

# ±17,700 SF IOS SITE CROSS-DOCK WAREHOUSE AND MAINTENANCE FACILITY FOR LEASE

1401 EAST LINDEN AVENUE, LINDEN, NEW JERSEY

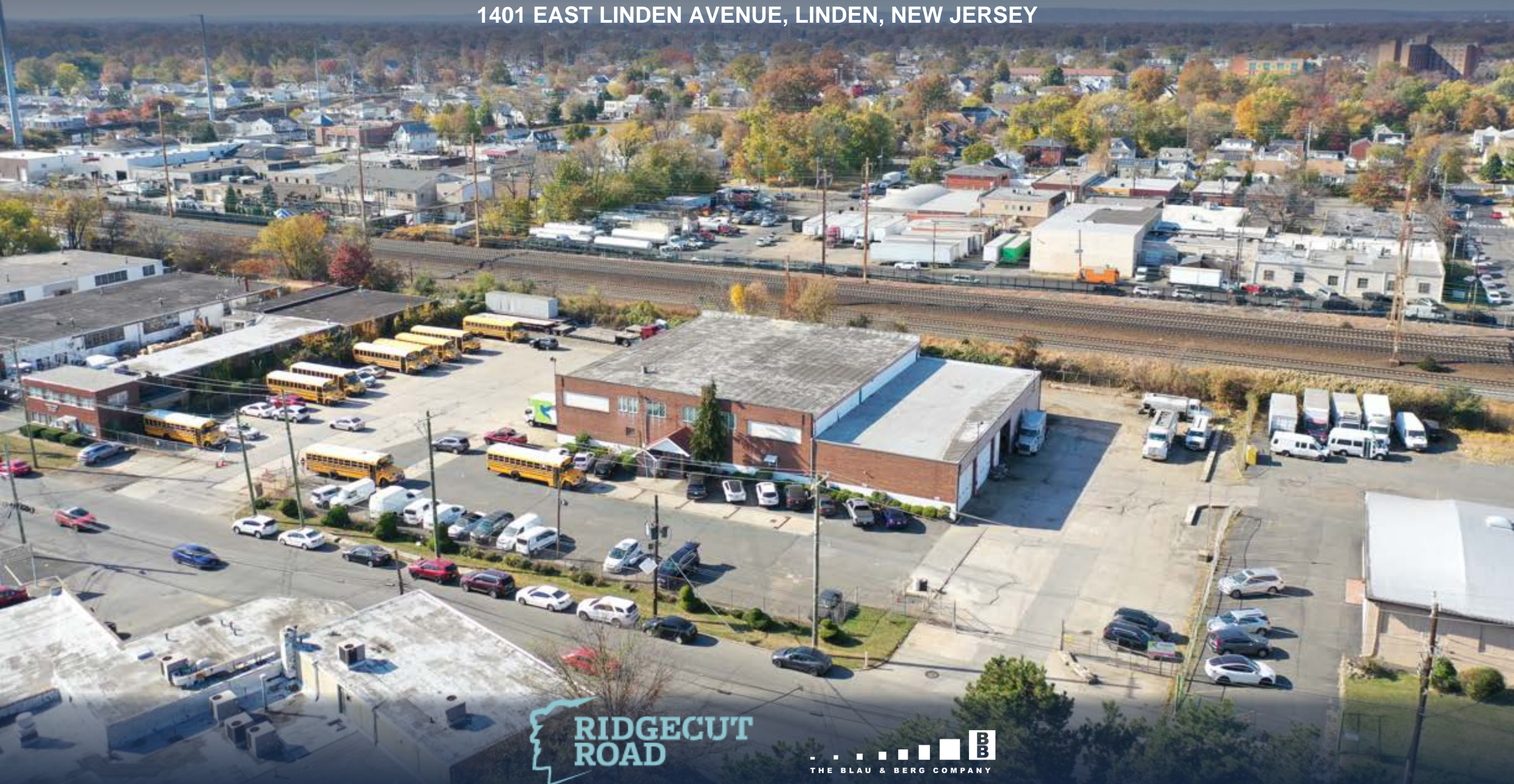


TABLE OF CONTENTS

03

EXECUTIVE  
SUMMARY

04

HIGHLIGHTS

08

ACCESSIBILITY

09

LOCATION  
OVERVIEW

11

PORT MARKET  
ANALYSIS

13

DEMOGRAPHICS





ADDRESS	
1401 East Linden Avenue, Linden, NJ	
Industrial Outdoor Storage (IOS) Site	
PROPERTY FEATURES	
<b>Acreage:</b>	±1.7 AC
<b>SF:</b>	±17,700 SF
<b>OFFICE:</b>	±1,500 SF
<b>Taxes:</b>	\$35,628.04
Accessibility	
US Hwy 1&9	0.7 Miles
Newark Liberty International Airport	4.6 Miles
Elizabeth Port	4 Miles
Newark Port	5.3 Miles
Goethals Bridge	2.6 Miles
Train Station	Walking distance



