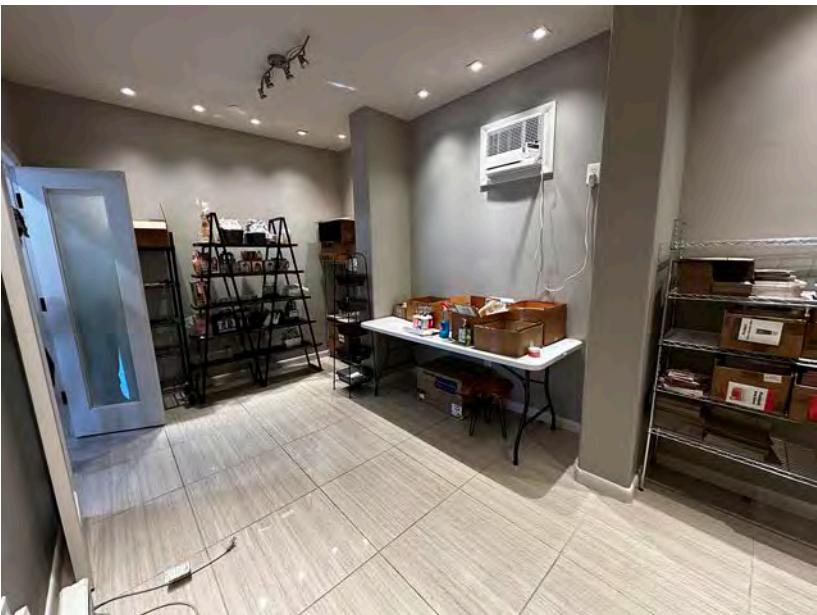
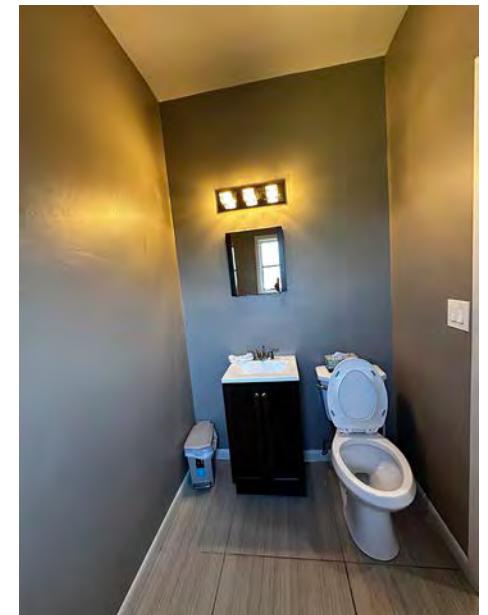


