

**±17,700 SF IOS SITE
CROSS-DOCK WAREHOUSE AND MAINTENANCE FACILITY
FOR LEASE**

1401 EAST LINDEN AVENUE, LINDEN, NEW JERSEY



 **RIDGE CUT
ROAD**

THE BLAU & BERG COMPANY 

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ADDRESS	
1401 East Linden Avenue, Linden, NJ	
Industrial Outdoor Storage (IOS) Site	
PROPERTY FEATURES	
Acreage:	±1.7 AC
SF:	±17,700 SF
OFFICE:	±1,500 SF
Taxes:	\$35,628.04
Accessibility	
US Hwy 1&9	0.7 Miles
Newark Liberty International Airport	4.6 Miles
Elizabeth Port	4 Miles
Newark Port	5.3 Miles
Goethals Bridge	2.6 Miles
Train Station	Walking distance



±1.7 AC	9 Exterior 5 Interior	Ceiling Heights ±11,950 SF @ 18' ±5,745 SF @ 14'
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AT A GLANCE



WALKING DISTANCE
TO TRAIN



FENCED
CONCRETE &
ASPHALT LOT



9 EXTERIOR DOCKS
5 INTERIOR DOCKS



±17,696 SF ON
±1.7 AC



EXCELLENT
HIGHWAY
CONNECTIVITY
NEAR PORT



CEILING HEIGHT
±11,950 AT 18'
±5,745 SF AT 14'







