

Specifications

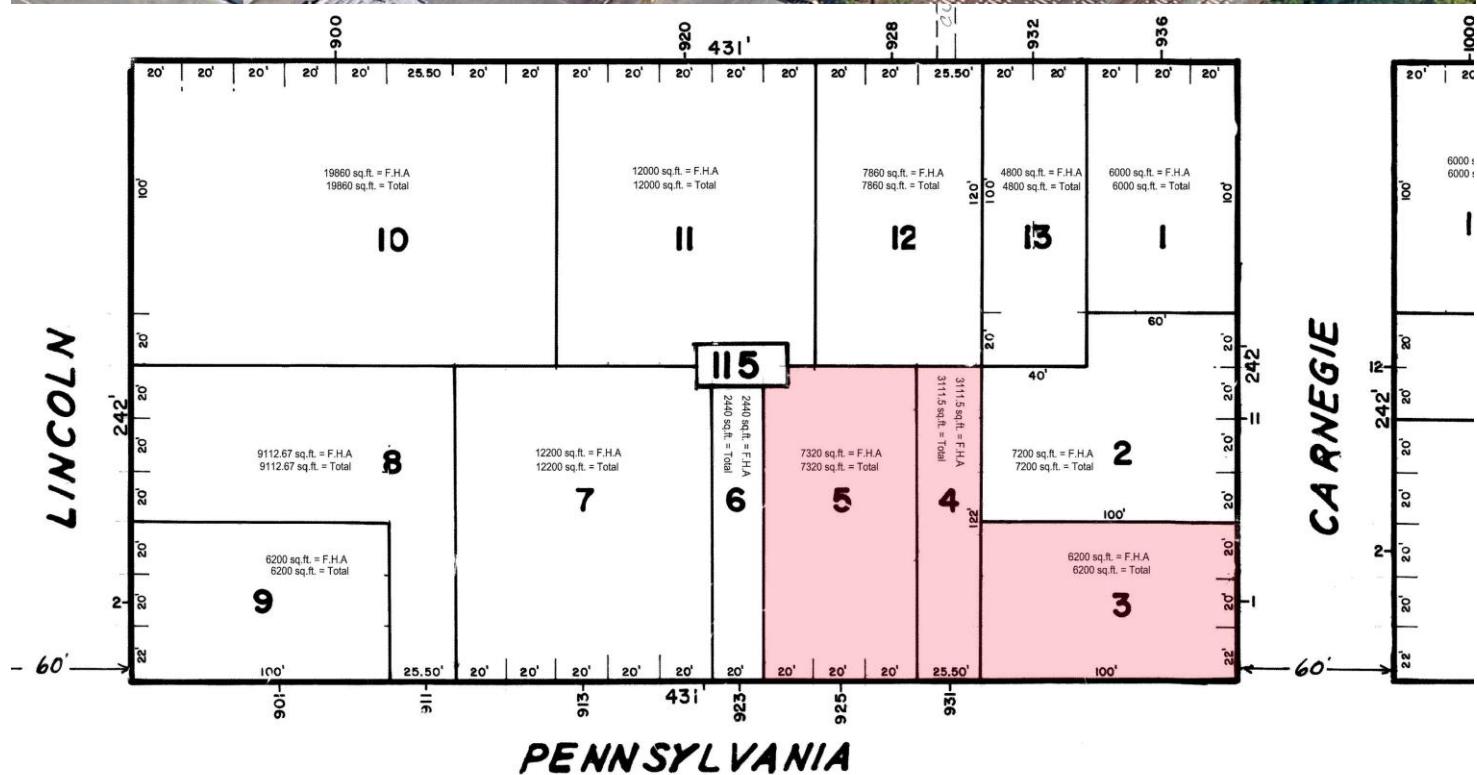
±5,000 SF	±1,000 SF
TOTAL BUILDING SIZE	OFFICE SPACE
L-I Light Industrial	17' Clear
ZONING	CEILING HEIGHT
±0.38 Acres	
Block 115, Lots 3-5	
LOT SIZE	
4 Oversize DI Doors	
LOADING	
\$21,166.31	
TAXES (2025)	
Fenced Yard for Parking and Storage	
Ideal Industrial Service Facility	
Excellent Connectivity to NJTPKE & Rt 1&9	
Close Proximity to Newark Airport &	
Port Newark/Elizabeth	
COMMENTS	