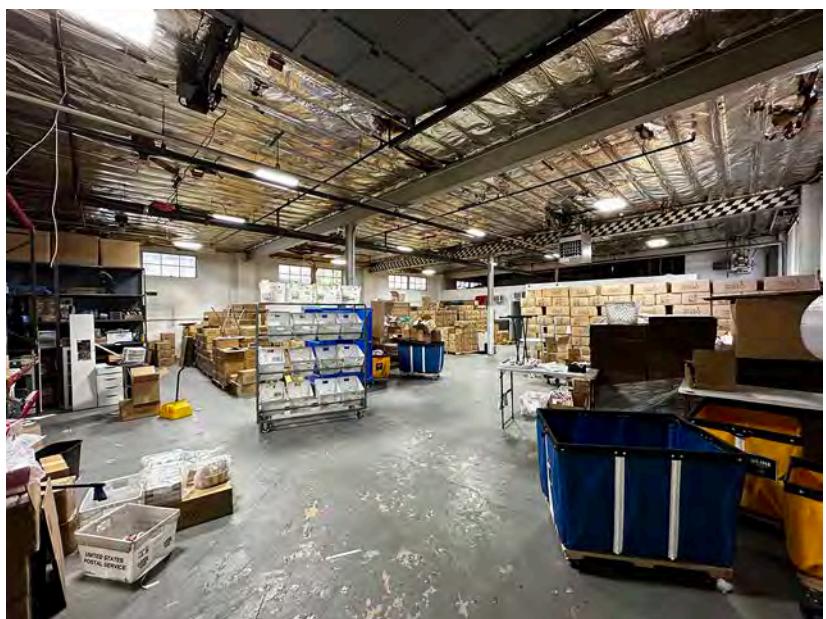
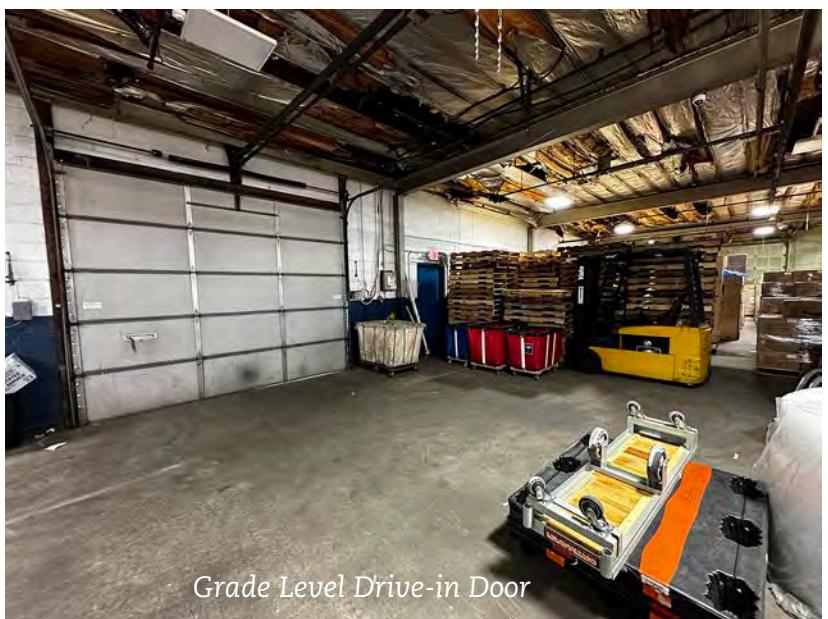
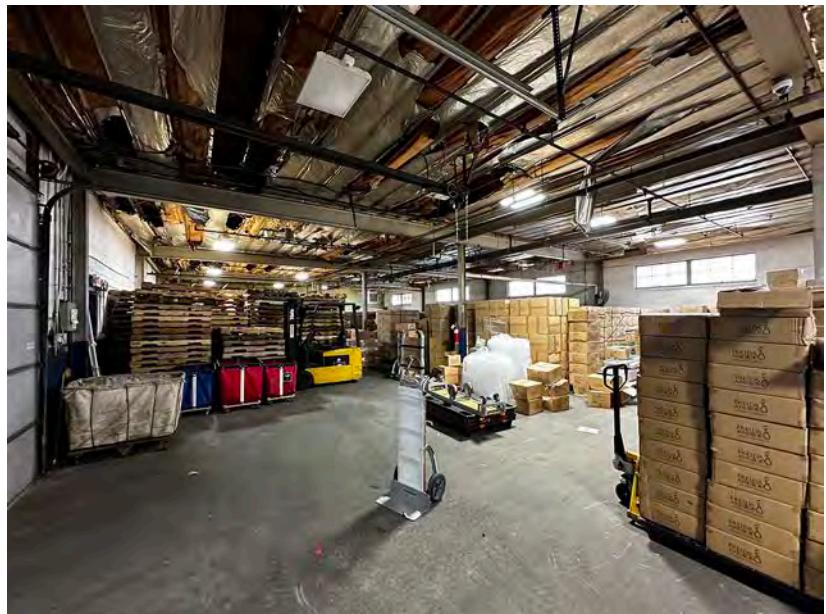
+/-9,000 SF Unit
15'+ Clear Ceiling
Newly Renovated Offices