 LINCOLN
TUNNEL

17.5 Miles

 HOLLAND
TUNNEL

14.5 Miles

**1401 EAST LINDEN AVE
LINDEN, NEW JERSEY**



NEWARK LIBERTY
INTERNATIONAL
AIRPORT

4.6 Miles



PORT NEWARK
CONTAINER
TERMINAL

8.3 Miles



GCT BAYONNE
TERMINAL

12.2 Miles



APM
TERMINAL



MAHER
TERMINAL



GOETHALS
BRIDGE

2.6 Miles

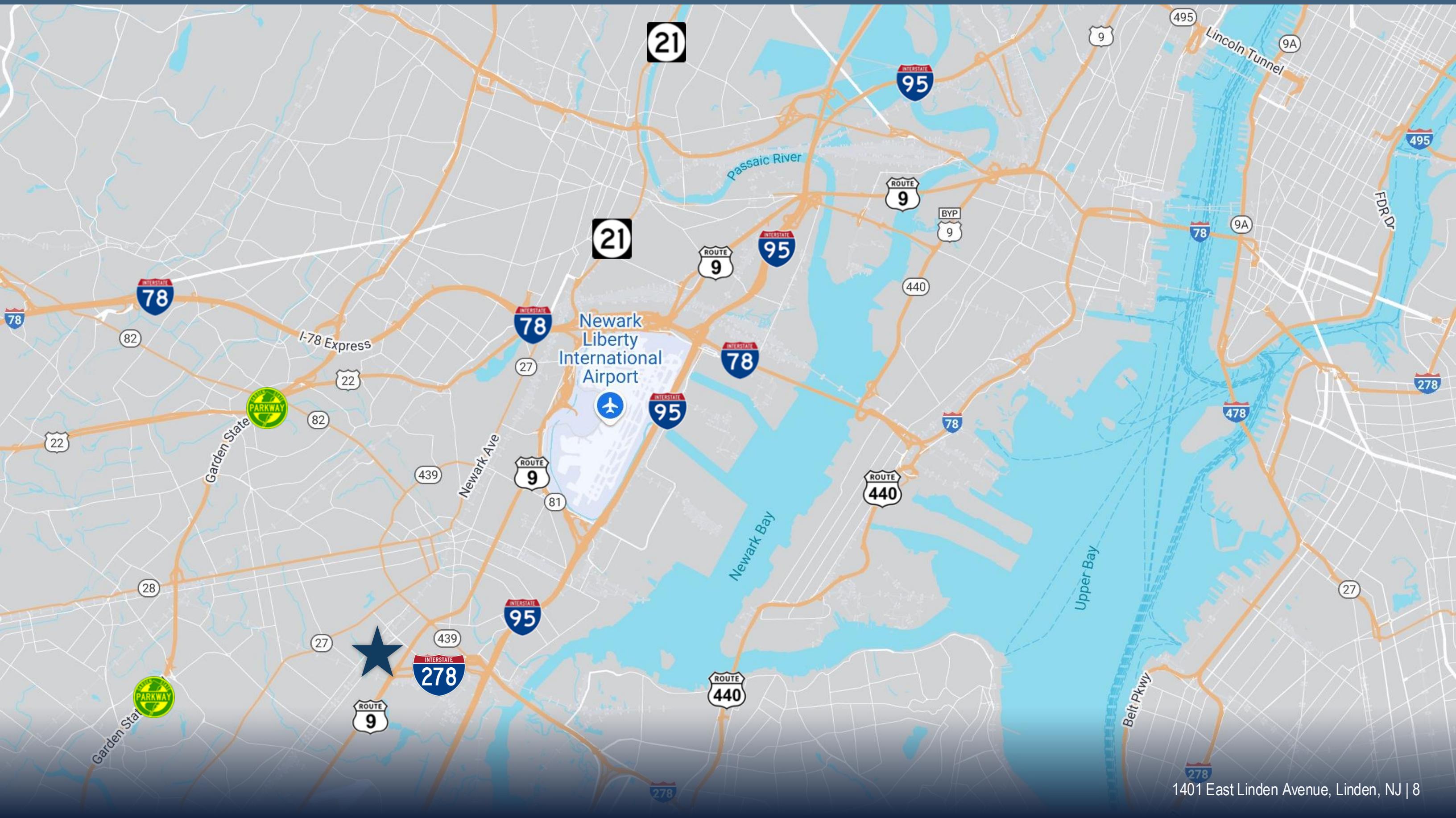


BAYONNE
BRIDGE

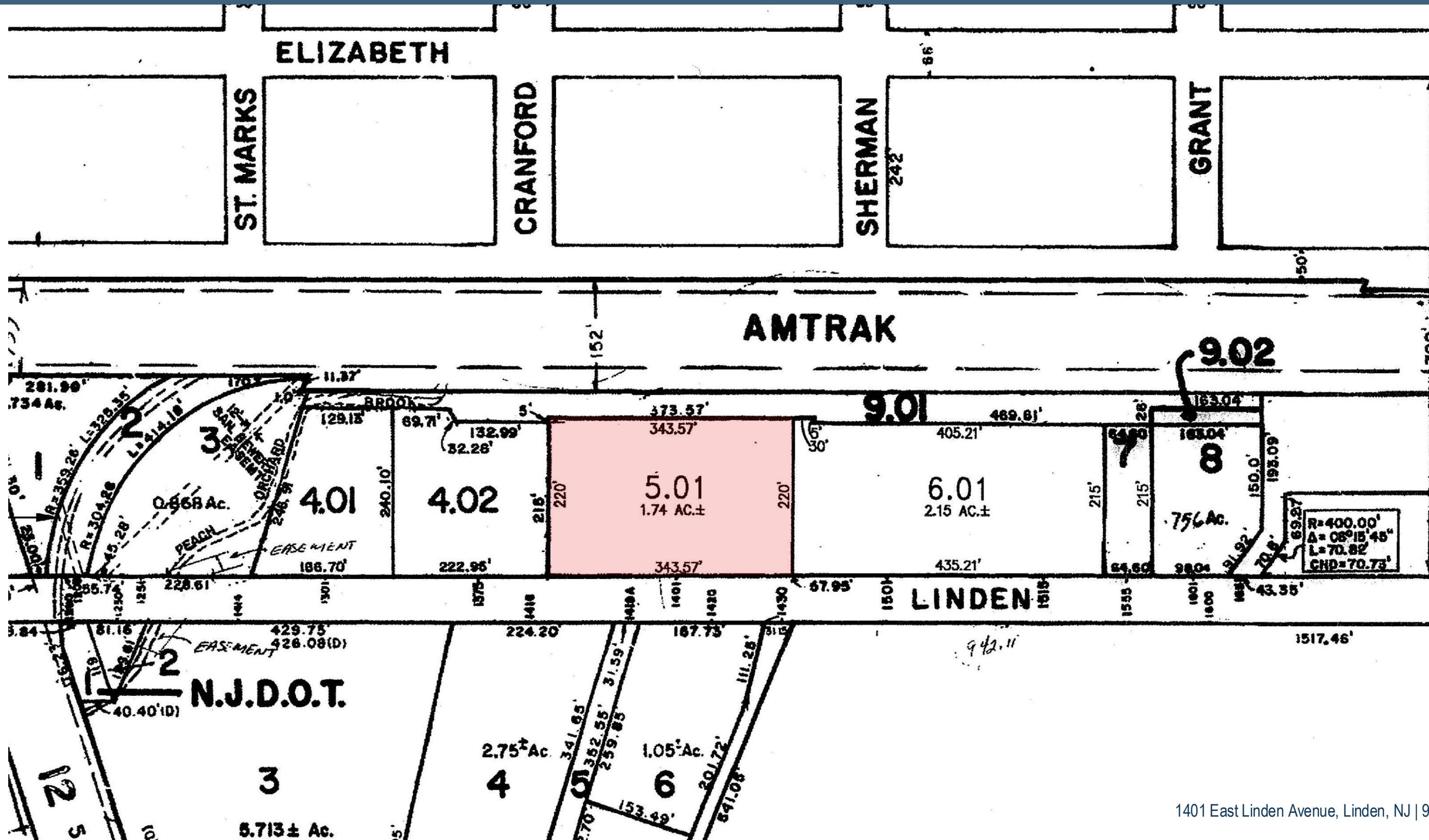
8.1 Miles

Upper Bay

ROAD MAP

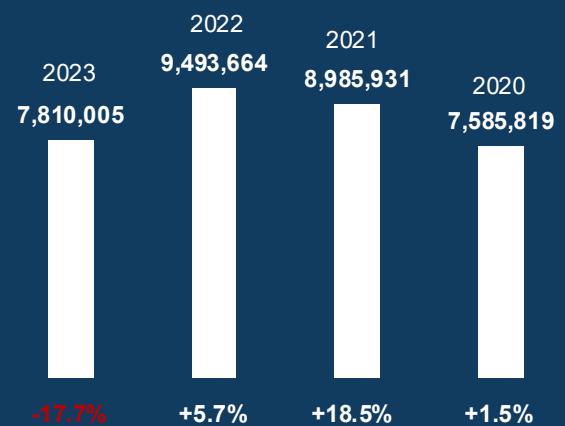


TAX MAP



Cargo Volumes

**2024 YTD: 5.8M TEUS
(Thru August)**