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

Christian Walsifer, CCIM, SIOR
Executive Senior Director
 973.379.6644 x 137
 cwalsifer@blauberg.com

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

FOR SALE | 1 CARNEGIE STREET | LINDEN, NJ



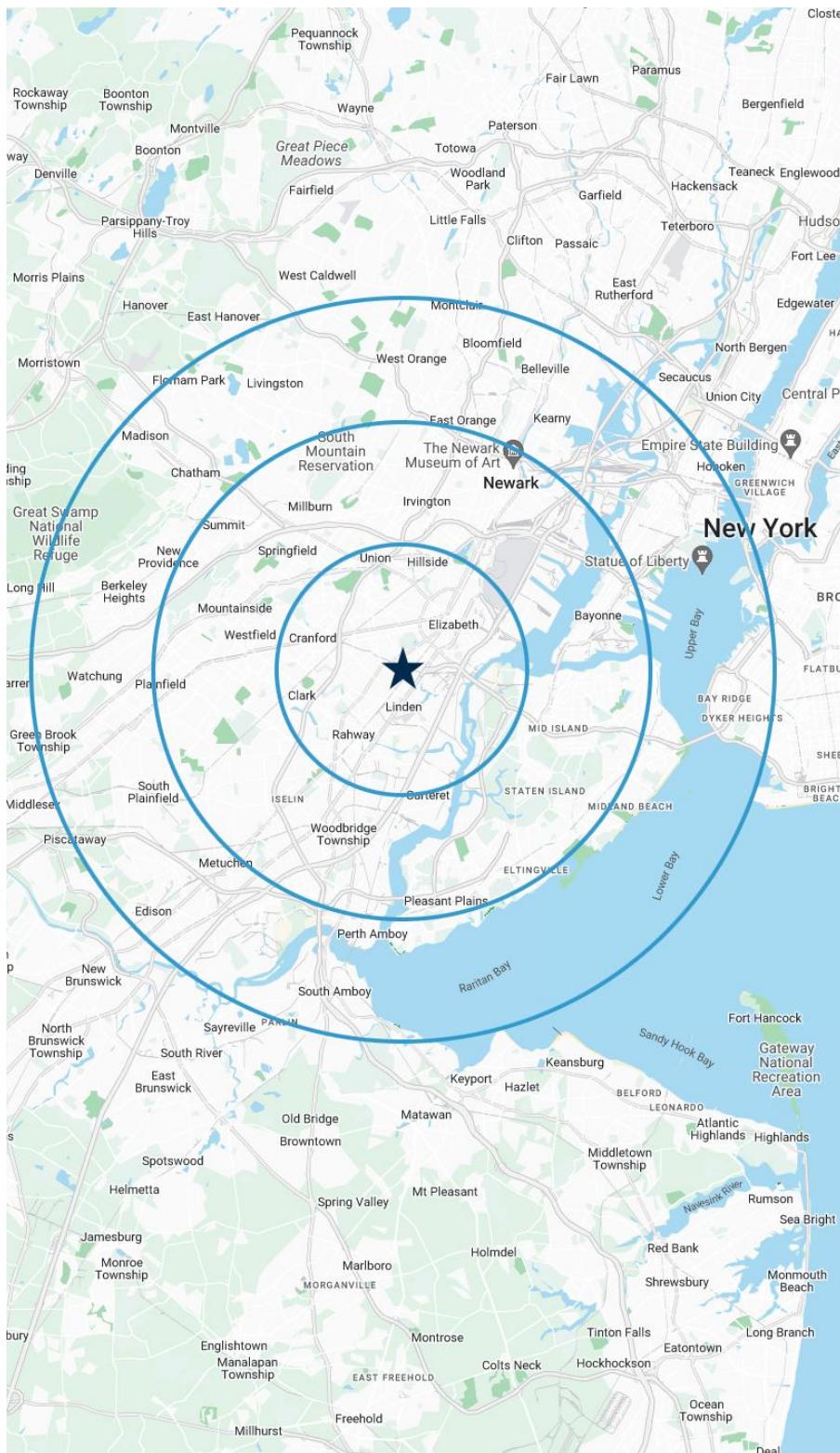
