



INDUSTRIAL PROPERTY

FOR LEASE

±20,000 SF WAREHOUSE ON 1.26 ACRES

925 East Linden Avenue, Linden, NJ 07036

For More Information, Contact the Exclusive Brokers

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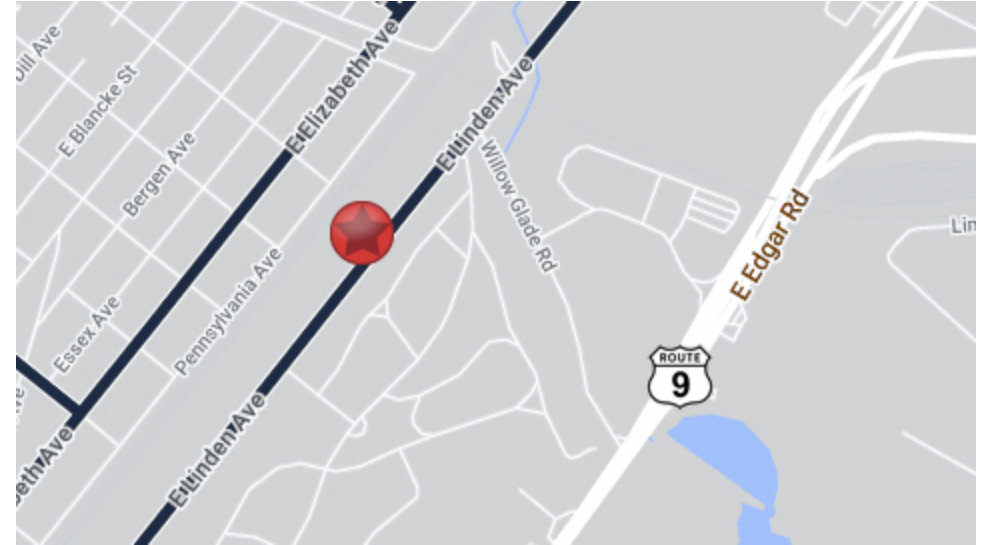


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LOCATION DESCRIPTION

Approx. 0.6 Miles to Route 1

Approx. 2 Miles to I-278

Approx. 3.5 Miles to I-95

Approx. 5.9 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	±20,000 SF
Lot Size:	1.26 Acres
Building Size:	±20,000 SF

PROPERTY HIGHLIGHTS

- ±20,000 SF Warehouse (Built in 1957)
- Lot Size at 1.26 Acres (Block 438, Lot 18)
- 1 Exterior Dock, 1 Drive-In, 12' to 16' Clear Ceiling Heights
- Fenced Yard for Parking and Storage
- Zoning LI - Light Industrial
- Industrial Land Use
- Available for Immediate Occupancy
- Taxes at \$38,718.40 (2023)