Grade Level Drive-in Loading
9+ Off Street Parking Spaces
2 Bathrooms

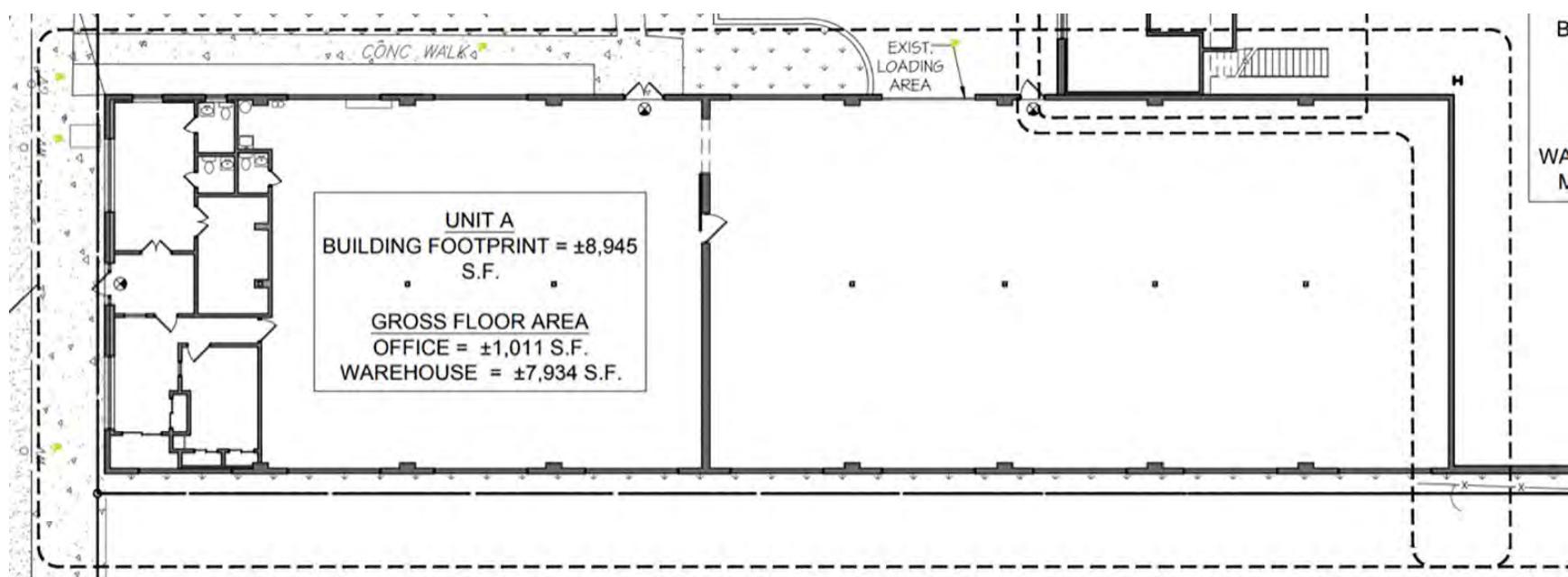
Across from Linden Train Station
Proximate to Route 1-9 & NJ Turnpike
Access to I-278 to Goethals Bridge
Near Newark Airport & Port Newark

