

1301 WEST ELIZABETH AVE. LINDEN, NJ



FOR SALE

SAM BREUER - GOLD HERITAGE REALTY

199 Lee Ave. #722

Brooklyn NY 11211

(347)452-0482

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138,550 SF WARHOUSE / 4.64 AC Site

- UNIT A 27,500 SF | 5 loading docks | 24' clear Hight
- UNIT B 37,000 SF | 3 loading docks | 24' clear Hight
- UNIT C 20,300 SF | 4 loading docks | 21' clear Hight
- UNIT D 7,500 SF | 2 loading docks | 21' clear Hight
- UNIT E1 22,600 SF | 4 loading docks / 1 drive in | 15' clear Hight
- UNIT E2 23,100 SF | 4 loading docks / 1 drive in | 15' clear Hight
- UNIT H 1,000 SF | 1 drive in | 15' clear Hight
- PARKING A 10,000 SF
- PARKING B 6,000 SF

- Unit A and unit B can be delivered vacant
- 15'-25' Clear Height
- Wet Sprinkler
- 3,000 Amp Power
- Light industrial zoning

| Unit | Expire | Rent | Increase | cam | Potential |
|-----------|------------|------------|----------|---------|---|
| A | 03/31/2025 | \$15582 | | | Market rent \$39,000 – unit can be delivered vacant |
| B | 11/30/27 | \$49,066 | 3% | \$6,000 | Unit can be delivered vacant |
| C | 12/31/2027 | \$30,978 | 3% | | |
| D | 06/30/28 | \$6,344 | 3% | | |
| E1 | 01/31/27 | \$24,205 | 3% | | |
| E2 | 04/30/26 | \$12,000 | \$200 | \$2871 | Market rent \$28,750 |
| H | 08/30/2028 | \$1,030 | 3% | | |
| PARKING A | 06/30/2025 | \$5,516.68 | 3% | | |
| PARKING B | 05/31/2025 | \$3,713 | 3% | | |







