

1301 | W. ELIZABETH AVENUE



For Lease

20,000 SF WAREHOUSE SPACE IN THE HEART OF LINDEN, NJ

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Metz
Industrial Team

Contact Us

Exclusive Brokers:

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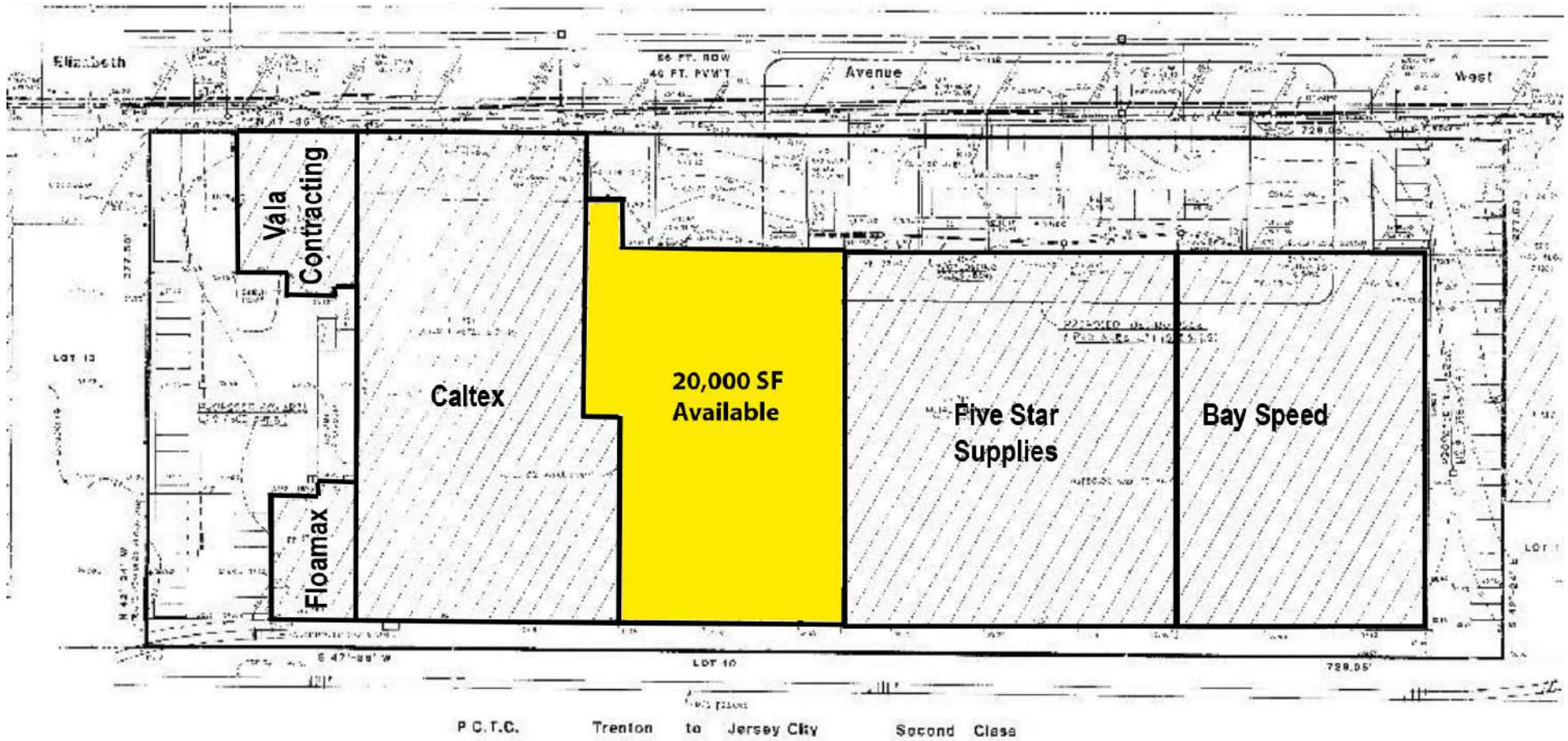
Property Highlights



