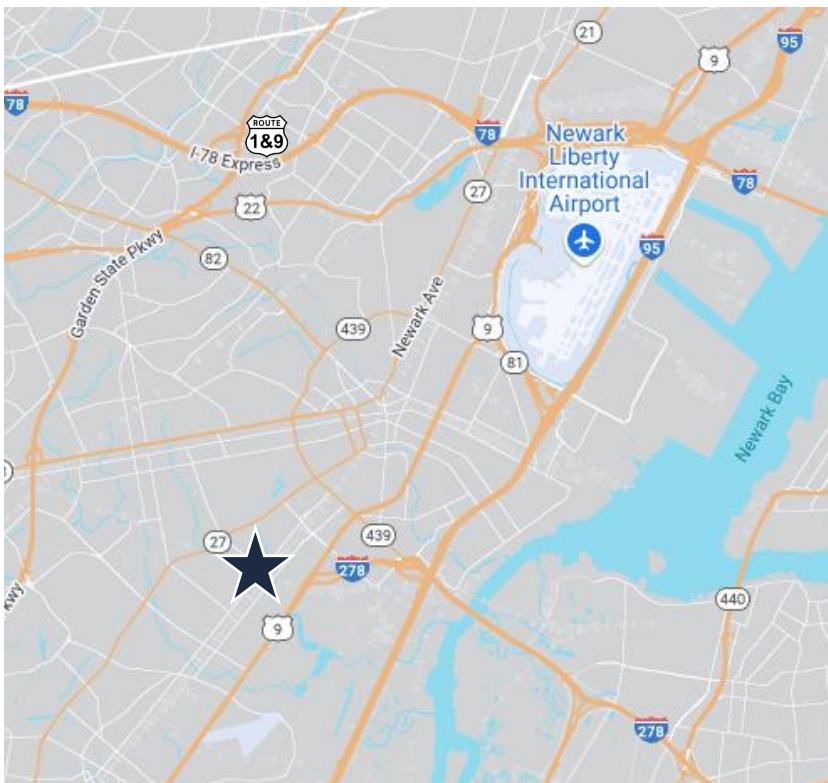




Specifications

±5,000 SF
TOTAL BUILDING SIZE

±1,000 SF
OFFICE SPACE

L-I Light Industrial
ZONING

17' Clear
CEILING HEIGHT

±0.38 Acres
Block 115, Lots 3-5
LOT SIZE

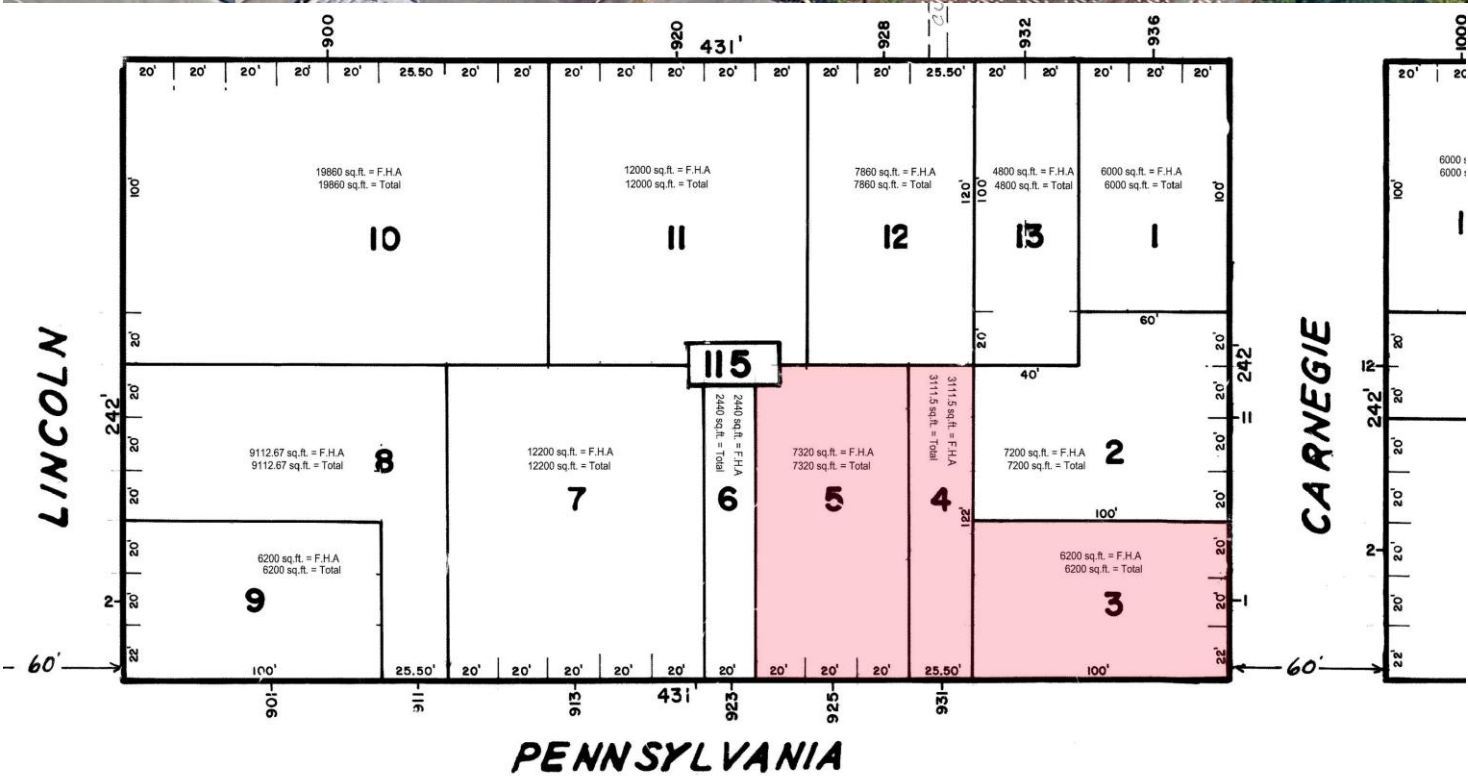
4 Oversize DI Doors
LOADING

\$14,690.00
TAXES (2026)

Fenced Yard for Parking and Storage
Ideal Industrial Service Facility
Excellent Connectivity to NJTPKE & Rt 1&9
Close Proximity to Newark Airport &
Port Newark/Elizabeth
COMMENTS

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please contact the exclusive broker:

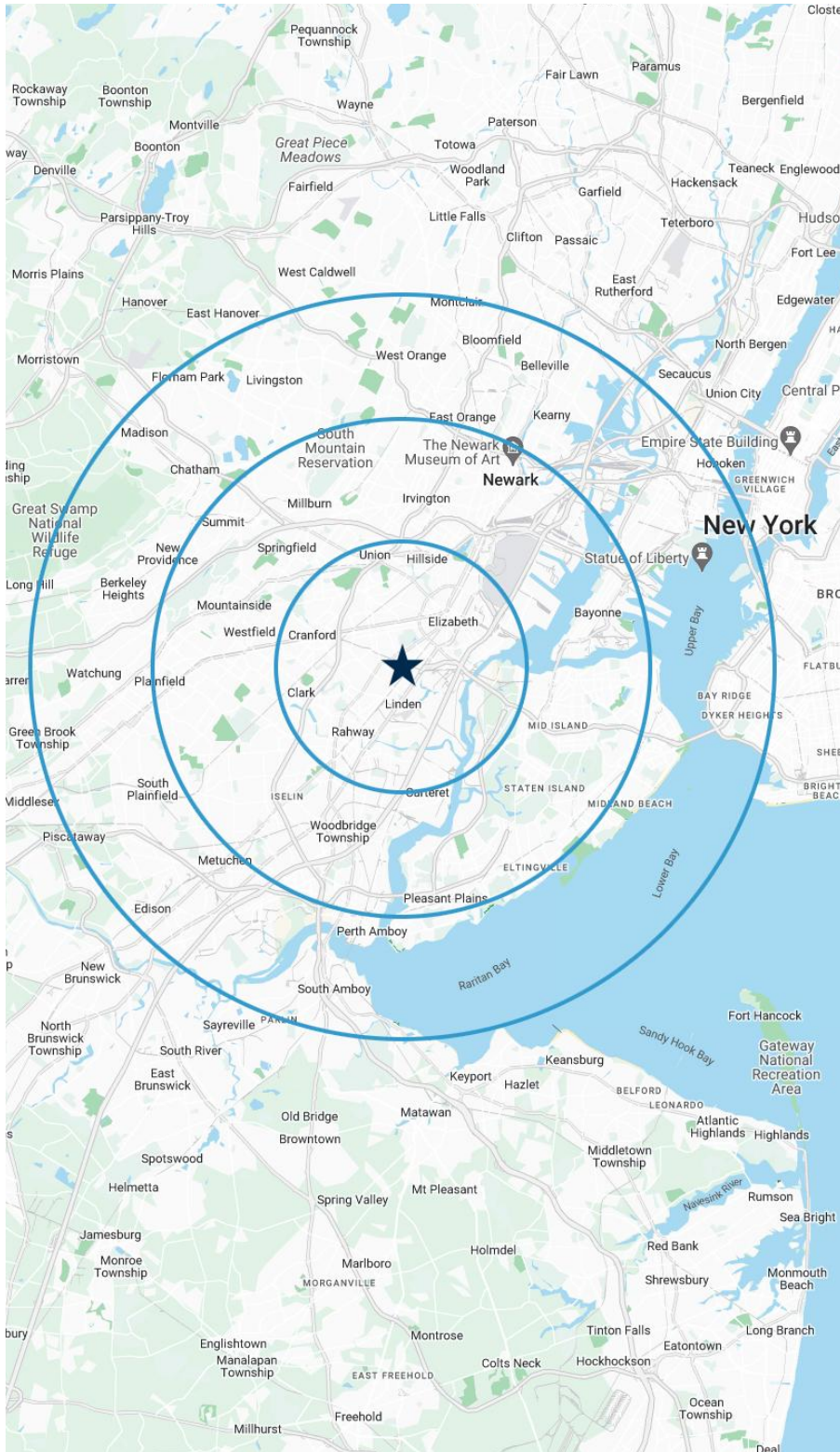
David A. Thomas, SIOR
Executive Director
973.379.6644 x 125
DATHomas@blauberg.com



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5 MILES

- Total Population: 502,733
- Households: 178,049
- Median Household Income: \$100,243
- Average Household Size: 2.8
- Transportation to Work: 255,661
- Labor Force: 403,002

10 MILES

- Total Population: 2.12M
- Households: 760,912
- Median Household Income: \$102,870
- Average Household Size: 2.7
- Transportation to Work: 1.06M
- Labor Force: 1.7M