Ready for Occupancy



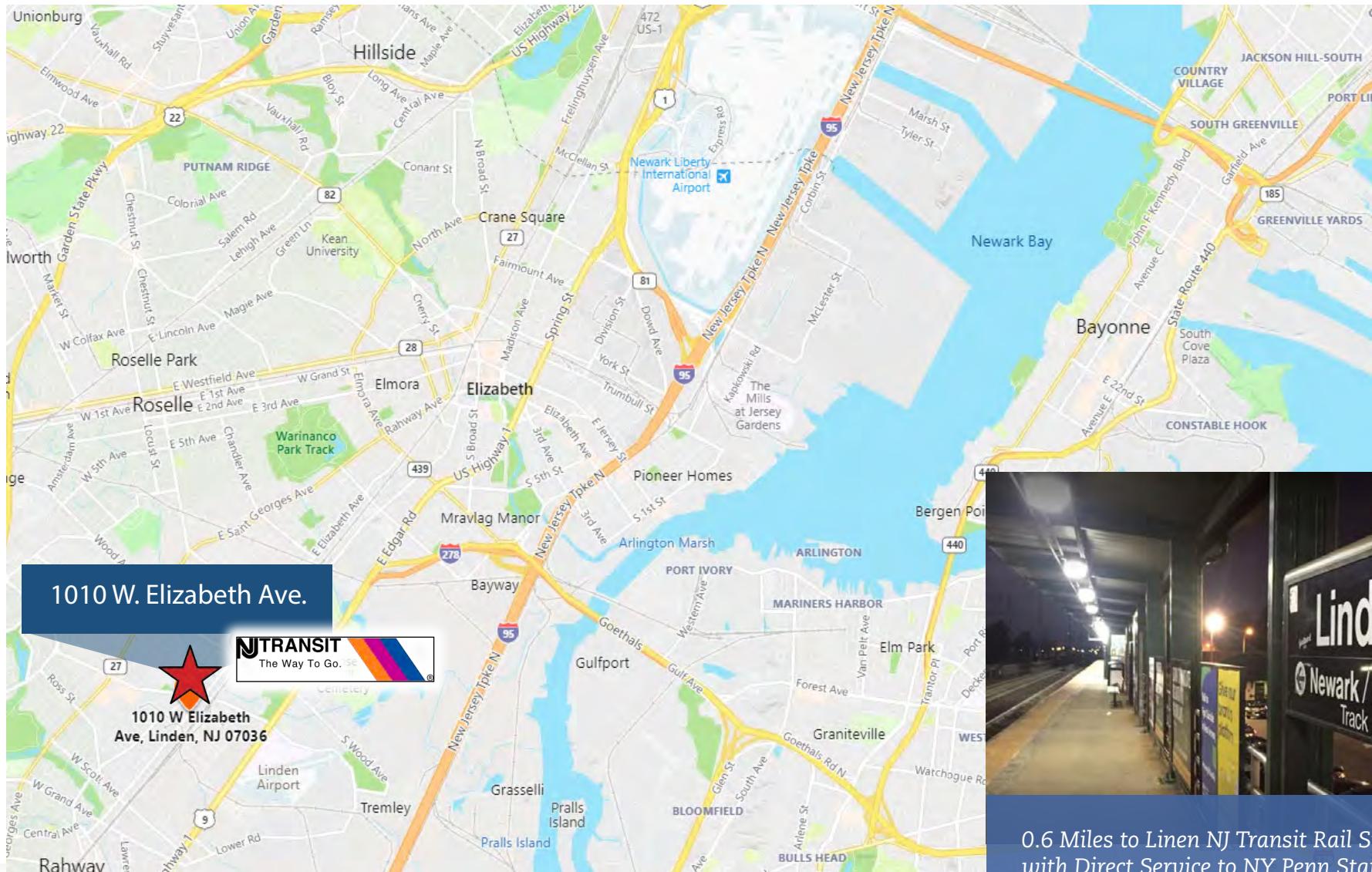


Floor Plan

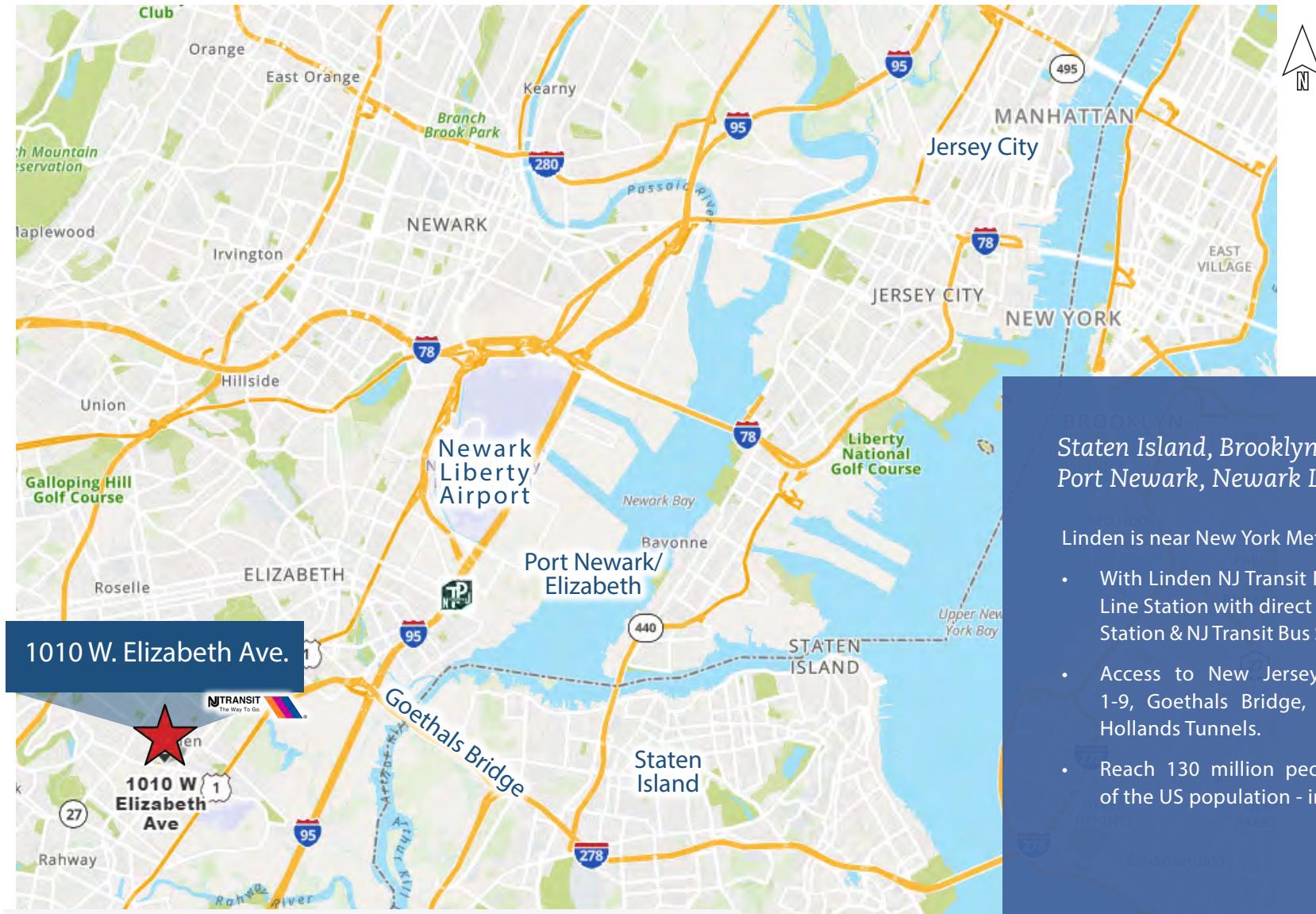




Near NJ Transit Rail Station



At the Crossroads of...



Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Linden is near New York Metro markets:

- With Linden NJ Transit Northeast Corridor Line Station with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