±1.7 AC	9 Exterior 5 Interior	Ceiling Heights ±11,950 SF @ 18' ±5,745 SF @ 14'
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# AT A GLANCE



WALKING DISTANCE  
TO TRAIN



FENCED  
CONCRETE &  
ASPHALT LOT



9 EXTERIOR DOCKS  
5 INTERIOR DOCKS



±17,696 SF ON  
±1.7 AC



EXCELLENT  
HIGHWAY  
CONNECTIVITY  
NEAR PORT



CEILING HEIGHT  
±11,950 AT 18'  
±5,745 SF AT 14'





# RENDERING



# RENDERING





**1401 EAST LINDEN AVE  
LINDEN, NEW JERSEY**

**LINCOLN  
TUNNEL**  
**17.5 Miles**

**HOLLAND  
TUNNEL**  
**14.5 Miles**

**NEWARK LIBERTY  
INTERNATIONAL  
AIRPORT**  
**4.6 Miles**

**PORT NEWARK  
CONTAINER  
TERMINAL**  
**8.3 Miles**

**GCT BAYONNE  
TERMINAL**  
**12.2 Miles**

**APM  
TERMINAL**

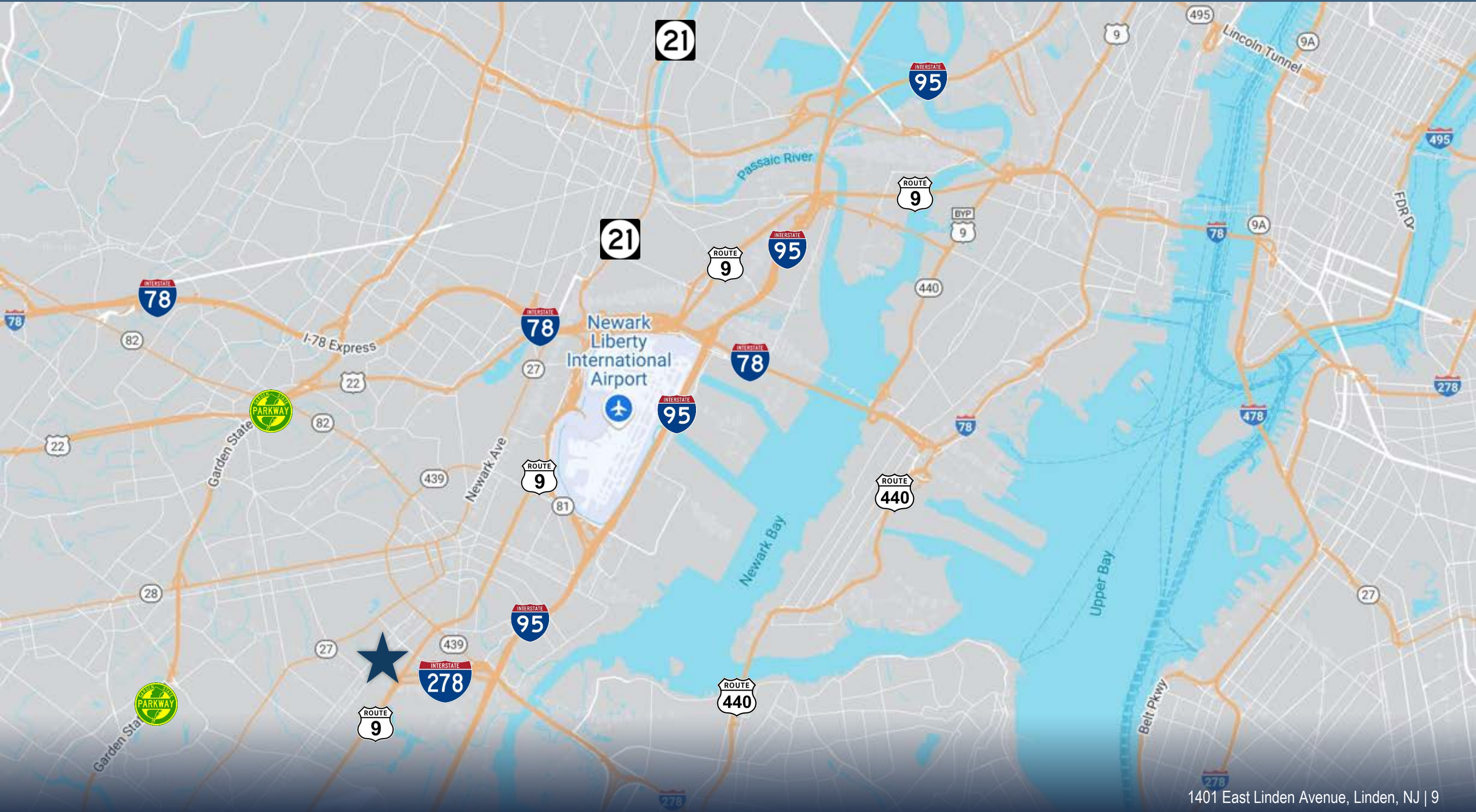
**MAHER  
TERMINAL**

**BAYONNE  
BRIDGE**  
**8.1 Miles**

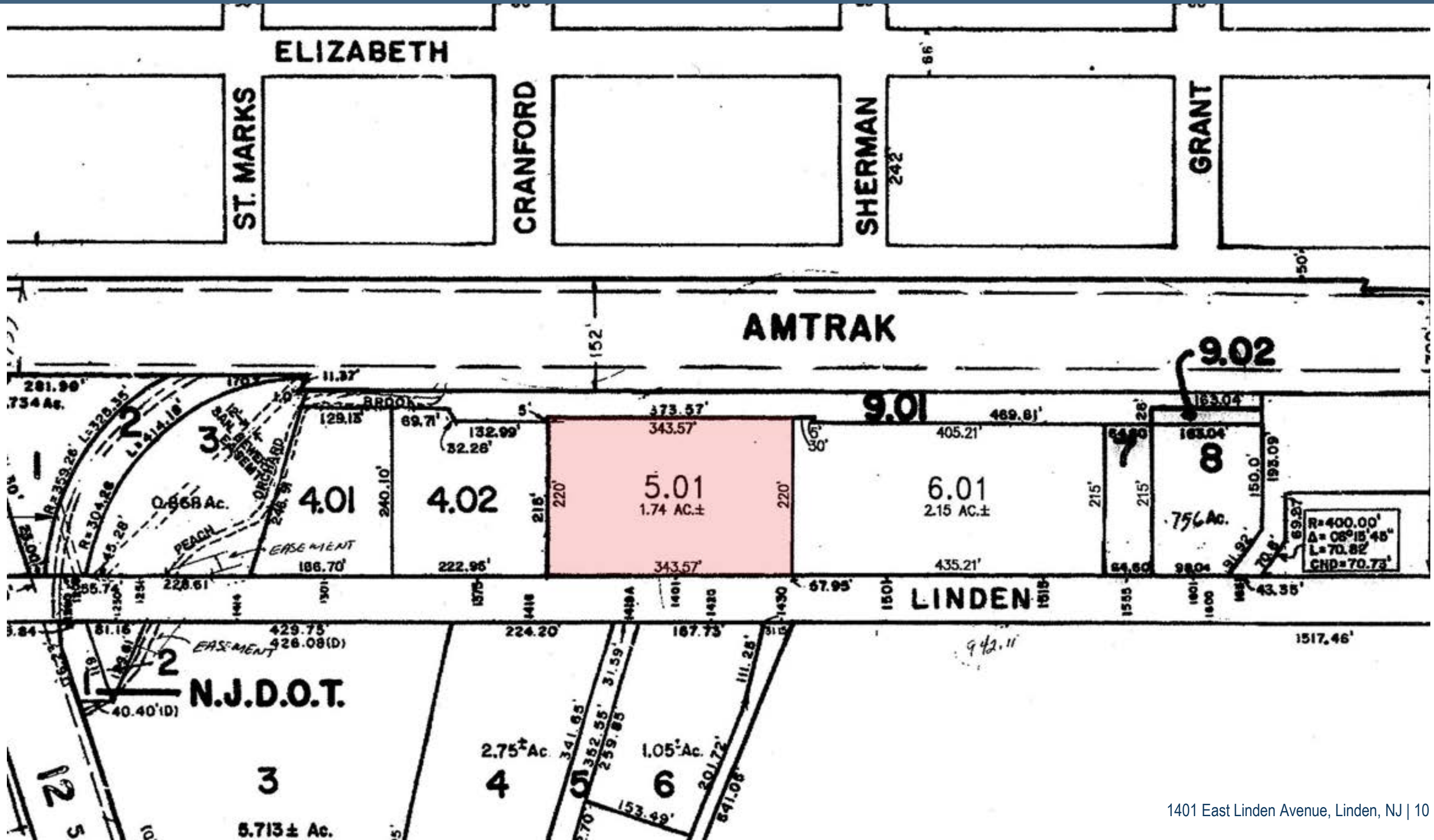