20,000 SF Warehouse Space in the Heart of Linden, NJ

- 2 Units Coming Available Totaling 20,000 SF
- 4 Loading Docks
- 18' - 22' Ceiling Heights
- Office Space
- Direct access to Route 1-9 and 27
- Half mile to New Jersey Turnpike and Goethals Bridge to Staten Island and Brooklyn
- In close proximity to Garden State Parkway, Newark Liberty Airport & Port Newark/Elizabeth
- Within 10 minutes to over 10 million SF of newly developed warehousing
- Under 1 mile to NJ Transit Station Northeast Corridor Line to Penn Station New York

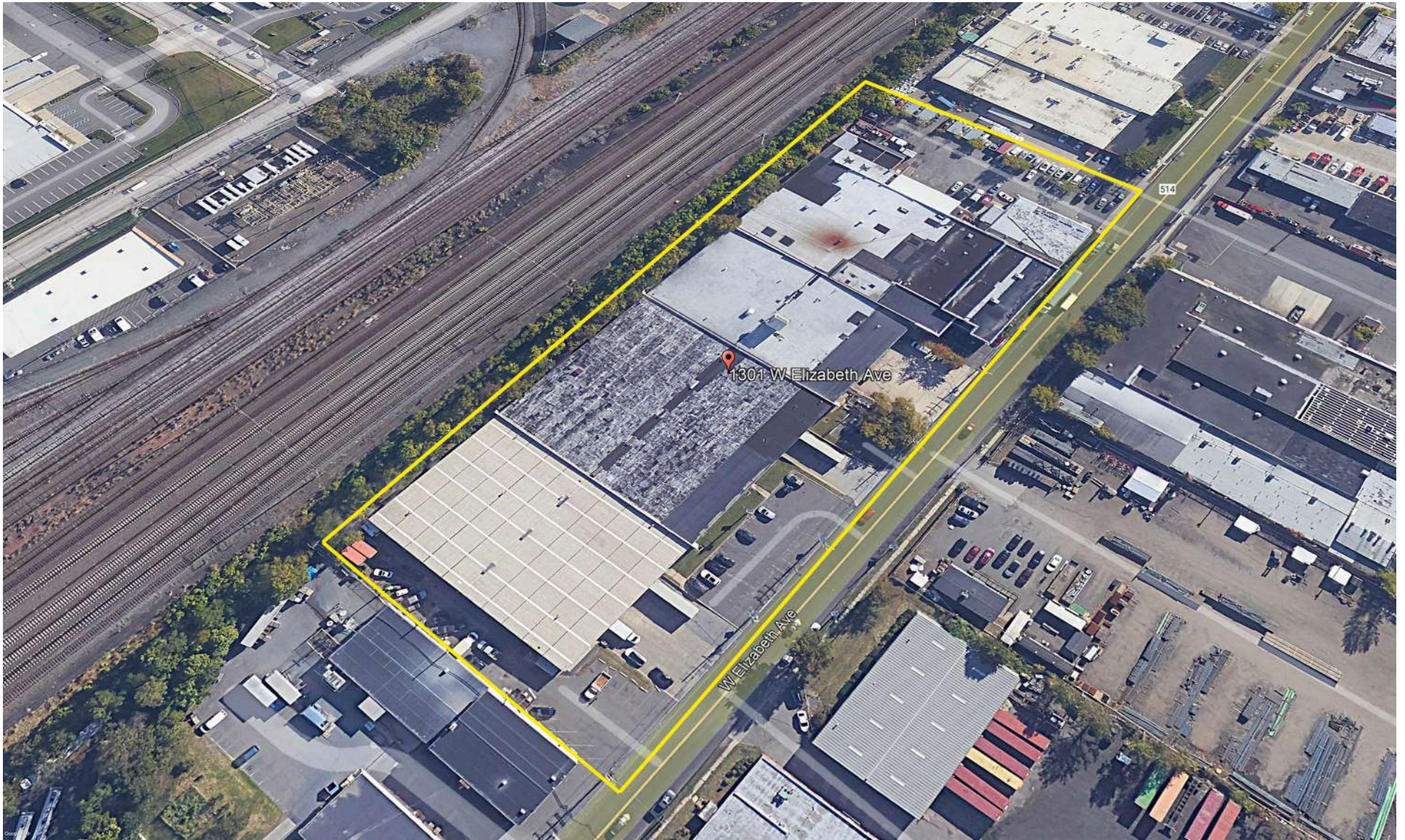
Site Survey



