

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

1401 EAST LINDEN AVENUE, LINDEN, NEW JERSEY



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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

NEWARK LIBERTY INTERNATIONAL AIRPORT
4.6 Miles

PORT NEWARK CONTAINER TERMINAL
8.3 Miles

GCT BAYONNE TERMINAL
12.2 Miles

APM TERMINAL

MAHER TERMINAL

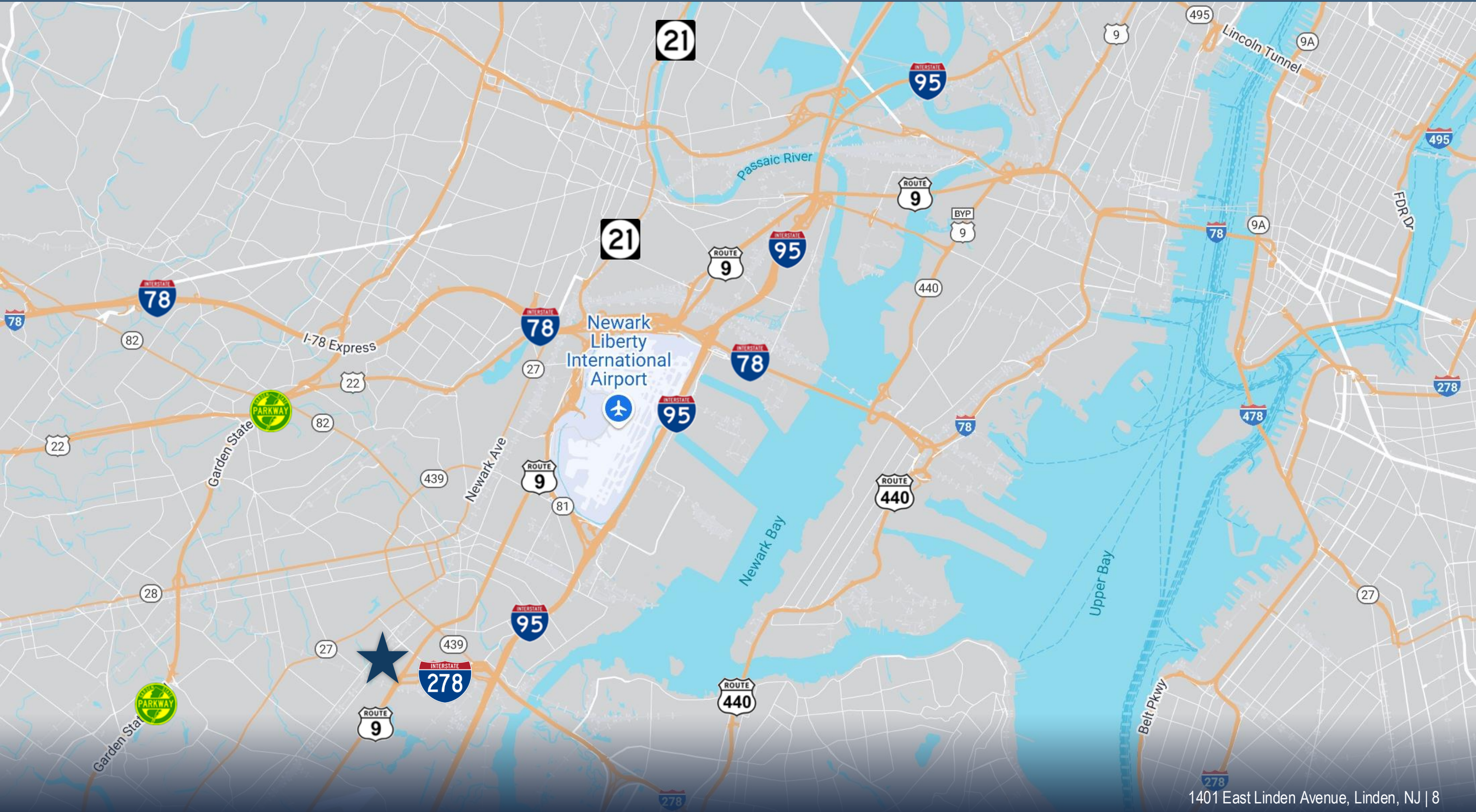
BAYONNE BRIDGE
8.1 Miles

GOETHALS BRIDGE
2.6 Miles

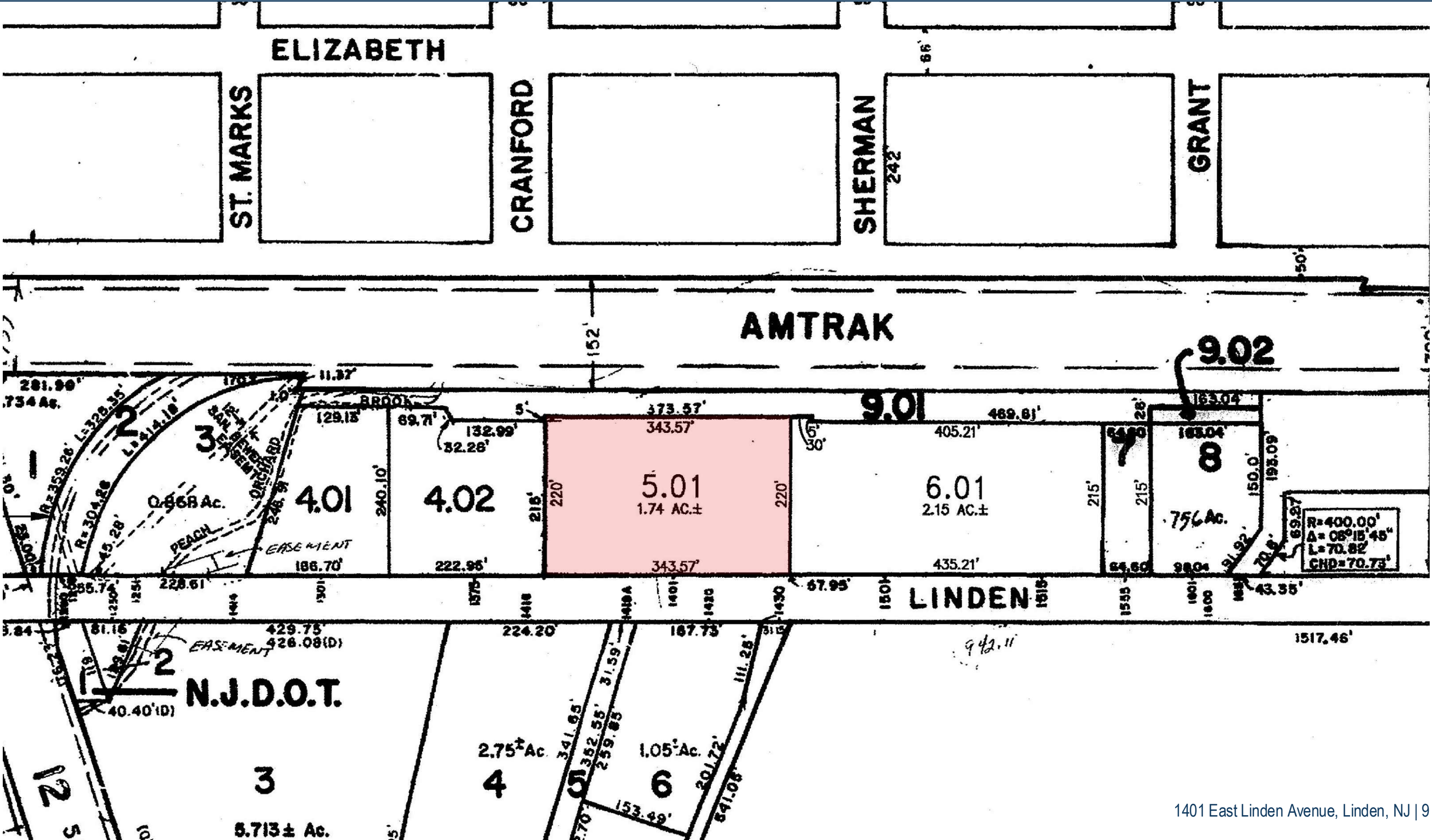
**1401 EAST LINDEN AVE
LINDEN, NEW JERSEY**



