

1401 | SOUTH PARK AVENUE



For Lease

±54,000 SF WAREHOUSE SPACE & ±1.0 AC PARKING / IOS | LINDEN, NJ

Jordan Metz
Senior Vice President
973.493.0385
jordan@metzindustrial.com

Benito Abbate
Senior Associate
908.655.8331
ben@metzindustrial.com

James Friel
Sales Associate
908.305.9001
james@metzindustrial.com



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



54,000 SF Industrial Warehouse with direct access to I-95, Route 1-9 & I-278.

Within 10 Miles of NJ/NY Ports & 4.5 Miles to Newark Liberty Airport

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 therefrom. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s). © 2021. All rights reserved.

PORT OF NEWARK
ELIZABETH

GOETHALS BRIDGE



Property Highlights

54,000 SF Total Building
3,500 SF Office
1.0 AC Trailer Parking & IOS
Light Industrial Zoning
Taxes: \$1.76 PSF

17' Clear Height
2,000+ Amps, 3 Phase Power
Wet Sprinkler
4 Tailboards & 1 Drive-in Door

Access to Route 1-9, I-278 & I-95
2.0 Miles to Goethals Bridge
4.5 Miles to Newark Liberty Airport
8 Miles to Port Elizabeth / Newark

Parking / IOS Space



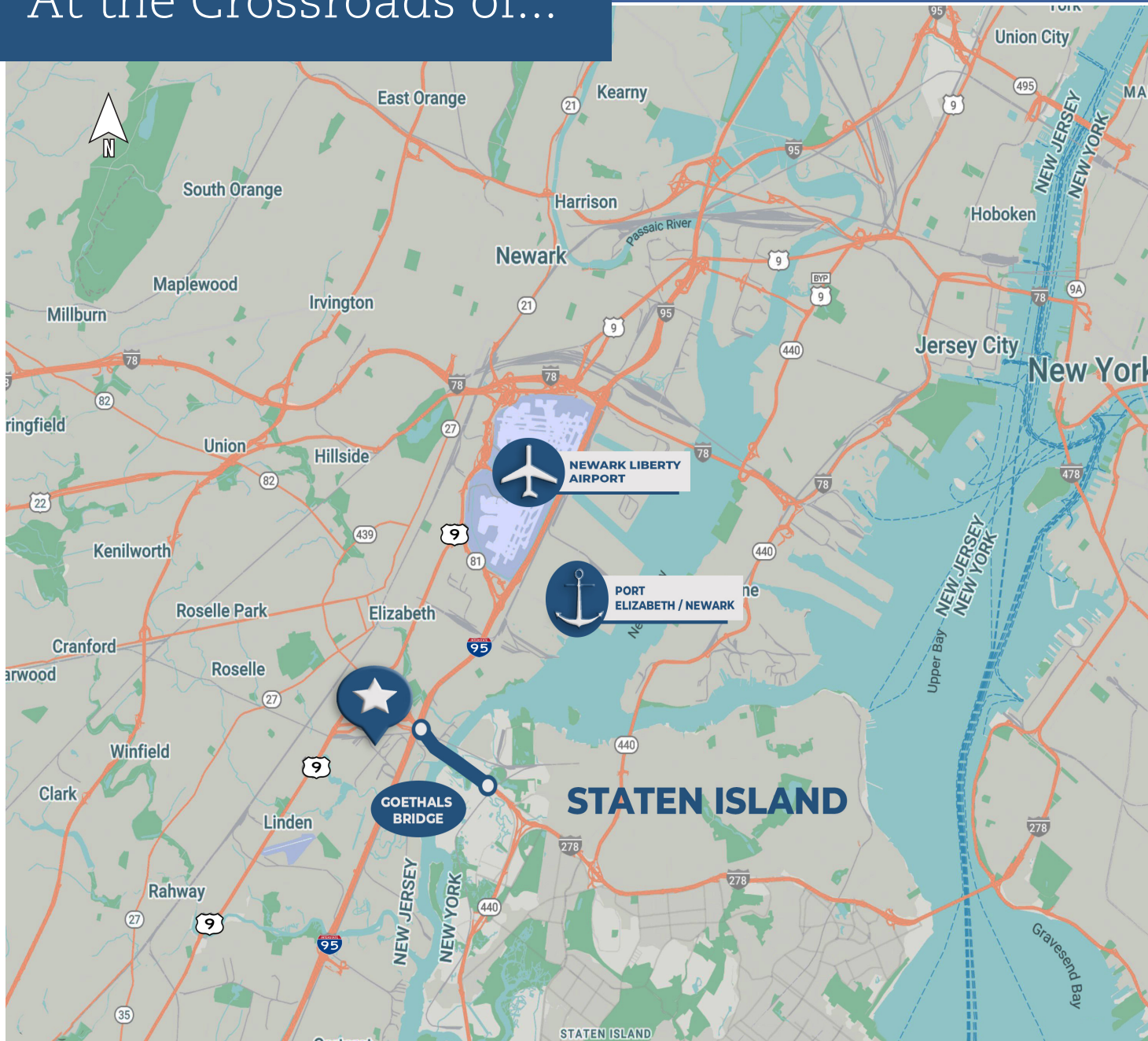
Warehouse Space



Additional Photos



At the Crossroads of...