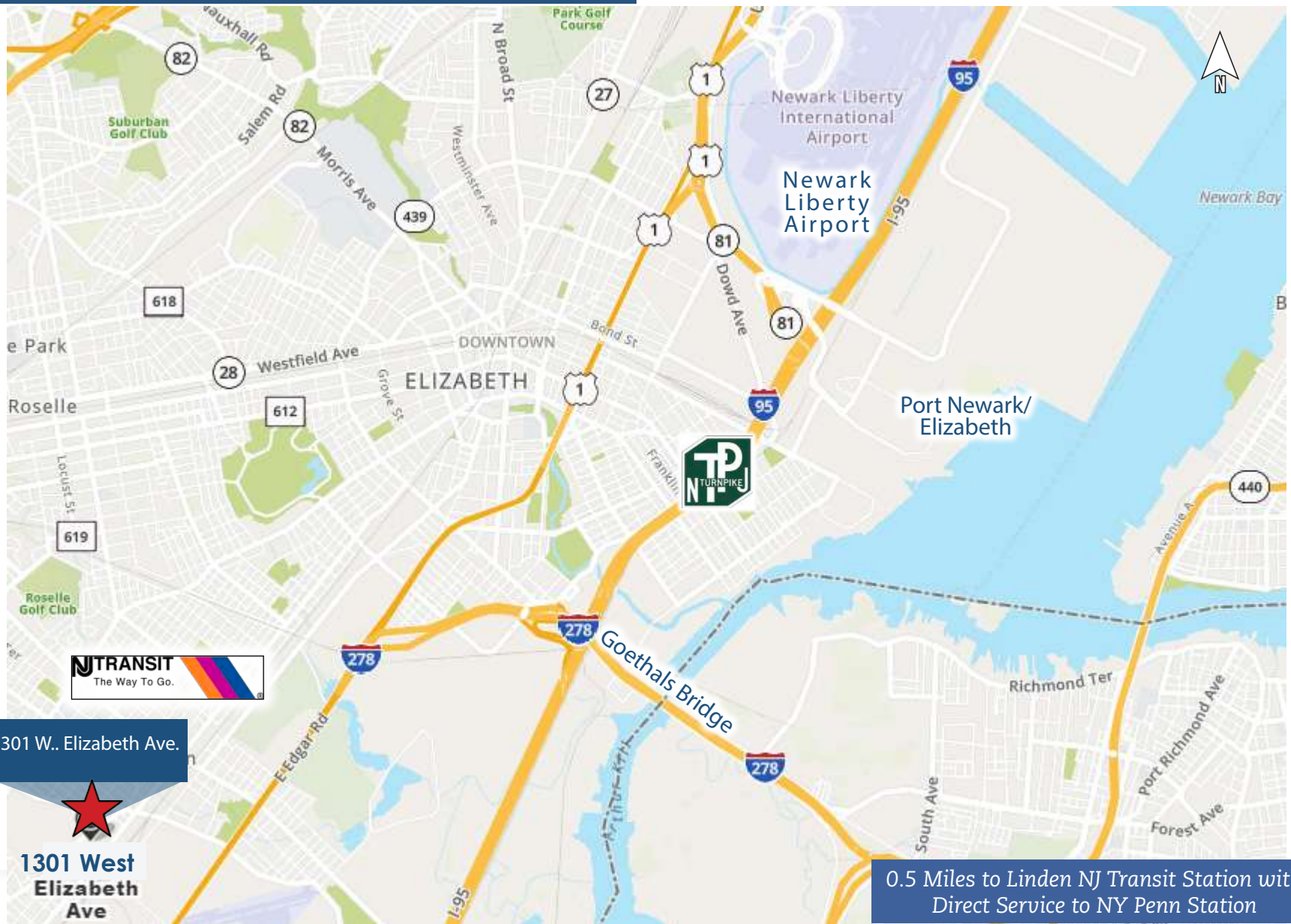
Loading



Aerial



Near NJ Transit Rail Station



1301 W. Elizabeth Ave.



**1301 West
Elizabeth
Ave**

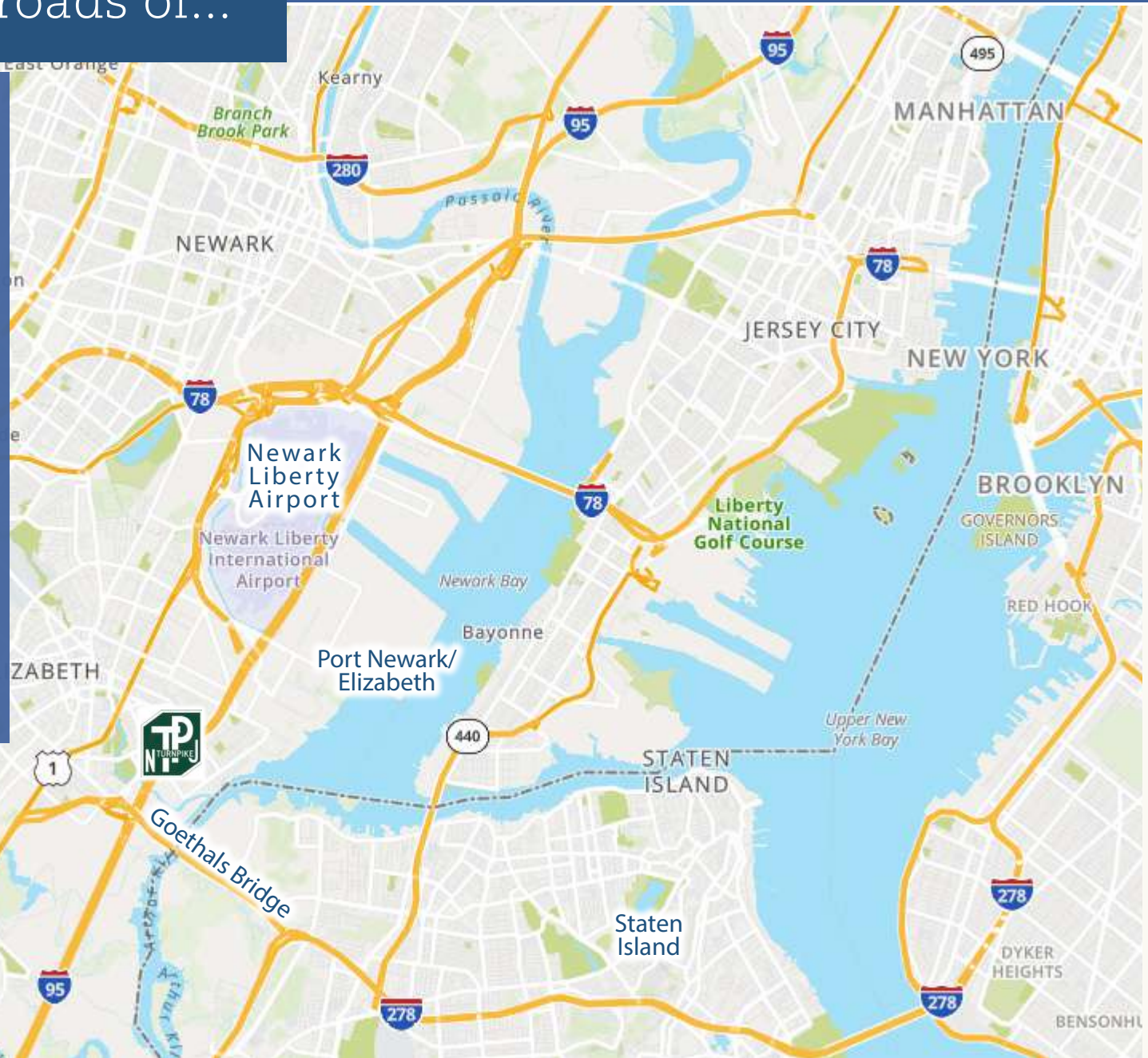
0.5 Miles to Linden NJ Transit Station with Direct Service to NY Penn Station

At the Crossroads of...