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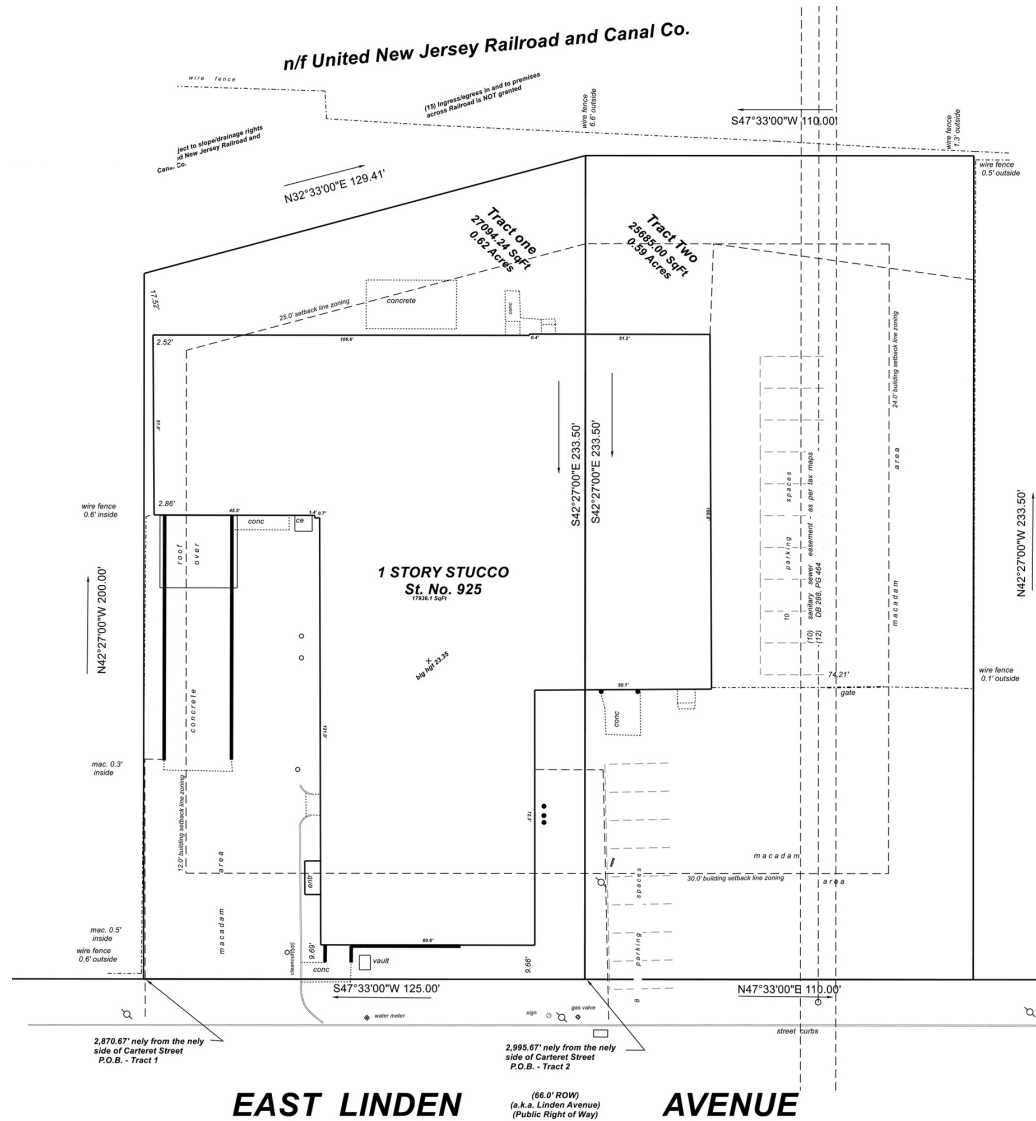
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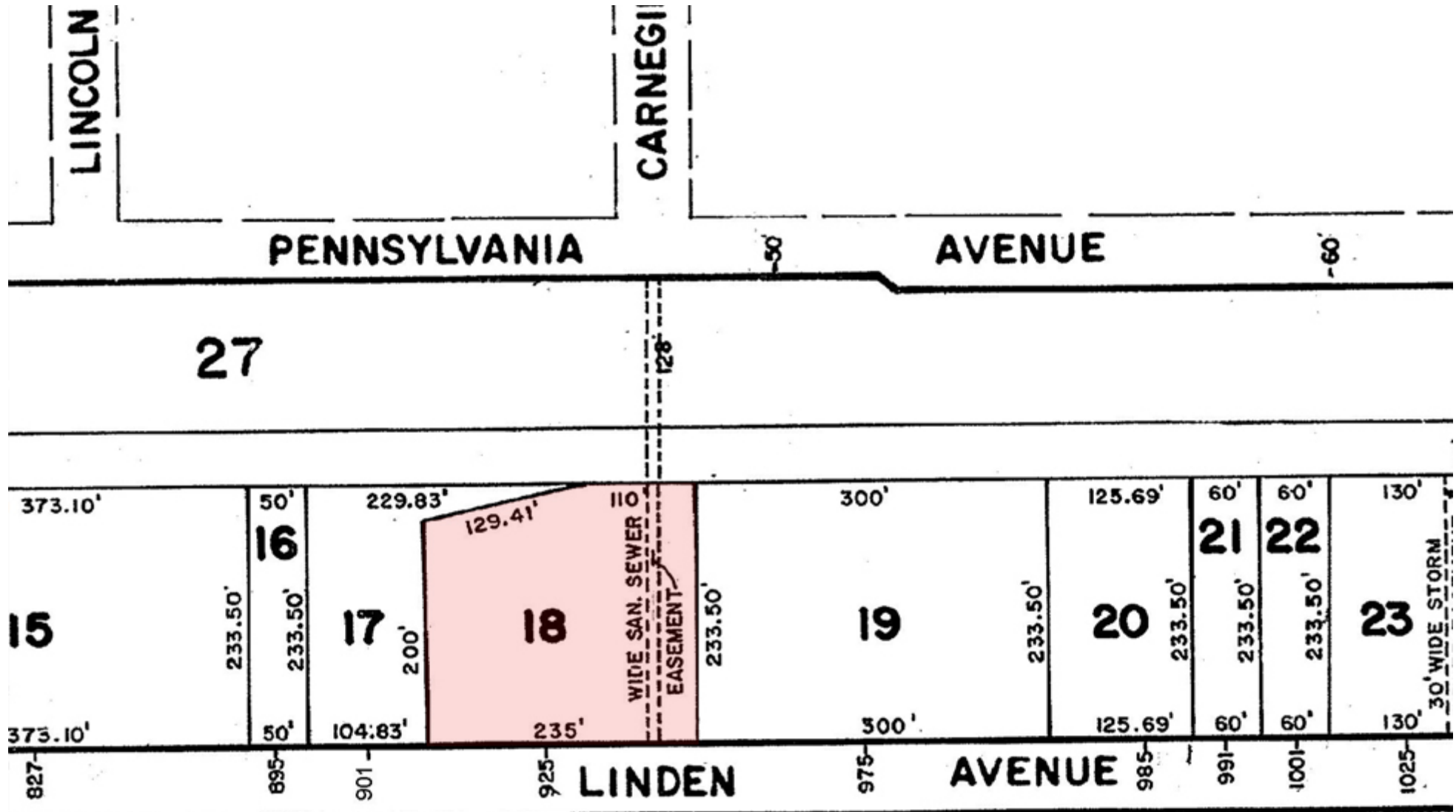
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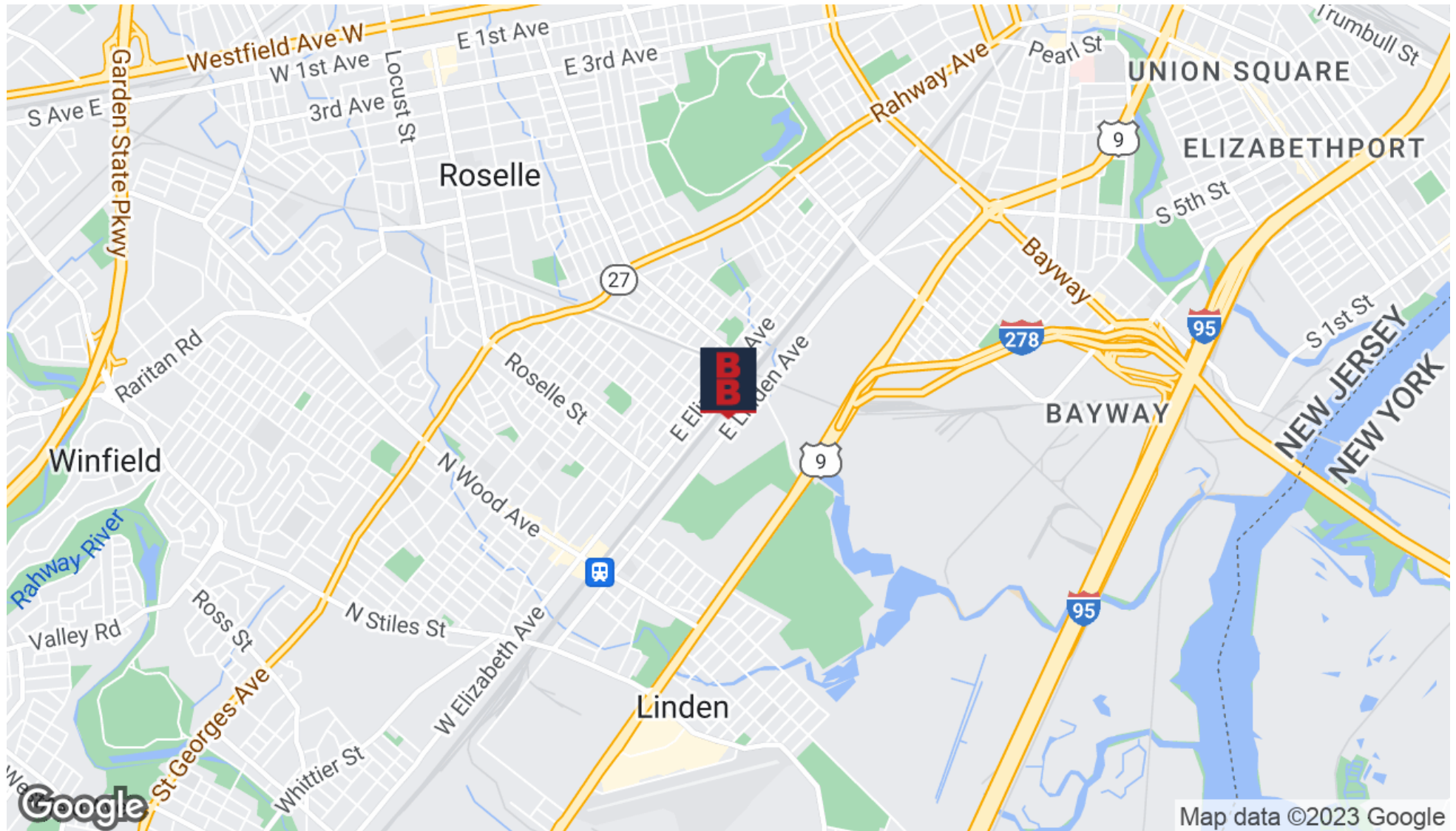