Market Share

2023, by TEU Volume

7.8M 7.3M 6.5M

Los Angeles Long Beach NY + NJ

Roads

2024 YTD: 5.16M TEUS (Thru July)

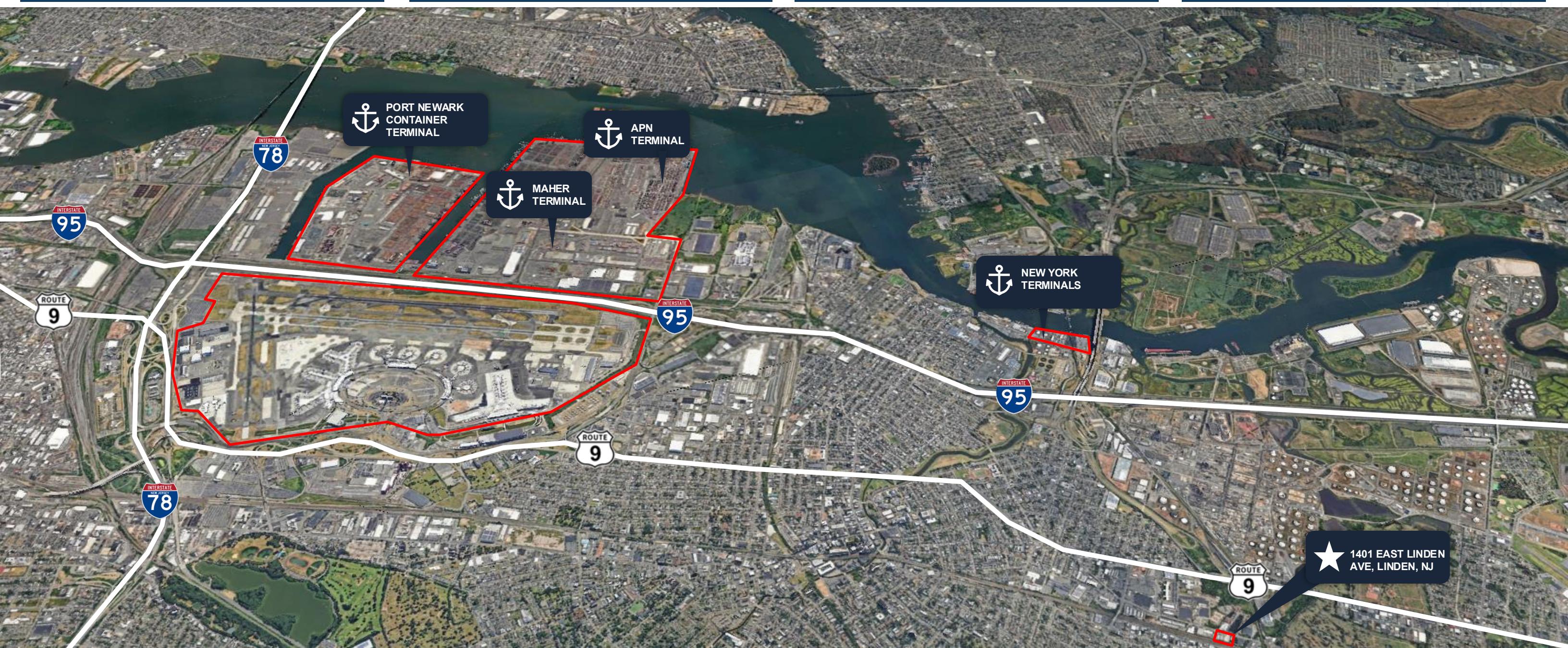


Direct I-95 North & South,
I-78 East & West.
Access To The Most Concentrated
Consumer Market In The U.S.