**GOETHALS  
BRIDGE**  
**2.6 Miles**



# ROAD MAP

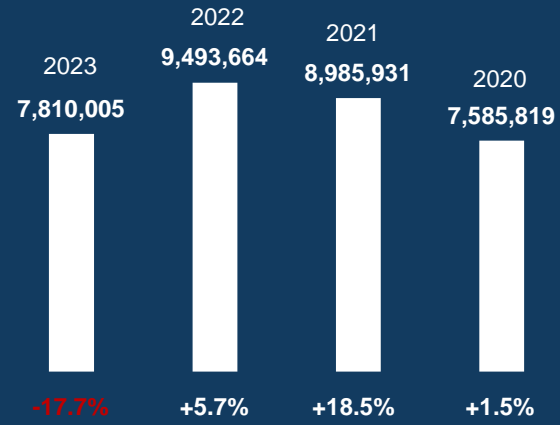


# TAX MAP



### Cargo Volumes

2024 YTD: 5.8M TEUS  
(Thru August)



### Market Share

2023, by TEU Volume



### Roads

2024 YTD: 5.16M TEUS (Thru July)



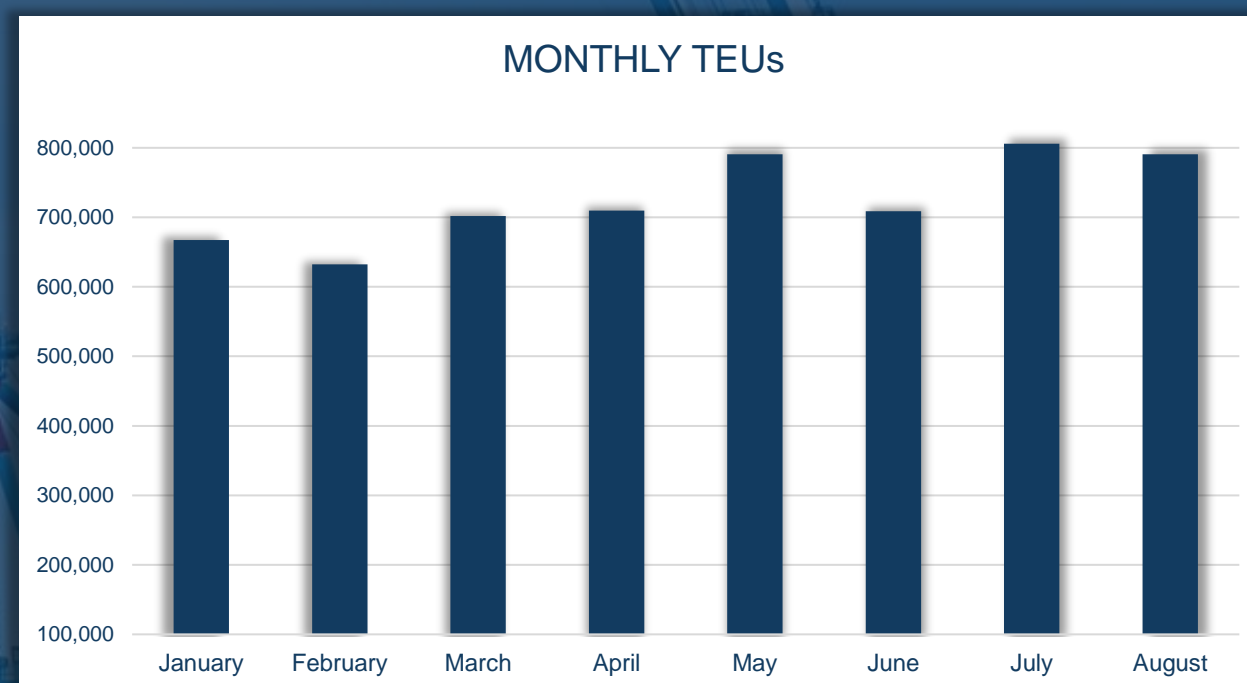
Direct I-95 North & South,  
I-78 East & West.  
Access To The Most Concentrated  
Consumer Market In The U.S.

