

Industrial Warehouse For Sale or Lease

611 Commerce Rd, Linden, NJ 07036



PROPERTY DESCRIPTION

- Close to 1 & 9, I-78, NJ Turnpike, Staten Island via Gothels Bridge
- Near Port Newark & Port Elizabeth
- Close to Newark Liberty Airport

PROPERTY HIGHLIGHTS

- **2 Tailboard Loading Docks**
- **2 Drive in Loading Docks**
- **13' to 24" Ceiling Height**
- **Wet Sprinkler**
- **Single or Multi Tenant**
- **CAM Charges & Tax @ \$ 3.50 SF**

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	13,000 - 23,000 SF
Lot Size:	39,039 SF
Building Size:	23,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	333	1,367	7,433
Total Population	930	3,545	20,337
Average HH Income	\$112,921	\$108,528	\$103,451

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