

**191,400 SF
FOR LEASE**

**NEWLY
RENOVATED**

45

LINDEN AVE E

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

JERSEY CITY, NJ

CBRE

PROPERTY OVERVIEW



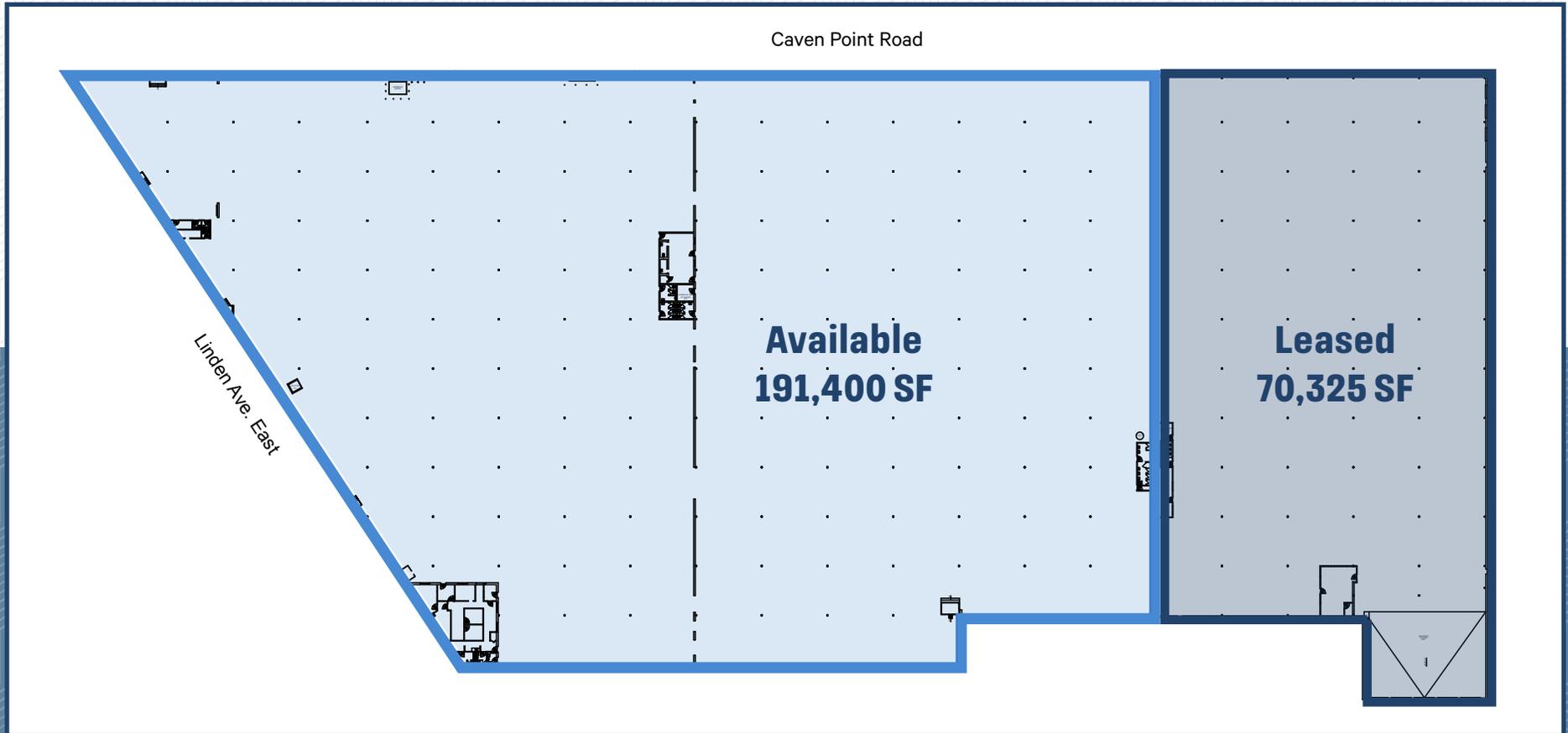
HIGHLIGHTS

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

SPACE DETAILS

- SITE TOTAL: 9.86 ACRES
- TOTAL BUILDING SIZE: 261,725 SF
- AVAILABLE SPACE: 191,400 SF
- OFFICE SPACE: 1,500 SF
- TAXES: \$1.06/SF
- TRAILER PARKING: ± 50 STALLS
- CEILING: 20'
- COLUMN SPACING: 40' X 30'
- LOADING POSITIONS: 17 DOCK-HIGH DOORS
- DRIVE-INS: 14' X 14' / 2 GRADE LEVEL
- POWER: 1,600 AMPS, 277/480 VOLTS, 3P

