

12 | SHERMAN STREET



For Sale or Lease

4,600 SF INDUSTRIAL BUILDING | LINDEN, NJ

Jordan Metz
Senior Vice President
973.493.0385
jmetz3@me.com

Eric Koons
Vice President
908.410.7152
ekoons@bussel.com

Benito Abbate
Sales Associate
908.655.8331
bfa.industrial@gmail.com



Metz
Industrial Team

Contact Us

Exclusive Brokers:

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Property Highlights

4,600 SF Industrial Building For Sale or 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

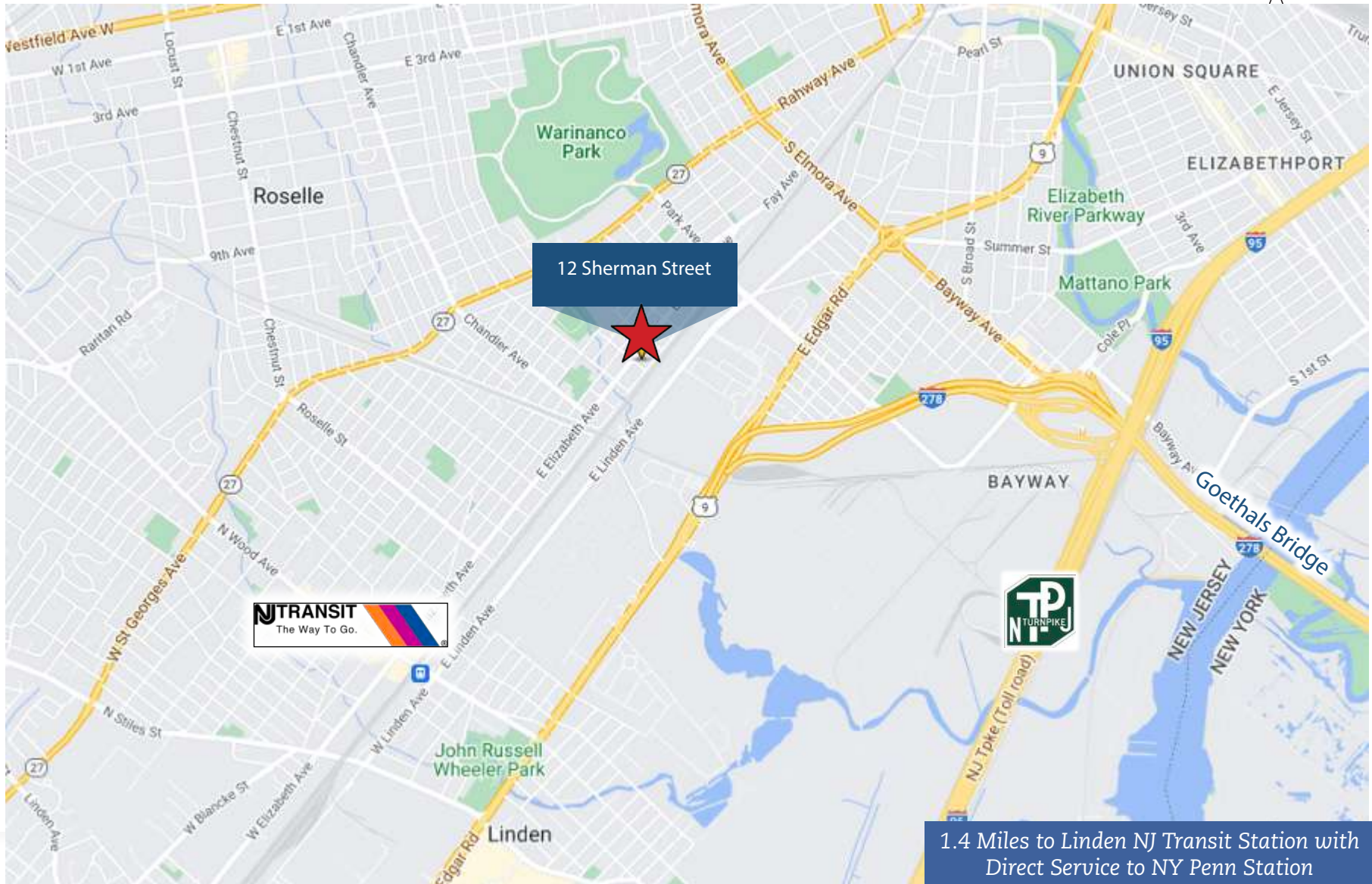
Location

- 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

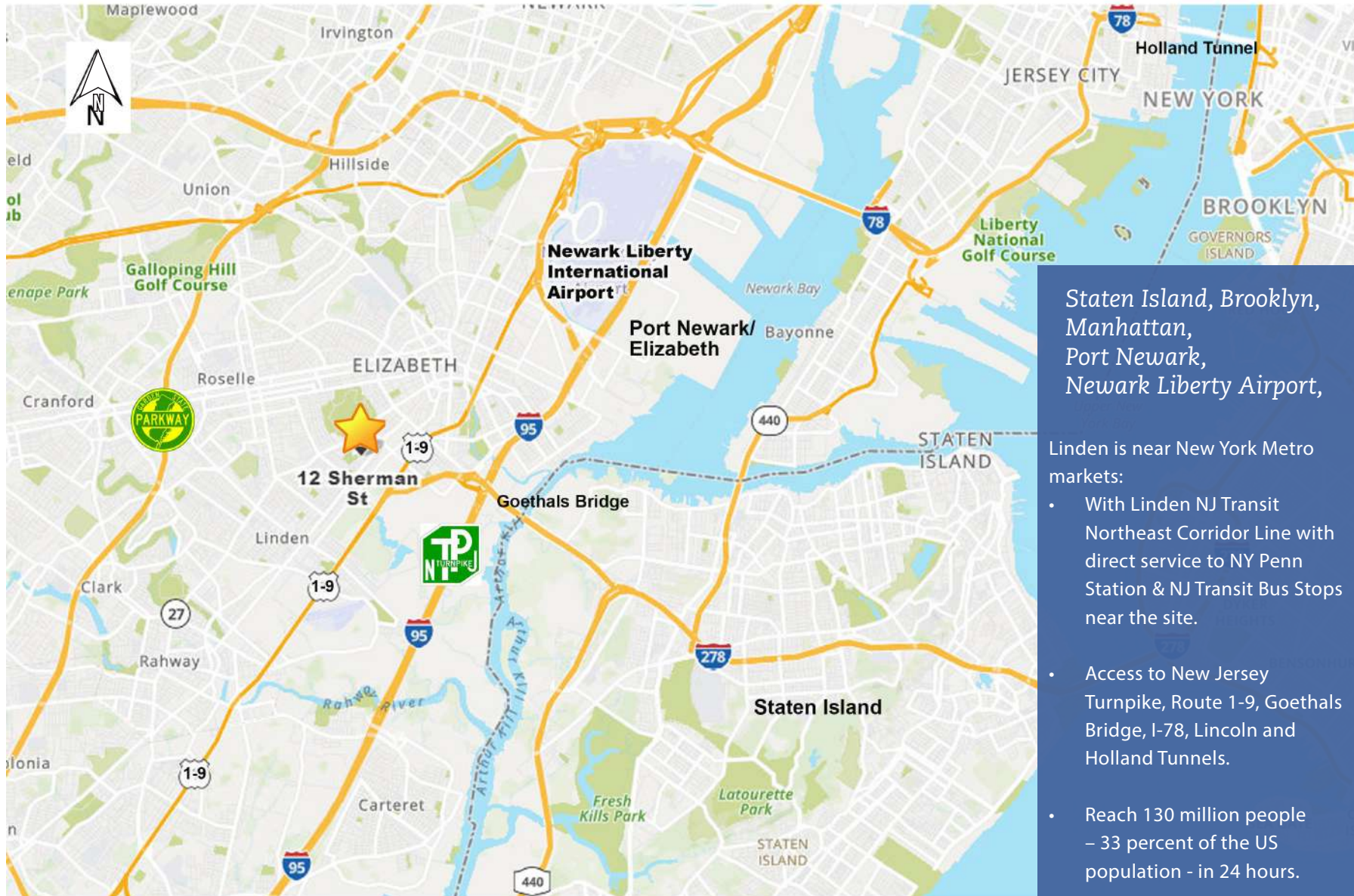
Interior



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:

