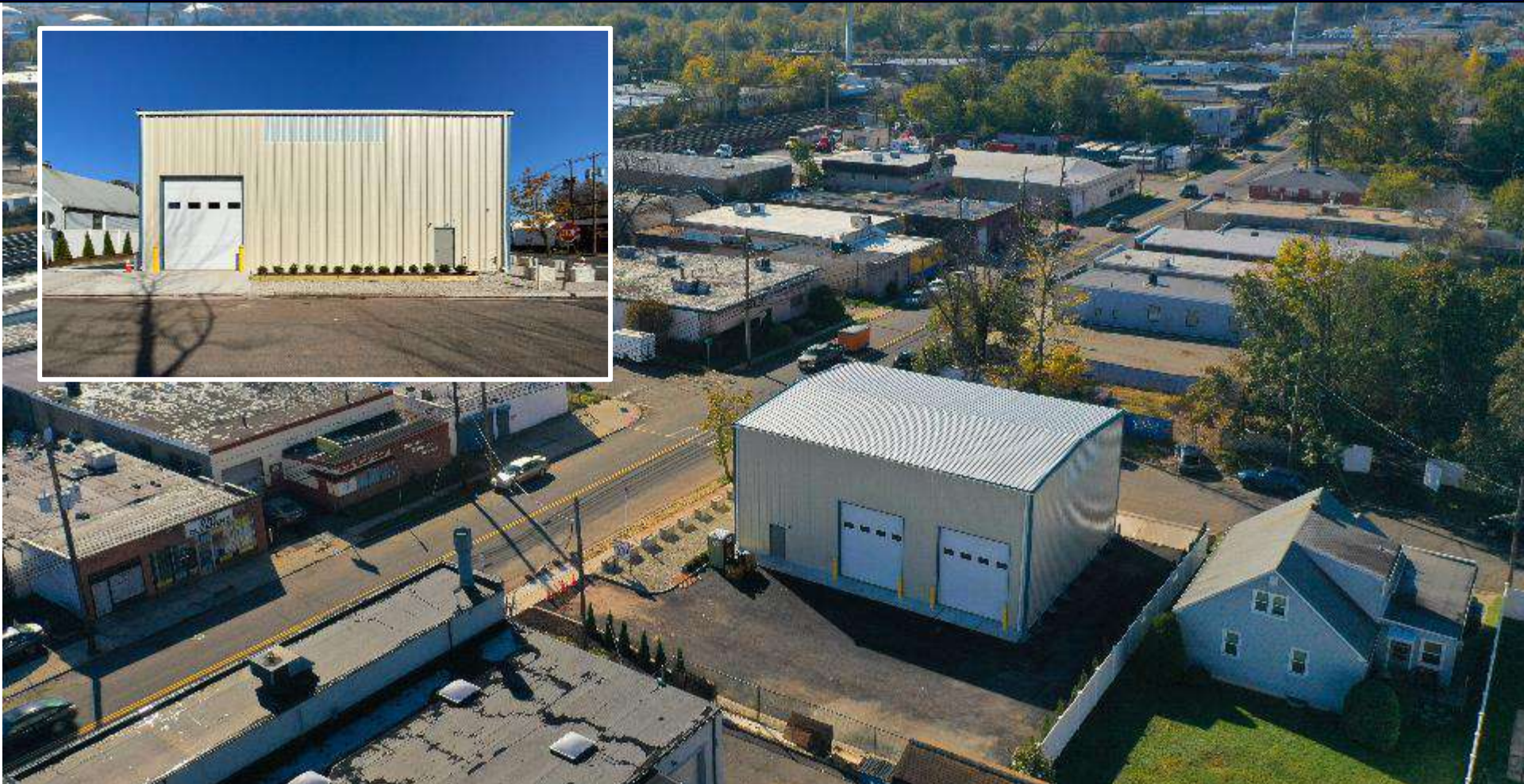


# 3,050 SF Industrial Building For Lease

## 104 Sherman Street, Linden, NJ



*For Additional Information Contact Exclusive Brokers:*

**Jordan Metz, Senior Vice President | 973.493.0385 | [jmetz3@me.com](mailto:jmetz3@me.com)**

**Eric Koons, Sales Associate | 908.410.7152 | [koonsindustrial@gmail.com](mailto:koonsindustrial@gmail.com)**

**Busse Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | [busse.com](http://busse.com)**

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy is made by the Company. Subject to error, omission or withdrawal without notice.



# 3,050 SF Industrial Building For Lease

104 Sherman Street, Linden, NJ

## PROPERTY DETAILS

- Brand New, Free Standing Unit
- Ideal Corner Location
- Perfect for Drive Through
- 25' Clear Ceilings
- 3 Overhead Drive-In Doors
- 6 Car Parking with Plenty of Off-Street Parking
- 200 Amp / 3 Phase Power
- LED Lighting
- Gas Heaters
- Bathrooms / Small Office
- Great for Fulfillment, Contractors, Food Distribution, Warehousing, Construction, Trucking Companies, FBA (Fulfillment by Amazon) & Light Manufacturing

## LOCATION

- Close To Routes 1 & 9, I-78, NJ Turnpike, Staten Island via Goethals Bridge & Port Newark/Elizabeth
- Minutes from NJ Turnpike, Newark Liberty Airport and Port Newark/Elizabeth





# 104 Sherman Street, Linden, NJ Location Map