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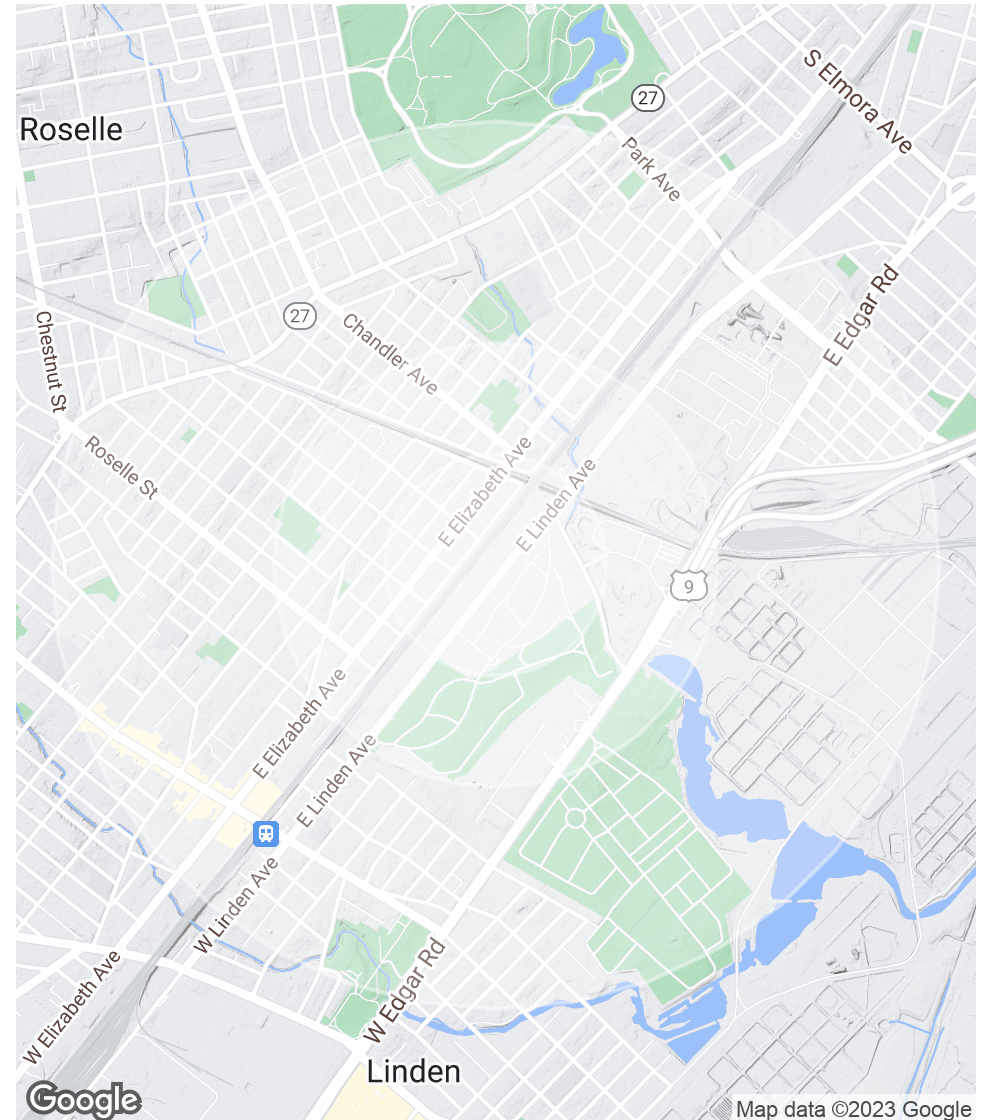
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	952	4,901	22,335
Average Age	33.6	39.2	41.3
Average Age (Male)	30.9	39.5	39.8
Average Age (Female)	33.8	36.2	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	278	1,716	8,712
# of Persons per HH	3.4	2.9	2.6
Average HH Income	\$86,002	\$76,489	\$69,492
Average House Value	\$281,847	\$257,042	\$248,619

* Demographic data derived from 2020 ACS - US Census



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