ROAD MAP

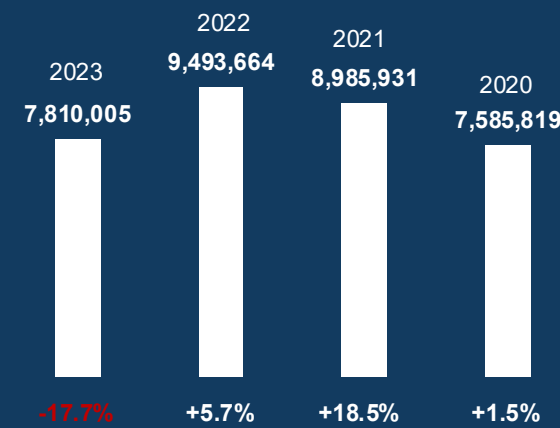


TAX MAP



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)

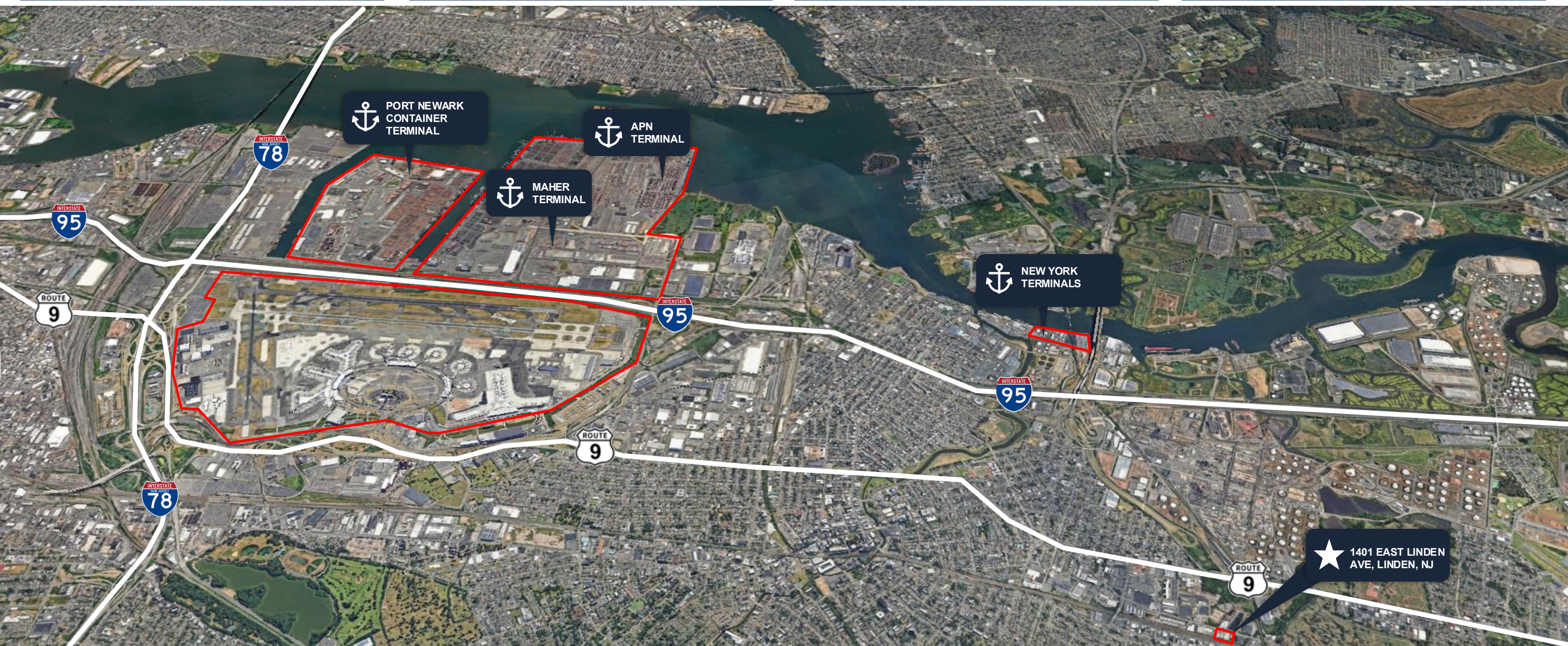