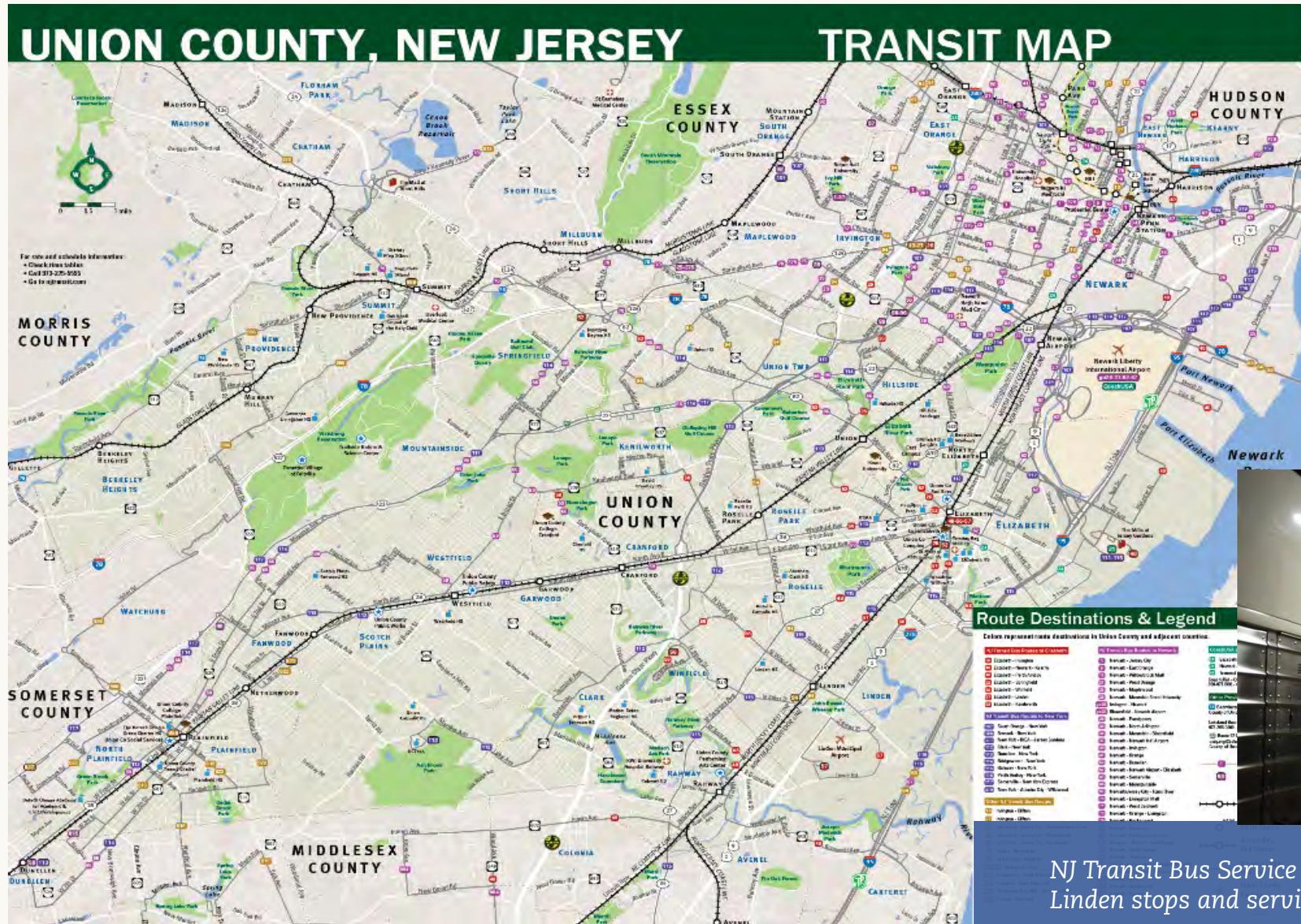
NJ Transit Northeast Corridor Line



2.5 Miles to Linden NJ Transit
Station | 5 Stops to NY Penn Station

NJ Transit Bus Stop

UNION COUNTY, NEW JERSEY TRANSIT MAP



NJ Transit Bus Service offers multiple Linden stops and service to NYC

Demographic Highlights



Household Income

- With a 2020 population of 42,297, Linden is the 20th largest city in New Jersey and the 918th largest city in the United States.
- Median household income grew from \$66,538 to \$68,870, a 3.5% increase.
- Linden's median annual income of \$68,870 is more than the median annual income of \$61,937 across the entire United States.



Business Environment

- The east side of Linden is located along the Arthur Kill, a navigable strait and an important role in bulk cargo transportation in the Port of New York and New Jersey.
- Linden is home to the Bayway Refinery, a Phillips 66 refining facility that helps supply petroleum-based products to the New York/New Jersey area.
- Linden, together with Rahway, is home to Merck & Co., one of the world's leading pharmaceutical companies.





