



**191,400 SF
FOR LEASE**

45

LINDEN AVE E

**IN-FILL, HIGH FLOW-THRU
DISTRIBUTION WAREHOUSE**

JERSEY CITY, NJ

CBRE

PROPERTY OVERVIEW



HIGHLIGHTS

- IN-FILL/FINAL-MILE LOCATION
- PROXIMITY TO MAJOR HIGHWAYS
- FAMILY-OWNED GENERATIONAL ASSET
- URBAN ENTERPRISE ZONE
- 5 BLOCKS TO THE DANFORTH LIGHT RAIL STATION

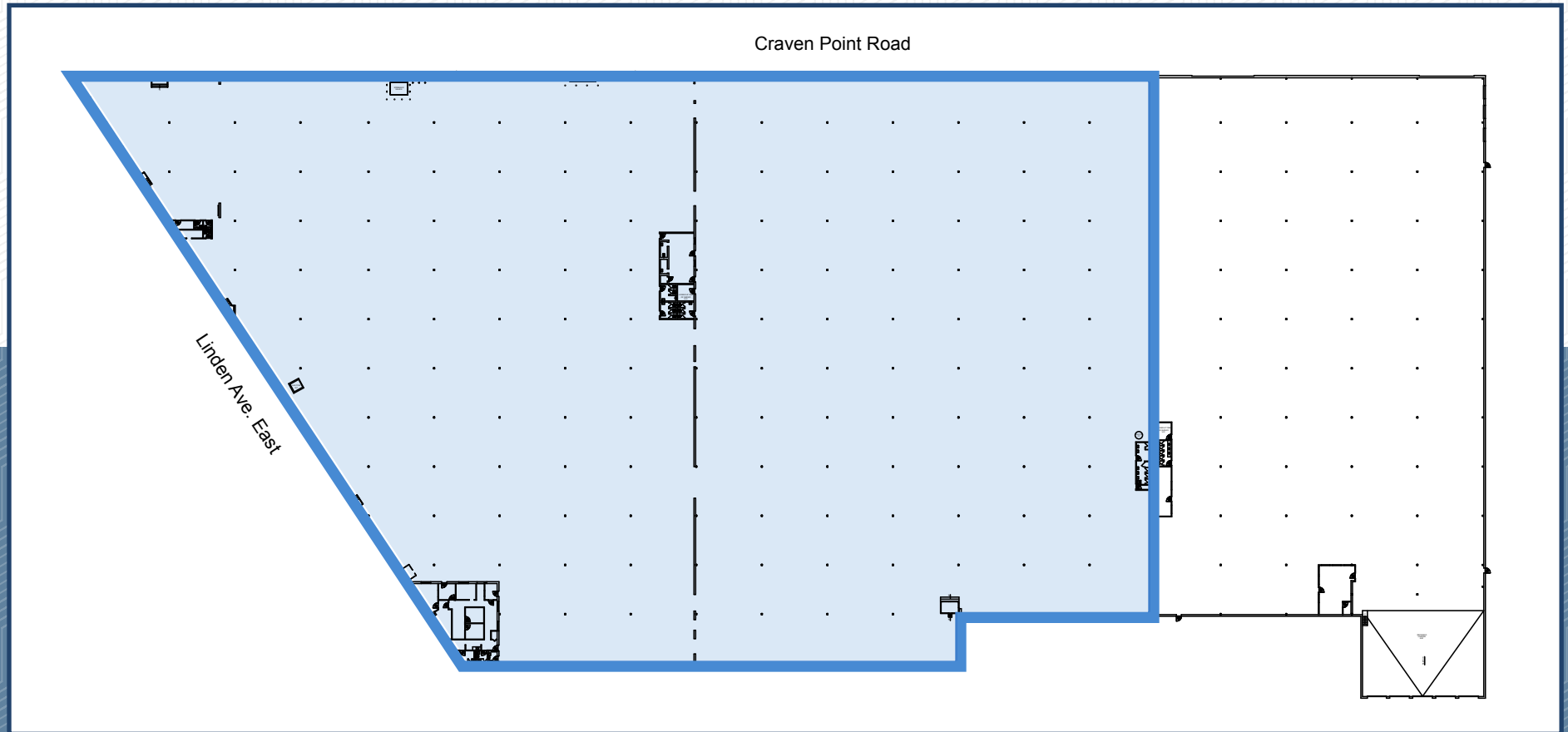
SPACE DETAILS

- SITE TOTAL: 9.86 ACRES
- TOTAL BUILDING SIZE: 261,725 SF
- AVAILABLE SPACE: 191,400 SF
- OFFICE SPACE: 1,500 SF
- TAXES: \$1.06/SF
- TRAILER PARKING: $\pm$ 50 STALLS
- CEILING: 20'
- COLUMN SPACING: 40' X 30'
- LOADING POSITIONS: 17 DOCK-HIGH DOORS
- DRIVE-INS: 14' X 14' / 2 GRADE LEVEL
- POWER: 1,600 AMPS, 277/480 VOLTS, 3P

FLOOR PLAN



First Floor



191,400 SF





[VISIT WEBSITE](#)

**191,400 SF
SPACE FOR LEASE**



45
LINDEN AVE E

JERSEY CITY, NJ

Stephen Shoemaker

Senior Vice President

+1 201 712 5669

stephen.shoemaker@cbre.com

Stephen D'Amato

Executive Vice President

+1 201 712 5616

stephen.damato@cbre.com

Mike Poppleton

Associate

+1 315 396 2474

mike.poppleton@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.