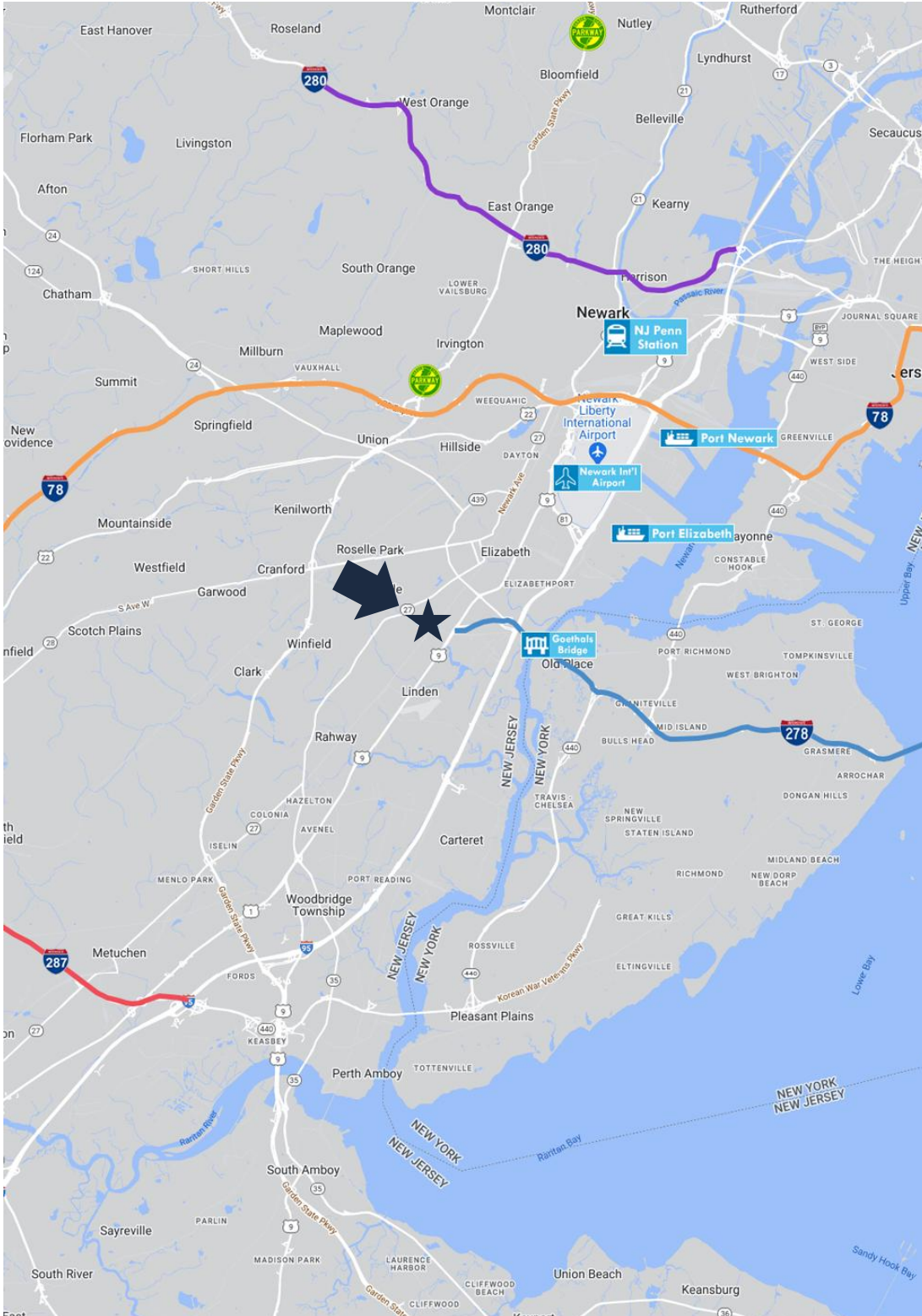
15 MILES

- Total Population: 4.85M
- Households: 1.86M
- Median Household Income: \$113,876
- Average Household Size: 2.5
- Transportation to Work: 2.55M
- Labor Force: 3.94M

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FOR SALE | 1 CARNEGIE STREET | LINDEN, NJ



ACCESSIBILITY



1.4 MI
US Hwy 1 & 9



2.1 MI
I-278



2.7 MI
I-95



3.4 MI
Goethals Bridge



7.8 MI
Newark Airport



10.6 MI
Penn Station



11.0 MI
Ports Newark
& Elizabeth



18.0 MI
Holland Tunnel



20.2 MI
Lincoln Tunnel

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