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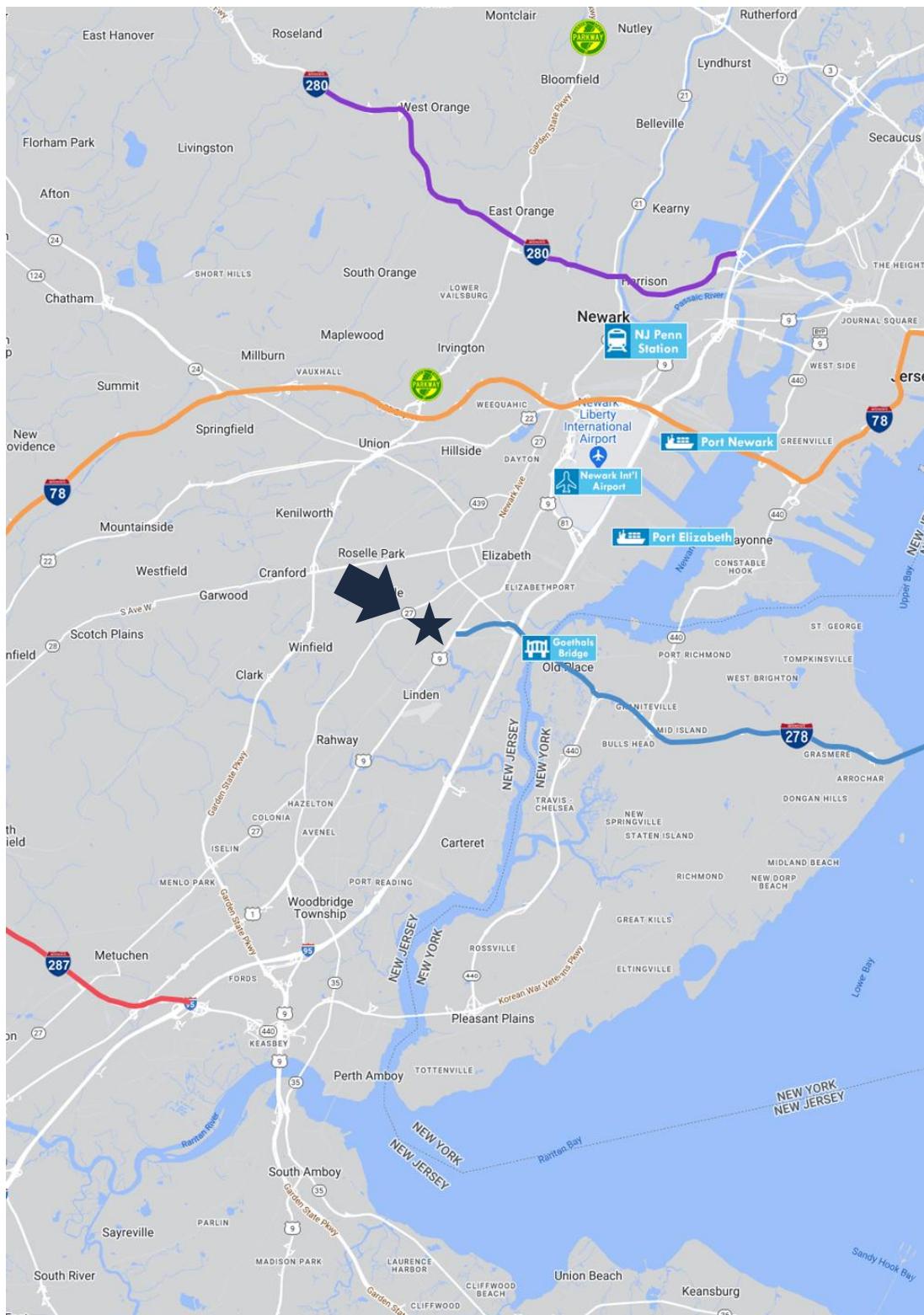
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ACCESSIBILITY

	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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