FLOOR PLAN





AERIAL MAP

Newark Liberty International Airport

Port Newark

45
LINDEN AVE E

Greenville Yard

Port Jersey

Bayonne

Upper New York Bay

Lincoln Tunnel

Holland Tunnel

510

21

1-9

78

280

78

278

95

440

East Orange

Kearny

Weehawken

Newark

Marion Section

Hoboken

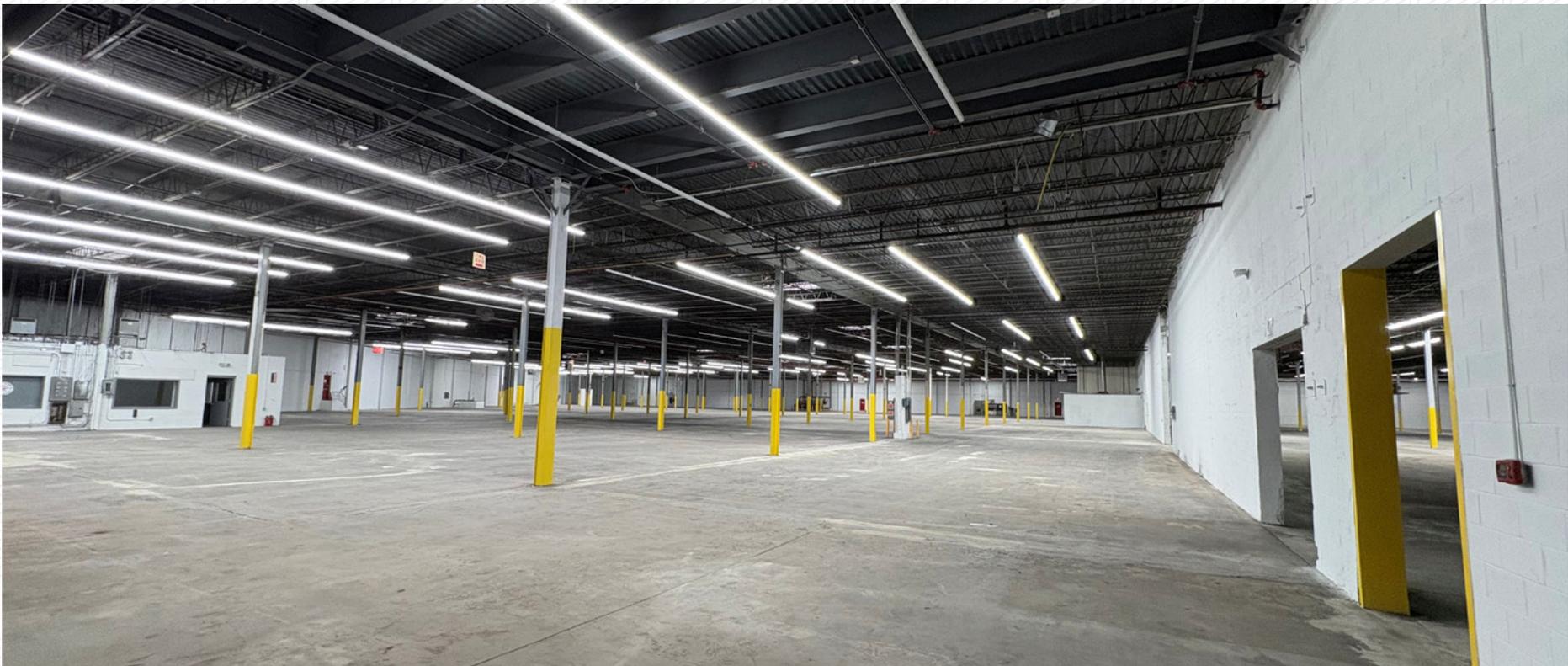
Jersey City

New York

Greenville

Lizabethtown







[VISIT WEBSITE](#)

45

LINDEN AVE E

JERSEY CITY, NJ

191,400 SF
SPACE FOR LEASE



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