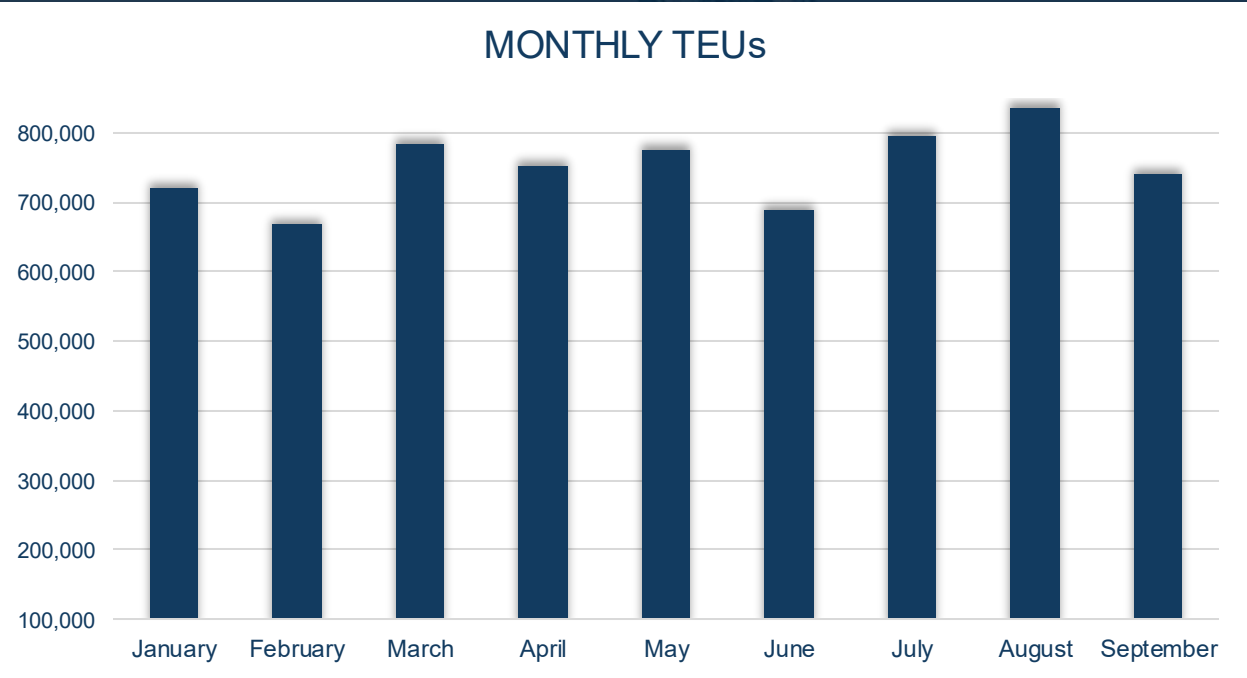
Direct I-95 North & South,
I-78 East & West.
Access To The Most Concentrated
Consumer Market In The U.S.

