

Specifications

±11,704 SF **Total Building SF** ±3.7 AC **Total Acreage**

±1,700 SF **Total Office (1st and 2nd Floors)**

4 Drive-In Doors (14' x 14') **Loading**

15' Clear **Ceiling Height**

\$59,202 **Taxes (2025)**

New Fencing
Fresh Pavement
Perimeter Lighting
Future Site Improvements

Accessibility
Direct Access On / Off US Hwy 1 & 9
2.3 Miles from NJ Turnpike Interchange 13
2.8 Miles from Goethals Bridge
6.2 Miles from Port Elizabeth
18 Miles from Holland Tunnel

For additional property information or to arrange an inspection, please contact the exclusive brokers:

- Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer**, 973.379.6644 x 122, jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR, President**, 973.379.6644 x 121, acont@blauberg.com
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FOR LEASE | 801 EAST EDGAR ROAD | LINDEN, NJ



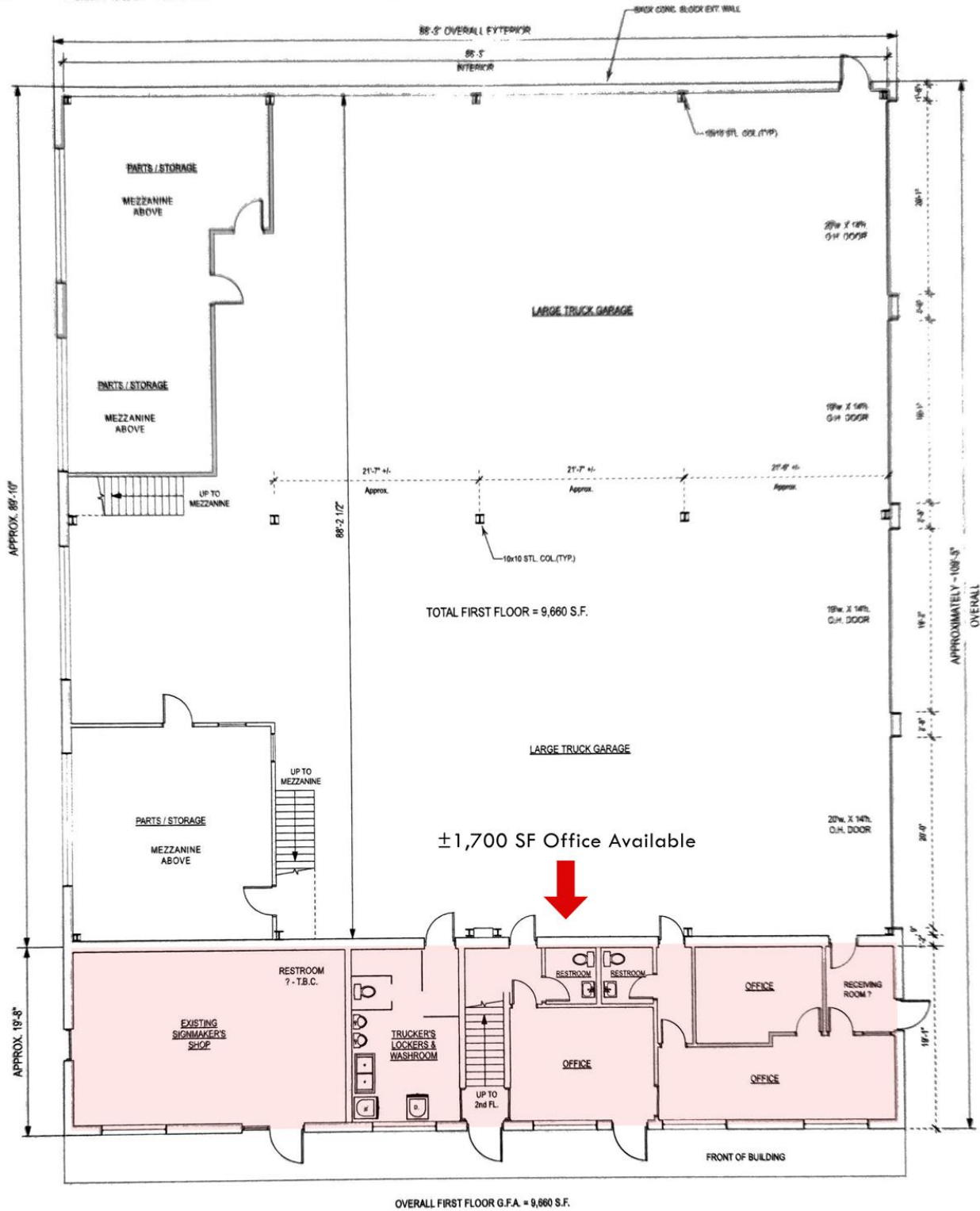
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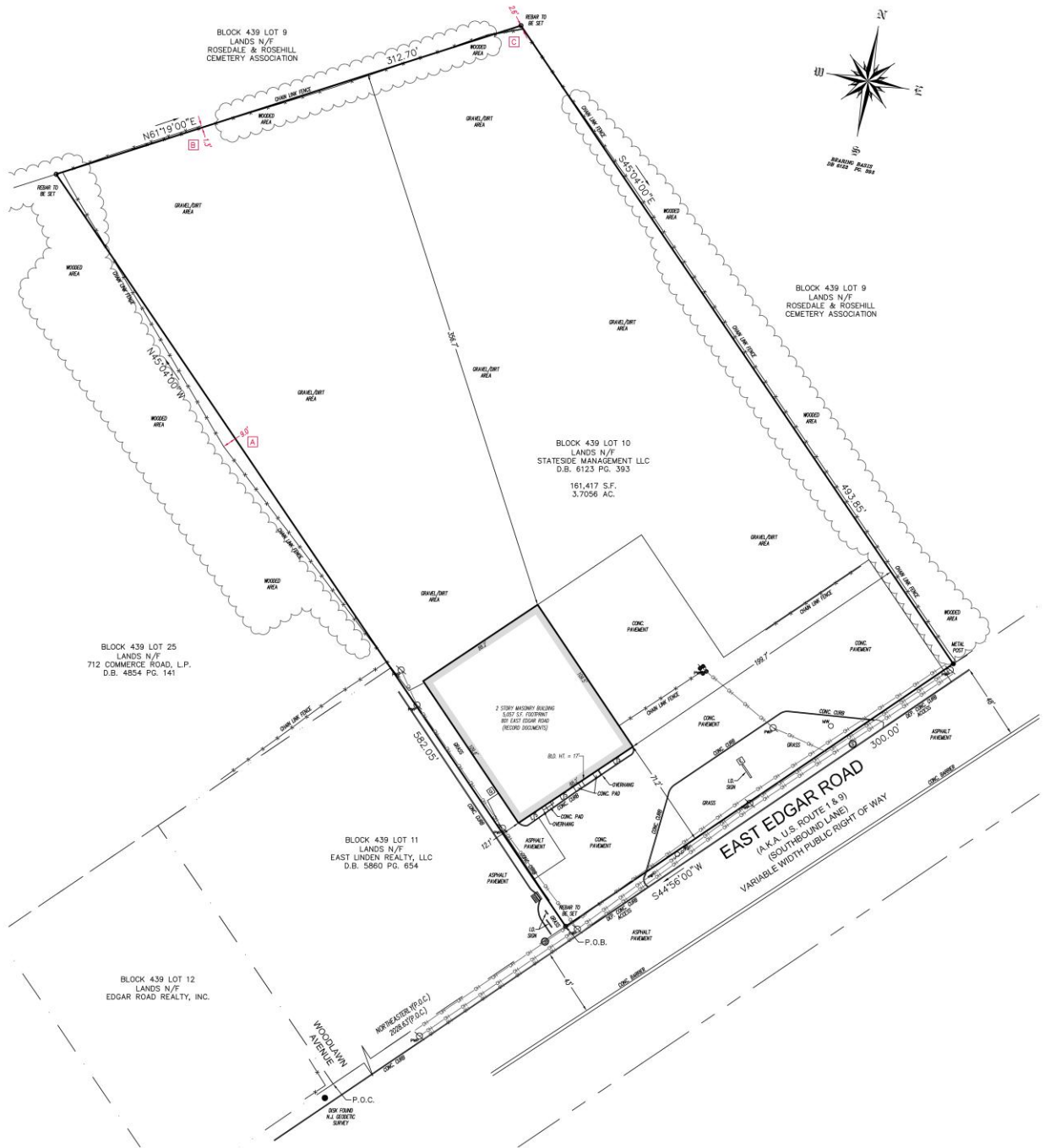
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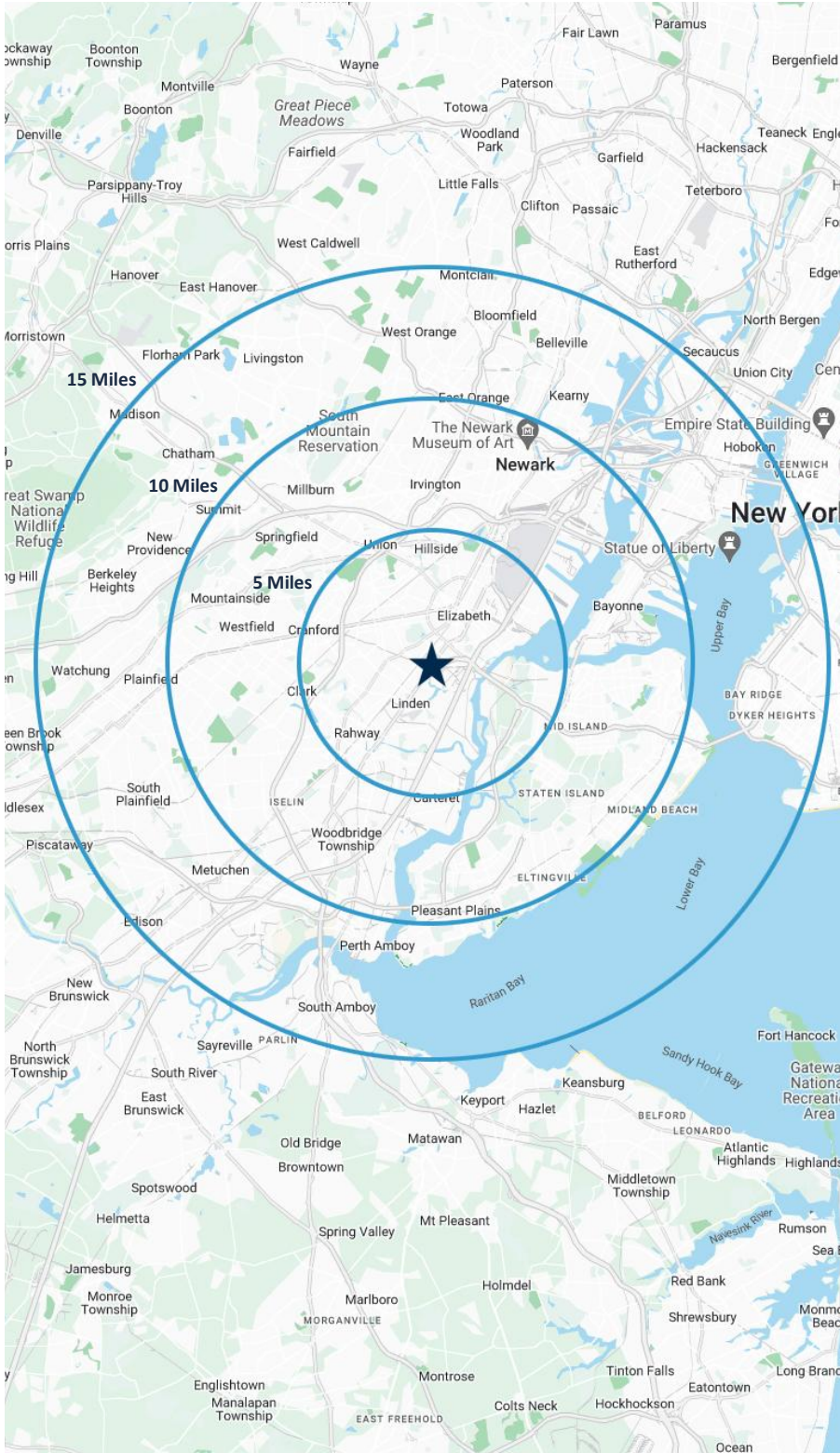
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5 MILES

