

12 | SHERMAN STREET



For Lease

4,600 SF INDUSTRIAL BUILDING | LINDEN, NJ

Jordan Metz
Senior Vice President
973.493.0385
jmetz3@me.com

Benito Abbate
Senior Associate
908.655.8331
ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001
james@metzindustrial.com



Bussel
Realty

Metz
Industrial Team

Contact Us

Exclusive Brokers:

Jordan Metz
Senior Vice President
973.493.0385
jmetz3@me.com

Benito Abbate
Senior Associate
908.655.8331
ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001
james@metzindustrial.com



Metz
Industrial Team



This document has been prepared by Bussel Realty Corp. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s). © 2021. All rights reserved.

Property Highlights

4,600 SF Industrial Building For Lease

- Ground Floor: 2,600 SF Heated Warehouse
- Second Floor: 2,000 SF of Newly Renovated Office Space
- Driveway: 600 SF
- Ceiling Height in Warehouse: 14' Clear
- Side Yard
- One Large Overhead Drive-in Door

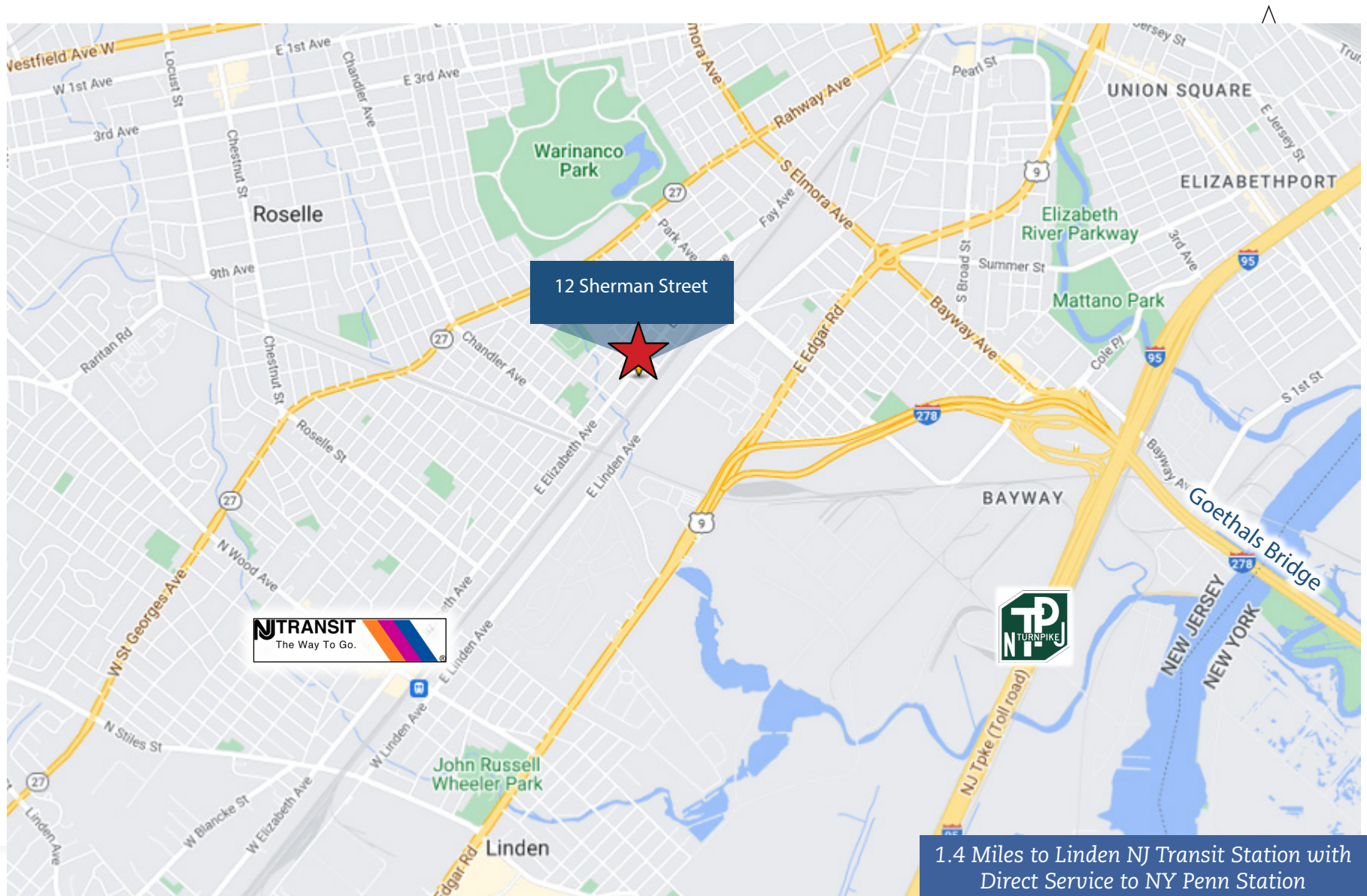
Location

- Near Route 1-9 and Exit 13 of the New Jersey Turnpike
- Great Access to Goethals Bridge to Staten Island and Brooklyn, New York
- Less Than 2 Miles to Newark Liberty Airport & Port Newark/Elizabeth
- Proximate to I-78
- 15 Miles to Holland Tunnel to Downtown Manhattan
- 1.4 Miles to New Jersey Train Transit Station with Direct Service to New York Penn Station in Midtown

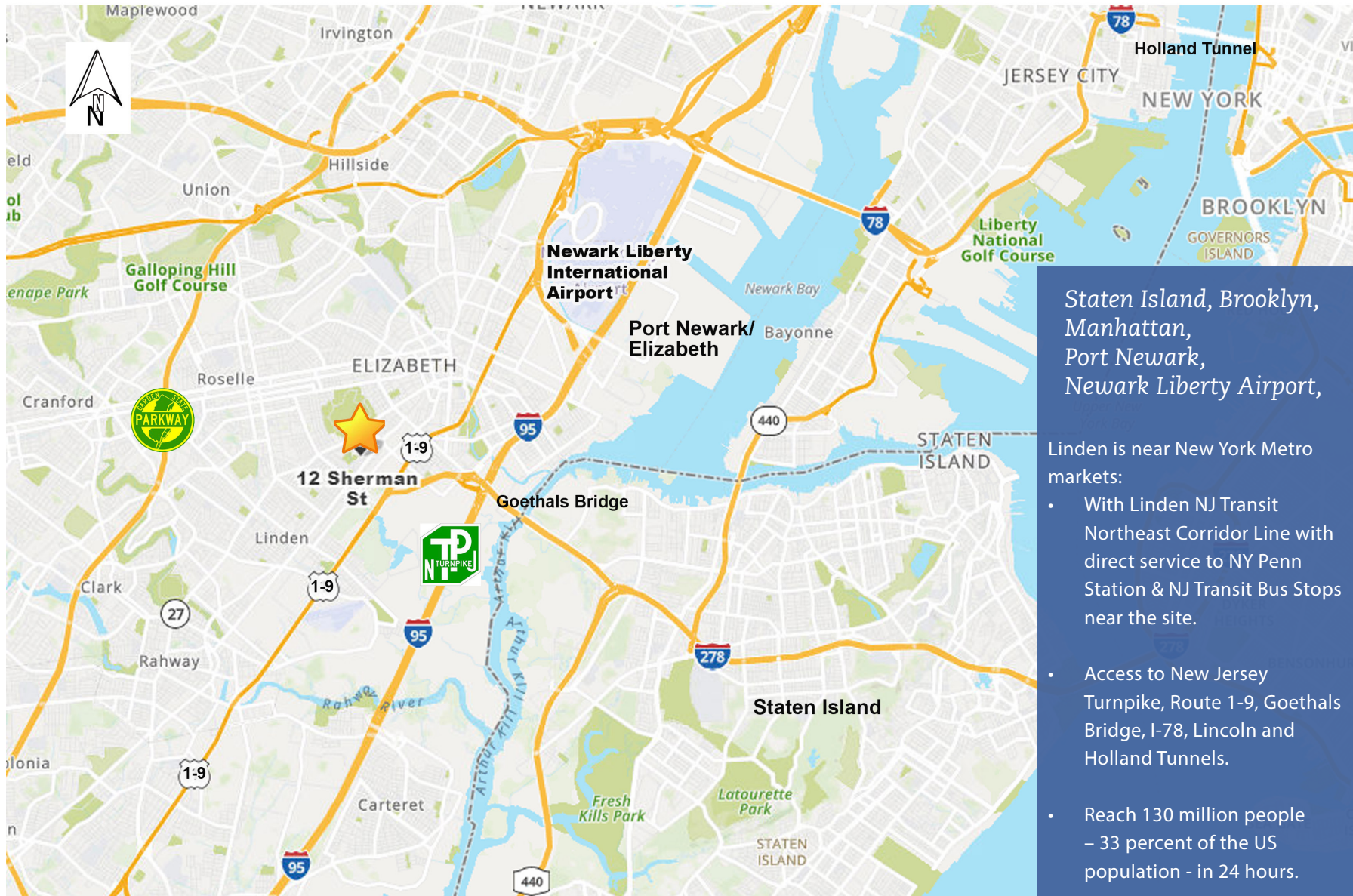
Interior



Near NJ Transit Rail Station



At the Crossroads of...



Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Linden is near New York Metro markets:

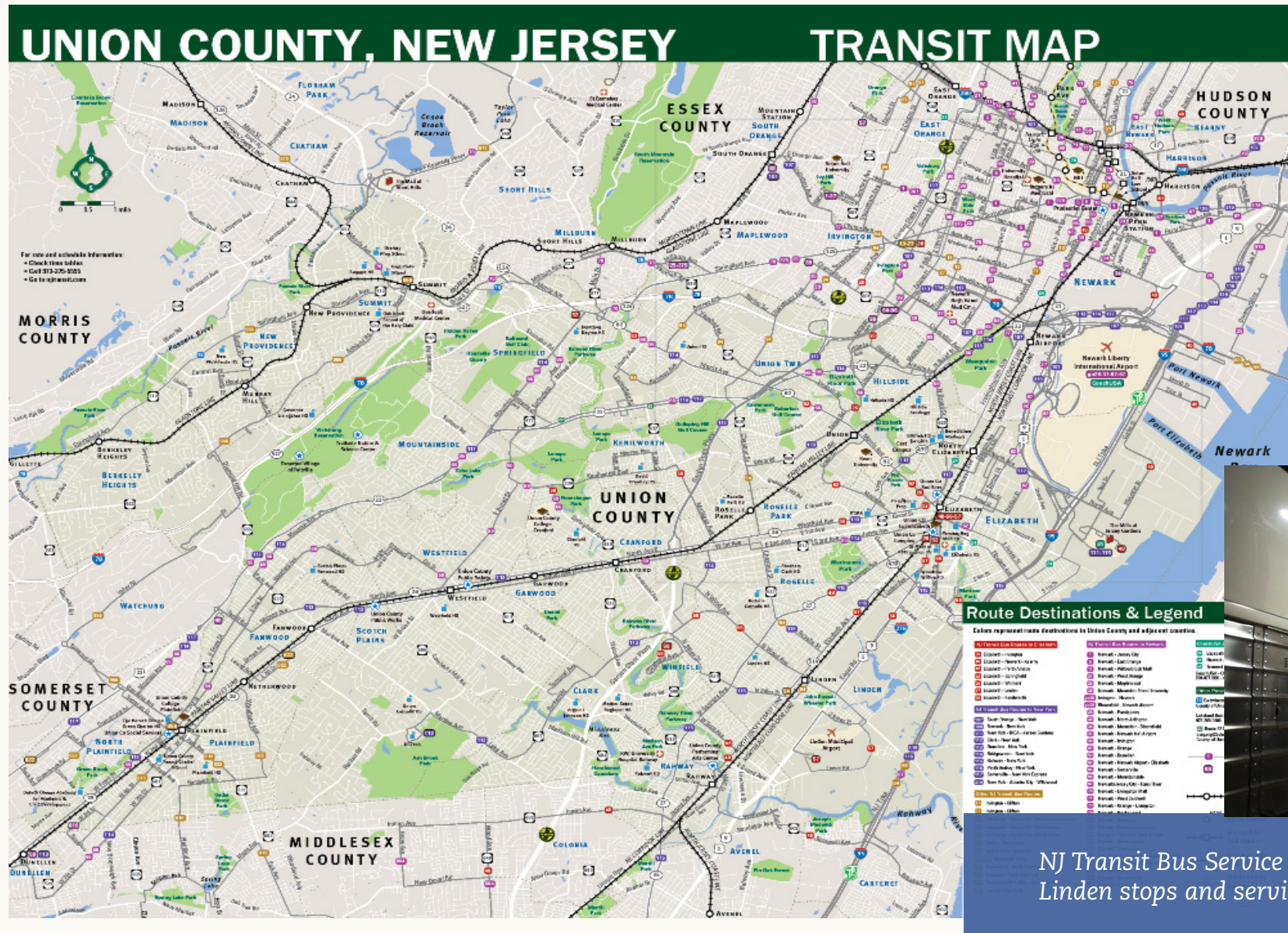
- With Linden NJ Transit Northeast Corridor Line with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Holland Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

NJ Transit Northeast Corridor Line



1.4 Miles to Linden NJ Transit
Station | 5 Stops to NY Penn Station

NJ Transit Bus Stop



NJ Transit Bus Service offers multiple Linden stops and service to NYC

Demographic Highlights



Household Income

- With a 2020 population of 42,297, Linden is the 20th largest city in New Jersey and the 918th largest city in the United States.
- Median household income grew from \$66,538 to \$68,870, a 3.5% increase.
- Linden's median annual income of \$68,870 is more than the median annual income of \$61,937 across the entire United States.