New Development

- Linden Station Apartments will offer 234 units, consisting of studio, one- and two-bedroom residences.
- Completed projects are a 175-unit development on Wood Avenue in Linden.
- Others to break ground are the 145-unit second phase of the project, known as Meridia Lifestyles II, in Linden.

- Linden Logistics Center is a 4.1 million-square-foot industrial park in Linden, located south of Newark.
- Blue Sapphire Self Storage units opened in nearby Rahway in January 2021.



Located in UEZ Zone

New Jersey's Urban Enterprise Zone (UEZ) Program, enacted in 1983, is an Affiliate of the Department of Community Affairs. The Program's charter is to foster an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment.

QUALIFICATIONS

To participate in the UEZ Program, a business must:

- Register with the State of NJ
- Be Located within a designated UEZ
- Be in tax compliance with the State of NJ

BUSINESS CERTIFICATION SYSTEM

Certification Applications are entered online using the UEZ Business Certification System, accessible through NJ Premier Business Services. Links to instructions, sample forms, worksheets, and helpful information are available on the UEZ Website: <http://www.nj.gov/dca/affiliates/uez/index.shtml>

JOB CREATION AND LOCAL HIRING REQUIREMENTS

UEZ businesses are expected to help increase employment in the zone. Within the first three years in the Program, at least 25% of newly-hired employees must meet one or more of the following criteria:

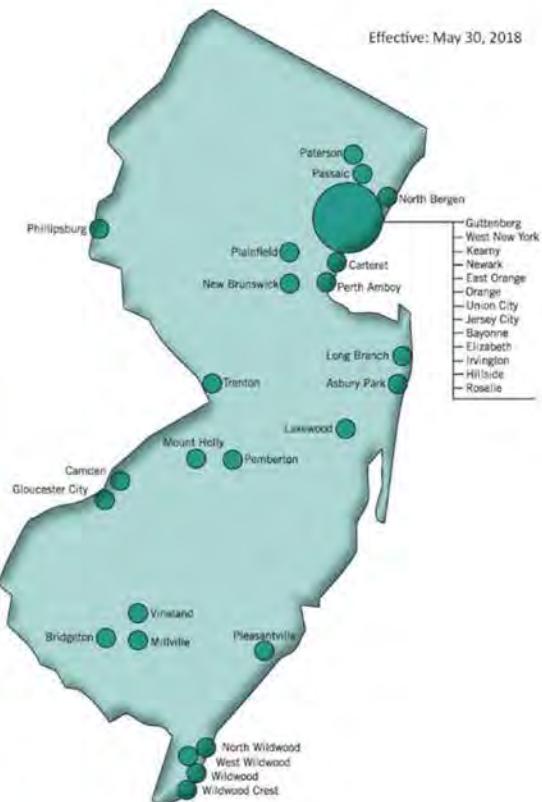
- Residents of any municipality with a UEZ
- NJ residents unemployed for at least six months prior to being hired
- Recipients of New Jersey public assistance programs for at least six months prior to being hired
- Determined to be low-income individuals pursuant to the Workforce Investment Act of 1998

BENEFITS TO BUSINESSES

- Reduced Retail Sales Tax – currently 3.3125%
- Tax Free Purchases on certain items such as capital equipment, facility expansions, upgrades, and certain personal property
- Financial Assistance from agencies such as NJEDA
- Subsidized unemployment insurance costs for employees earning less than \$4,500 / quarter
- Energy Sales Tax Exemption for qualified manufacturing firms with at least 250 full-time employees, http://www.njeda.com/clean_energy phone: 866-534-7789
- Tax Credit Options:
 - » Up to \$1,500 for new permanent full-time employees hired, OR;
 - » Up to 8% Corporate Business Tax credit on qualified investments
- <http://www.nj.gov/dca/affiliates/uez/publications/>



URBAN ENTERPRISE ZONES



www.nj.gov/dca/affiliates/uez

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