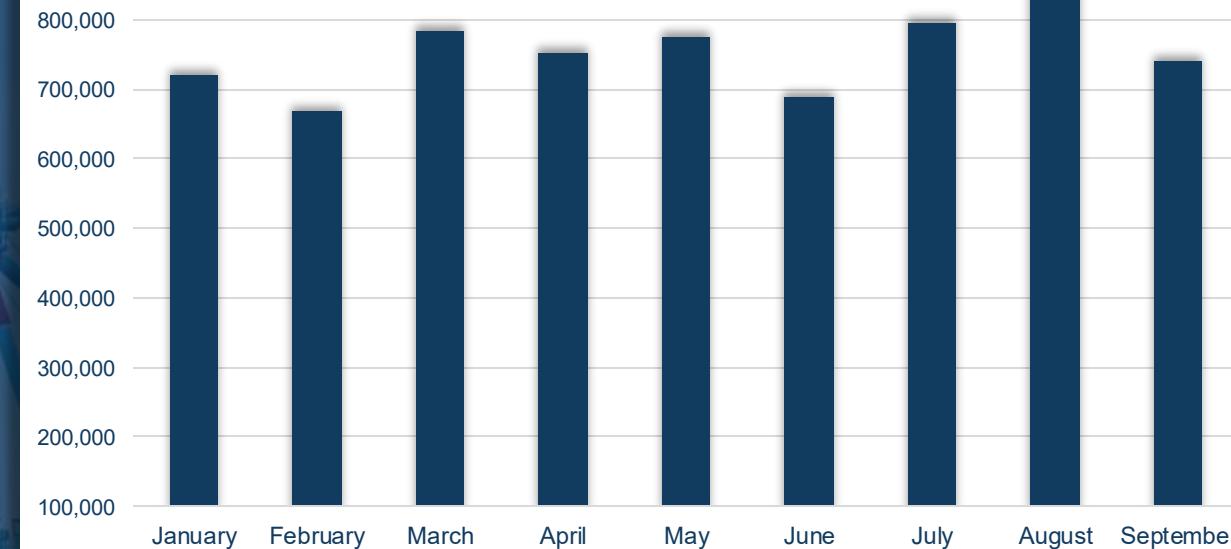
Rail



Expressrail,
CSX & Norfolk Southern
Increased Connectivity Between Ports

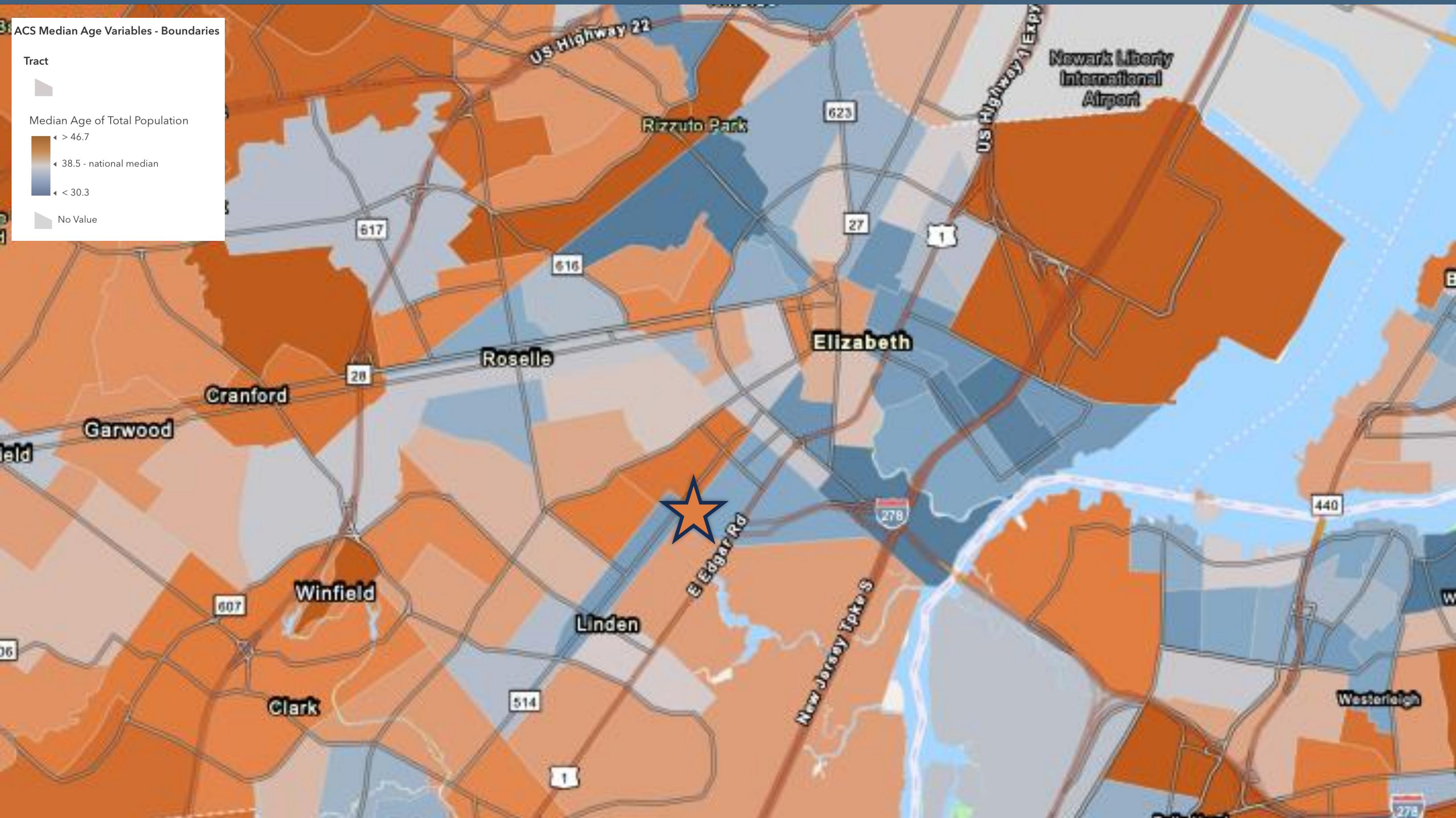


MONTHLY TEUs



Year-to-Date (YTD)	Import TEUs		Export TEUs		Total TEUs			Total Rail Lifts
	Loads	Empties	Loads	Empties	Loads	Empties	Total	
YTD Sept 2025	363,790	12,113	120,796	243,555	484,586	255,668	740,254	53,255
YTD Sept 2024	381,440	2,069	118,632	277,247	500,072	279,316	779,388	52,563
% Change	-4.6%	485%	1.8%	-12.1%	-3.1%	-8.5%	-5.0%	1.3%

DEMOGRAPHICS



FOR MORE INFORMATION

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