### Rail



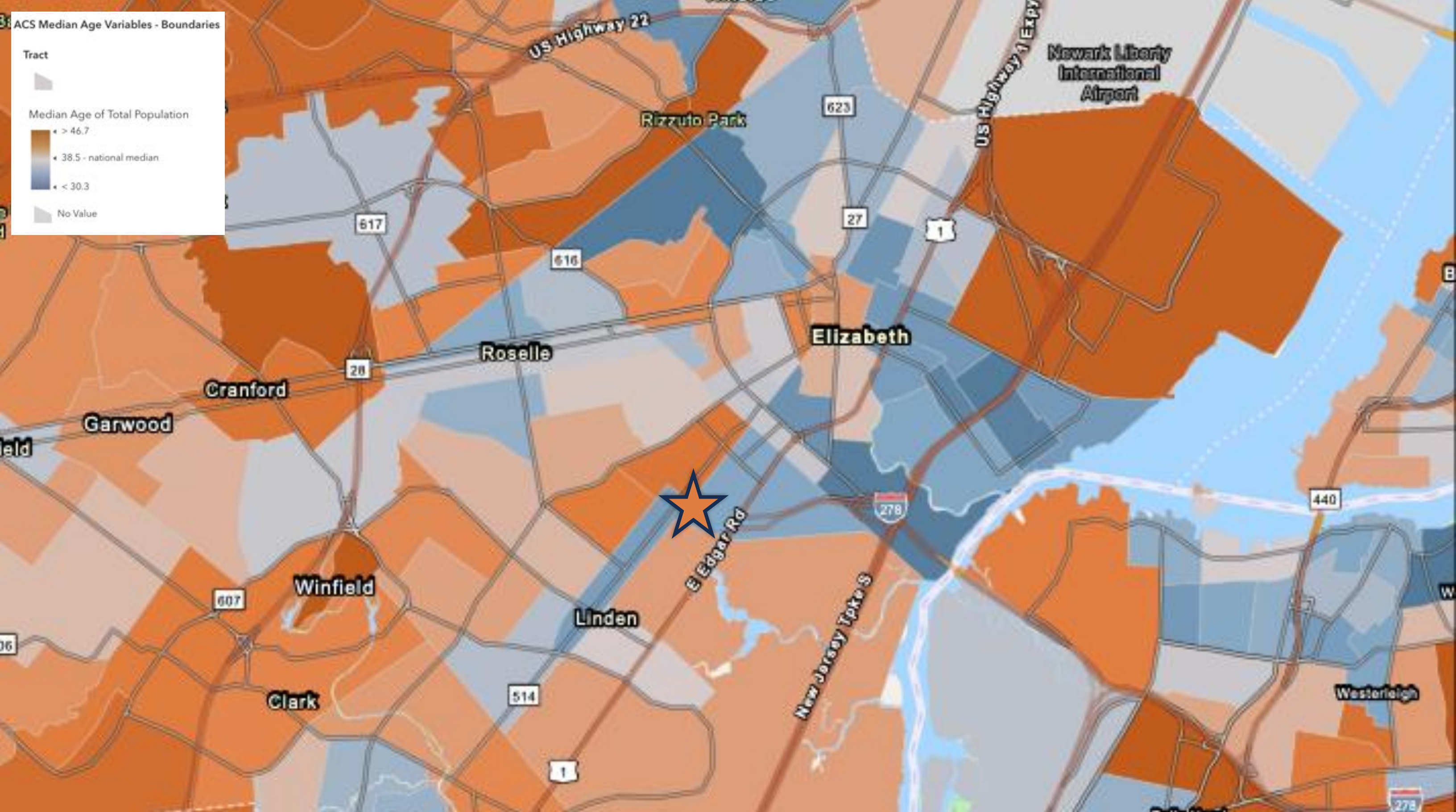
Expressrail,  
CSX & Norfolk Southern  
Increased Connectivity Between Ports





Year-to-Date (YTD)	Import TEUs		Export TEUs		Total TEUs		Total	Rail Lifts
	Loads	Empties	Loads	Empties	Loads	Empties		
YTD Aug 2024	2,975,954	17,442	912,367	1,901,796	3,888,321	1,919,238	5,807,559	435,061
YTD Aug 2023	2,618,556	13,622	857,552	1,638,833	3,476,108	1,652,455	5,128,563	418,214
% Change	13.6%	28.0%	6.4%	16.0%	11.9%	16.1%	13.2%	4.0%

# DEMOGRAPHICS



# FOR MORE INFORMATION

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