- Total Population: 495,336
- Households: 176,196
- Median Household Income: \$104,229
- Average Household Size: 2.8
- Transportation to Work: 251,285
- Labor Force: 396,851

10 MILES

- Total Population: 2.08M
- Households: 749,071
- Median Household Income: \$106,452
- Average Household Size: 2.7
- Transportation to Work: 1.02M
- Labor Force: 1.67M

15 MILES

- Total Population: 5.0M
- Households: 1.93M
- Median Household Income: \$117,343
- Average Household Size: 2.5
- Transportation to Work: 2.57M
- Labor Force: 4.07M

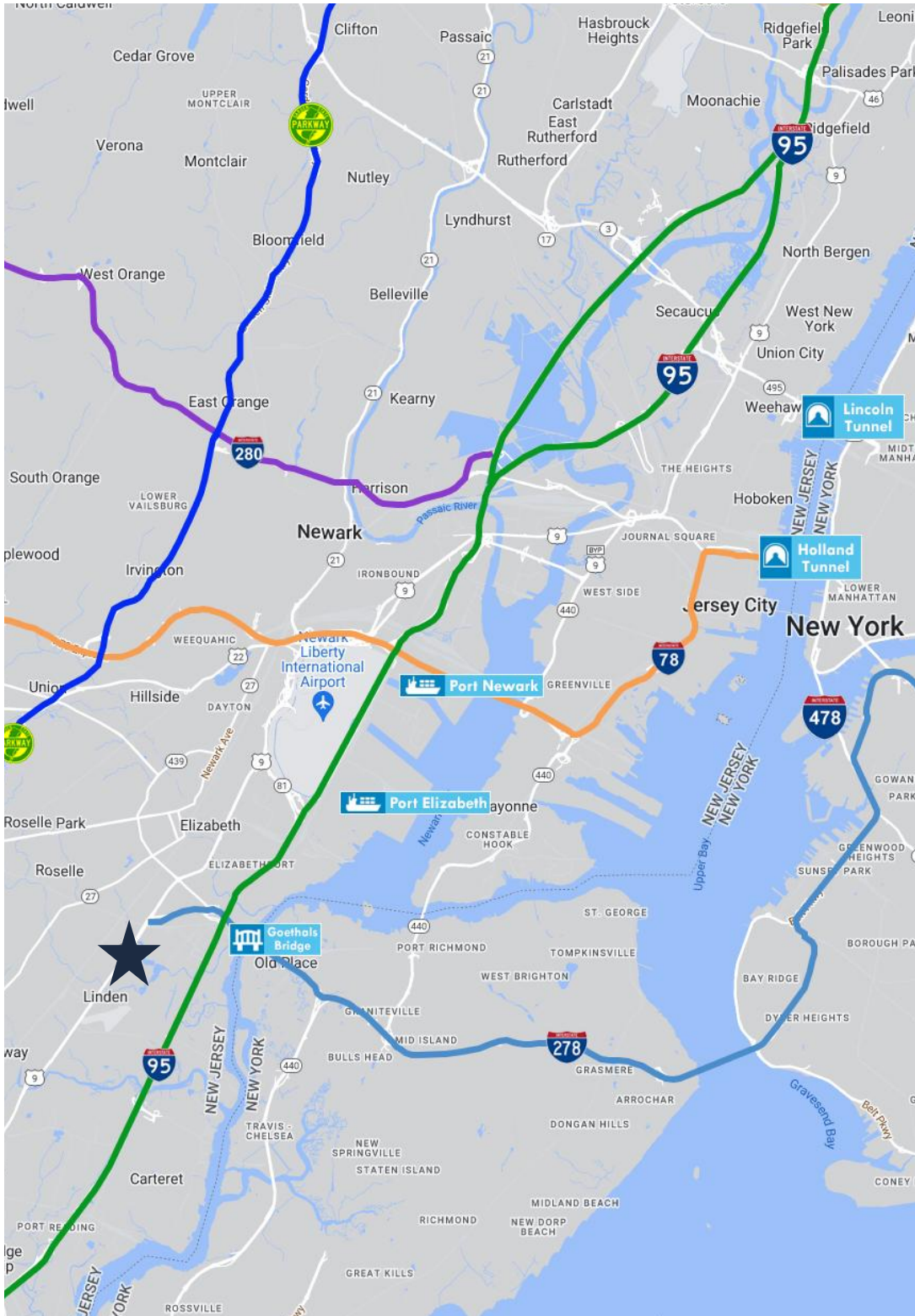
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ACCESSIBILITY

-  0.6 MI
I-278
-  1.9 MI
Route 27
-  2.3 MI
I-95 Exit 13
-  2.8 MI
Goethals Bridge
-  6.2 MI
Ports Newark and Elizabeth
-  8.0 MI
Newark Airport
-  8.3 MI
I-78 Exit 14
-  10.1 MI
Bayonne Bridge
-  16.8 MI
Holland Tunnel
-  18.5 MI
Lincoln Tunnel

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