Business Environment

- The east side of Linden is located along the Arthur Kill, a navigable strait and an important role in bulk cargo transportation in the Port of New York and New Jersey.
- Linden is home to the Bayway Refinery, a Phillips 66 refining facility that helps supply petroleum-based products to the New York/New Jersey area.
- Linden, together with Rahway, is home to Merck & Co., one of the world's leading pharmaceutical companies.



Located in UEZ Zone

New Jersey's Urban Enterprise Zone (UEZ) Program, enacted in 1983, is an Affiliate of the Department of Community Affairs. The Program's charter is to foster an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment.

QUALIFICATIONS

To participate in the UEZ Program, a business must:

- Register with the State of NJ
- Be Located within a designated UEZ
- Be in tax compliance with the State of NJ

BUSINESS CERTIFICATION SYSTEM

Certification Applications are entered online using the UEZ Business Certification System, accessible through NJ Premier Business Services. Links to instructions, sample forms, worksheets, and helpful information are available on the UEZ Website:

<http://www.nj.gov/dca/affiliates/uez/index.shtml>

JOB CREATION AND LOCAL HIRING REQUIREMENTS

UEZ businesses are expected to help increase employment in the zone. Within the first three years in the Program, at least 25% of newly-hired employees must meet one or more of the following criteria:

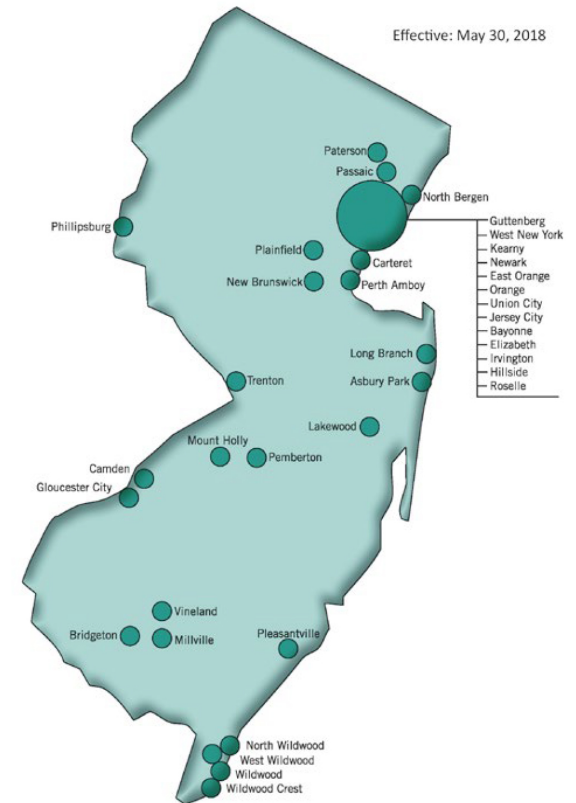
- Residents of any municipality with a UEZ
- NJ residents unemployed for at least six months prior to being hired
- Recipients of New Jersey public assistance programs for at least six months prior to being hired
- Determined to be low-income individuals pursuant to the Workforce Investment Act of 1998

BENEFITS TO BUSINESSES

- Reduced Retail Sales Tax – currently 3.3125%
- Tax Free Purchases on certain items such as capital equipment, facility expansions, upgrades, and certain personal property
- Financial Assistance from agencies such as NJEDA
- Subsidized unemployment insurance costs for employees earning less than \$4,500 / quarter
- Energy Sales Tax Exemption for qualified manufacturing firms with at least 250 full-time employees, http://www.njeda.com/clean_energy phone: 866-534-7789
- Tax Credit Options:
 - » Up to \$1,500 for new permanent full-time employees hired, OR;
 - » Up to 8% Corporate Business Tax credit on qualified investments
- <http://www.nj.gov/dca/affiliates/uez/publications/>



URBAN ENTERPRISE ZONES



www.nj.gov/dca/affiliates/uez

12 | SHERMAN
STREET

For more information please contact:

Jordan Metz
Senior Vice President
973.493.0385
jmetz3@me.com

Benito Abbate
Senior Associate
908.655.8331
ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001
james@metzindustrial.com



Bussel
Realty

Metz
Industrial Team

This document has been prepared by Bussel Realty Corp. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).

© 2021. All rights reserved.