



**191,400 SF
FOR LEASE
DIVISIBLE**

**NEWLY
RENOVATED**

45

LINDEN AVE E

**IN-FILL, HIGH FLOW-THRU
DISTRIBUTION WAREHOUSE**

JERSEY CITY, NJ

CBRE



PROPERTY OVERVIEW



HIGHLIGHTS

- IN-FILL/FINAL-MILE LOCATION
- PROXIMITY TO MAJOR HIGHWAYS
- FAMILY-OWNED GENERATIONAL ASSET
- URBAN ENTERPRISE ZONE
- 5 BLOCKS TO THE DANFORTH LIGHT RAIL STATION
- SUBDIVIDABLE WAREHOUSE SPACE

BUILDING DETAILS

- SITE TOTAL: 9.86 ACRES
- TOTAL BUILDING SIZE: 261,725 SF
- TAXES: \$1.06/SF
- TRAILER PARKING: ± 50 STALLS
- CEILING: 20'
- COLUMN SPACING: 40' X 30'
- POWER: 1,600 AMPS, 277/480 VOLTS, 3P

SPACE OPTIONS

FULL:

- AVAILABLE SPACE: 191,400 SF
- OFFICE SPACE: 1,500 SF
- LOADING POSITIONS: 17 DOCK-HIGH DOORS
- DRIVE-INS: 14' X 14' / 2 GRADE LEVEL

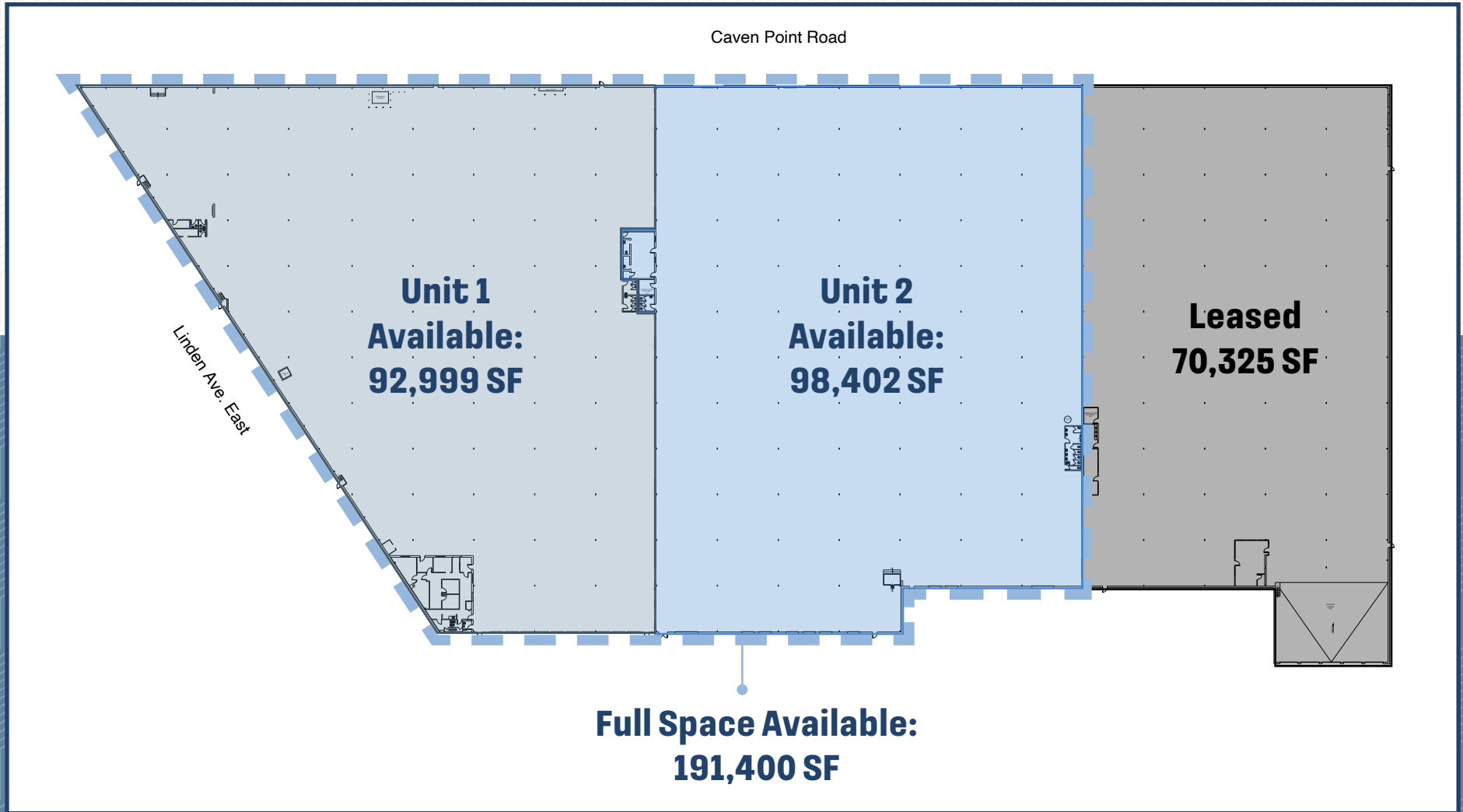
UNIT 1:

- AVAILABLE SPACE: 92,999 SF
- OFFICE SPACE: TO SUIT
- LOADING POSITIONS: 9 DOCK-HIGH DOORS

UNIT 2:

- AVAILABLE SPACE: 98,402 SF
- OFFICE SPACE: 1,500 SF
- LOADING POSITIONS: 8 DOCK-HIGH DOORS
- DRIVE-INS: 14' X 14' / 2 GRADE LEVEL

FLOOR PLAN





AERIAL MAP



510

21

1-9

280

78

278

95

95

440

45
LINDEN AVE E



Newark Liberty International Airport



Port Newark



Greenville Yard



Port Jersey



Lincoln Tunnel



Holland Tunnel

East Orange

Kearny

Weehawken

Newark

Marion Section

Hoboken

Jersey City

New York

Greenville

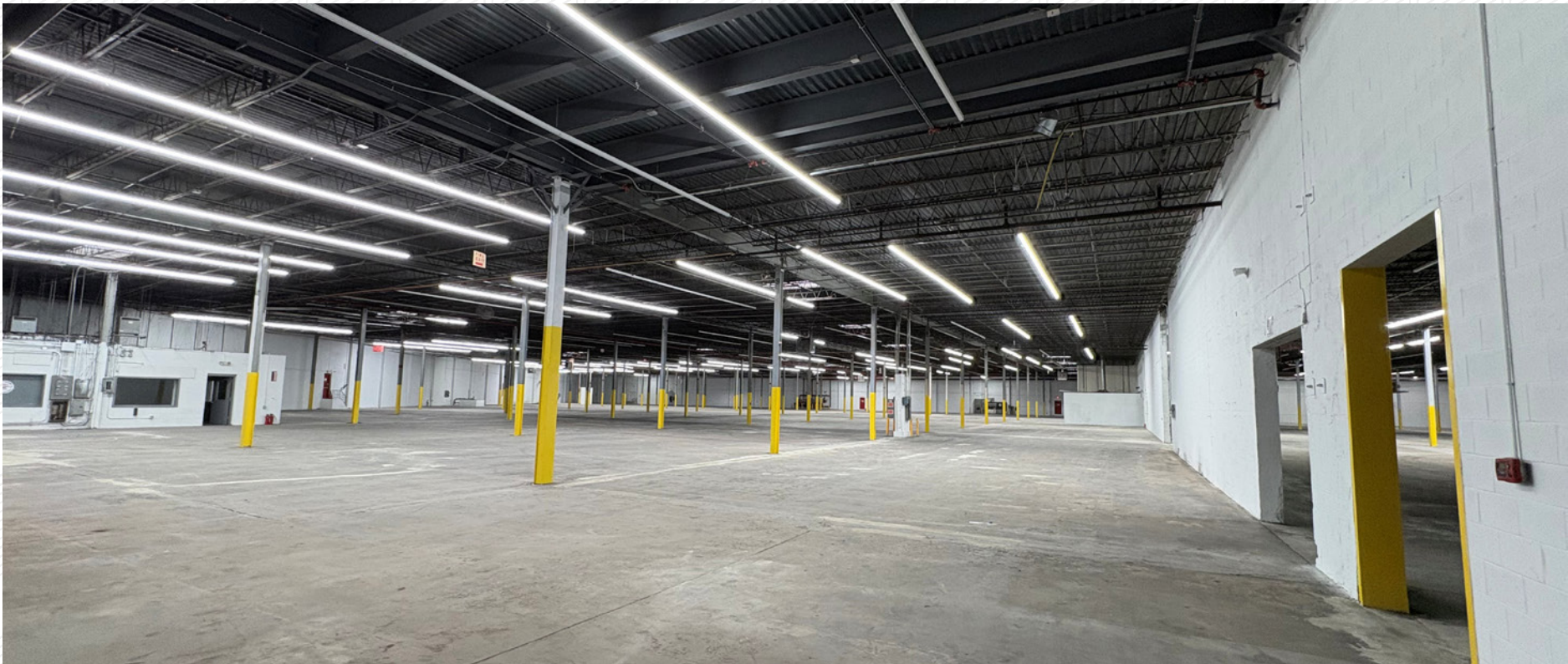
Bayonne

Elizabeth

Upper New York Bay

8th Ave

Ave





[VISIT WEBSITE](#)

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JERSEY CITY, NJ

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SPACE FOR LEASE
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