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

Linden is near New York Metro markets:

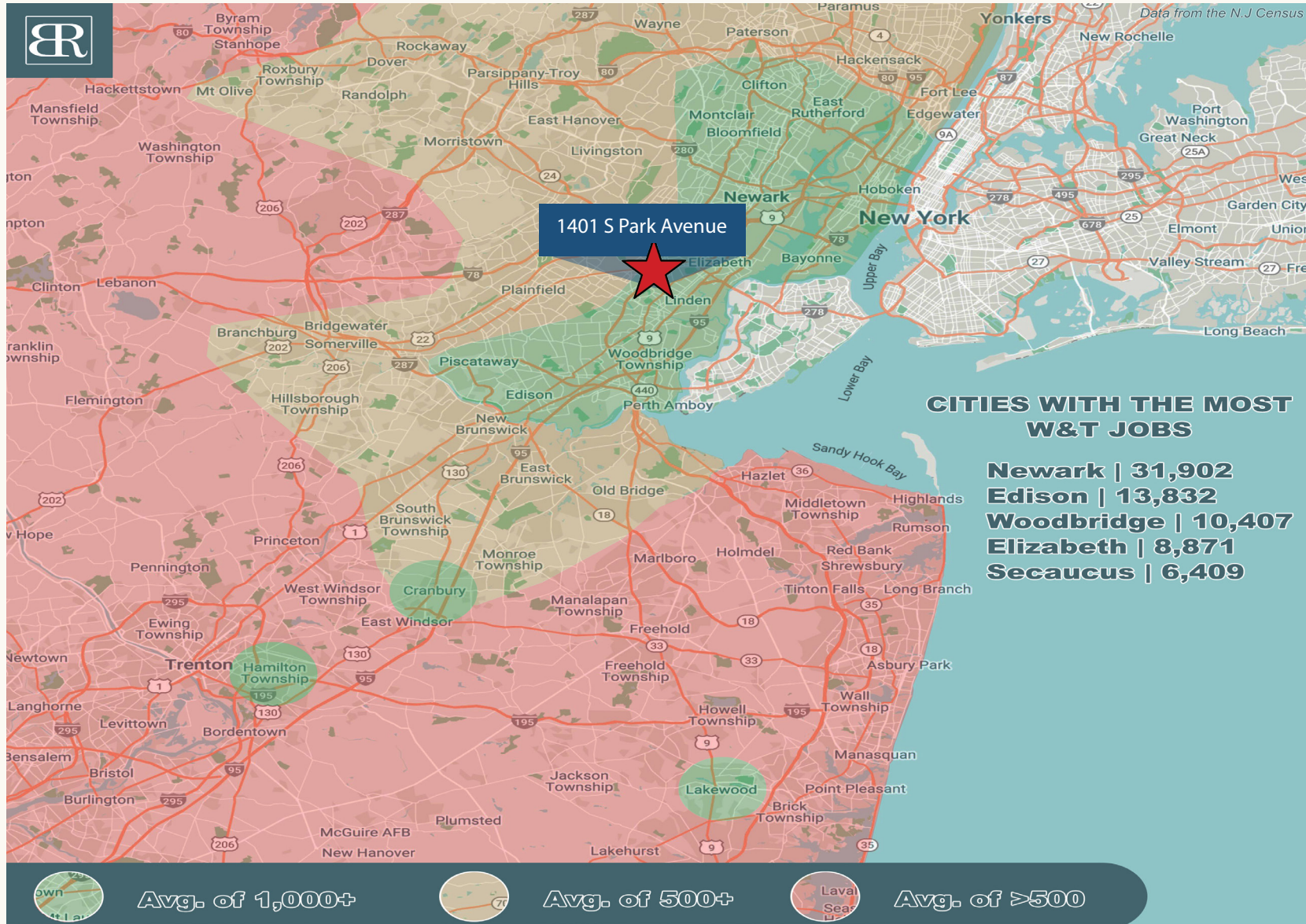
- With Linden NJ Transit Northeast Corridor Line with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Holland Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

NJ Transit Northeast Corridor Line



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

Labor Demographics



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.



1401 | SOUTH PARK AVENUE

For more information please contact:

Jordan Metz
Senior Vice President
973.493.0385
jordan@metzindustrial.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.