Rail



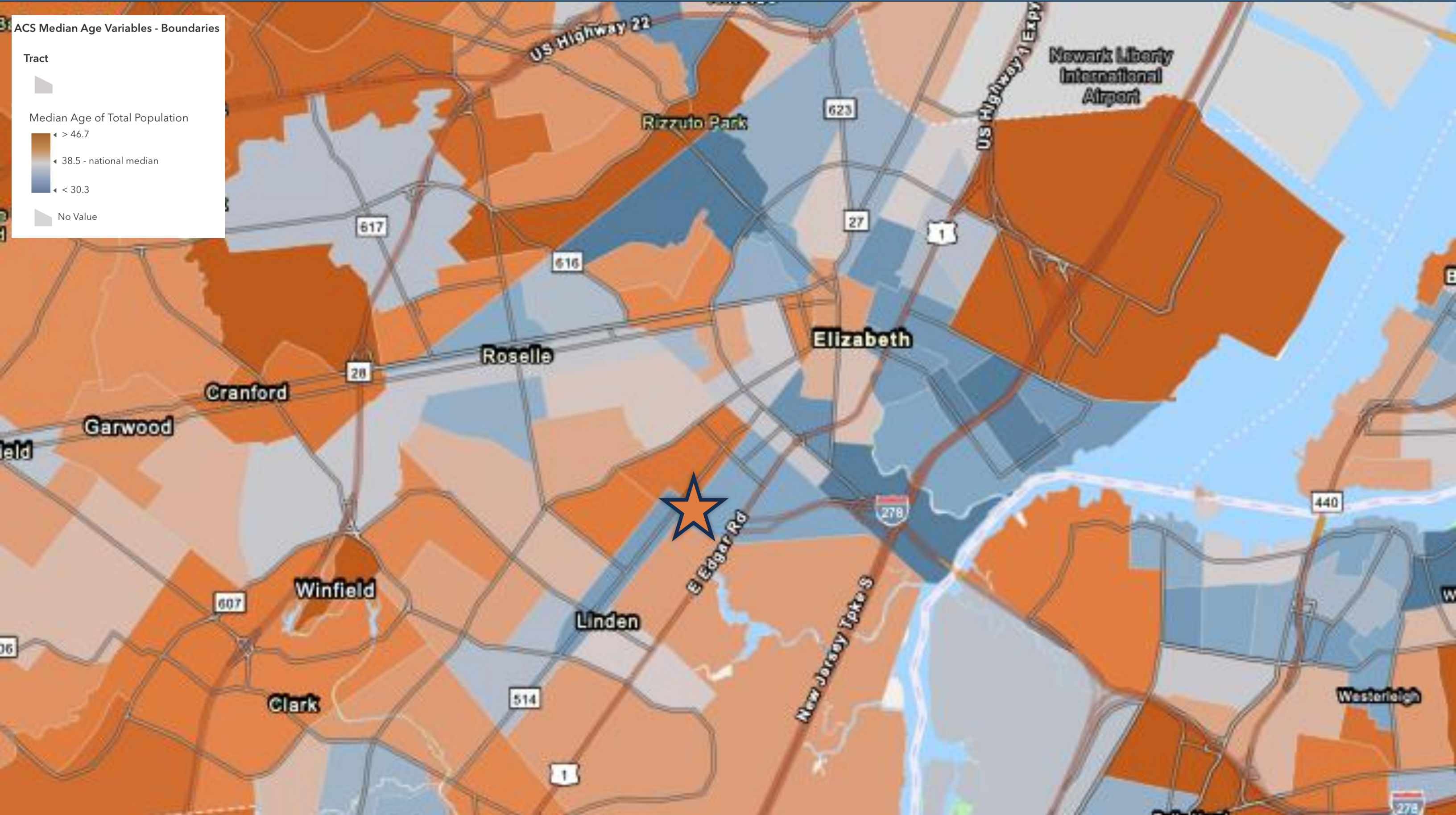
Expressrail,
CSX & Norfolk Southern
Increased Connectivity Between Ports





Year-to-Date (YTD)	Import TEUs		Export TEUs		Total TEUs			Total
	Loads	Empties	Loads	Empties	Loads	Empties	Total	Rail Lifts
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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