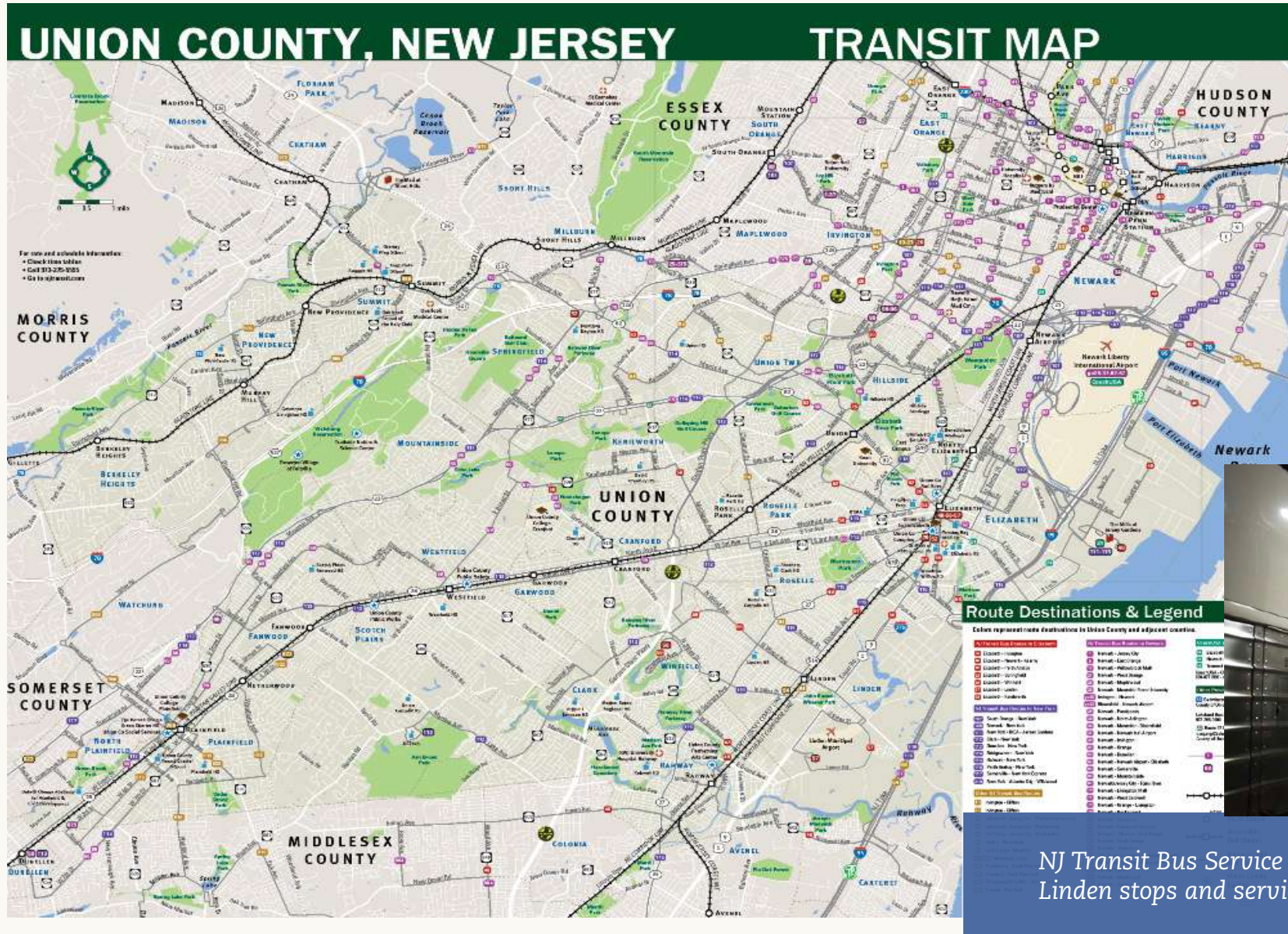
- With Linden NJ Transit Northeast Corridor Line with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Holland Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

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.





New Development

- Linden Station Apartments will offer 234 units, consisting of studio, one- and two-bedroom residences.
- Completed projects are a 175-unit development on Wood Avenue in Linden.
- Others to break ground are the 145-unit second phase of the project, known as Meridia Lifestyles II, in Linden.

- Linden Logistics Center is a 4.1 million-square-foot industrial park in Linden, located south of Newark.
- Blue Sapphire Self Storage units opened in nearby Rahway in January 2021.



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