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

Linden is near New York Metro
markets:

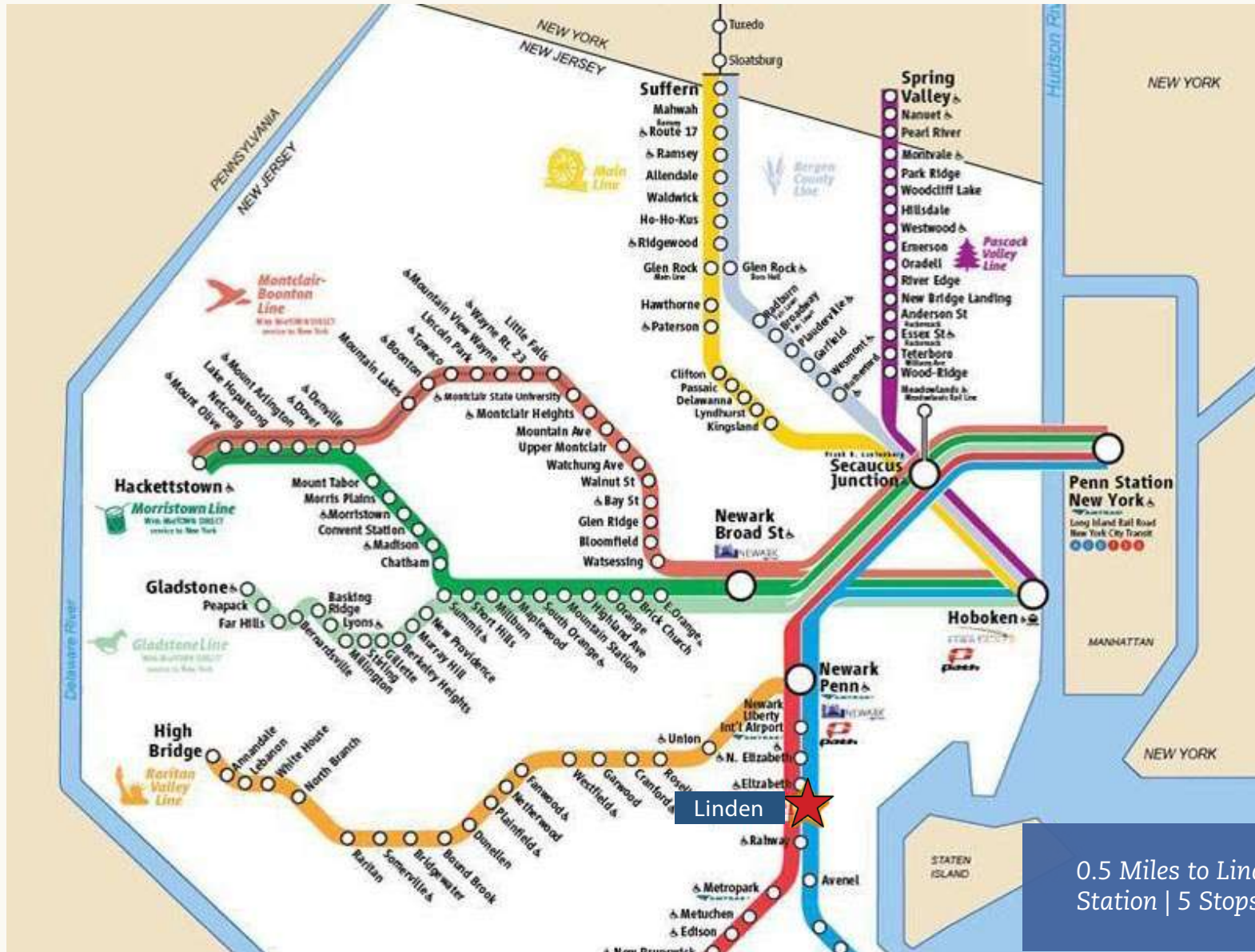
- With Linden NJ Transit
Northeast Corridor Line with
direct service to NY Penn
Station & NJ Transit Bus Stops
near the site.
- Access to New Jersey
Turnpike, Route 1-9, Goethals
Bridge, I-78, Lincoln and
Holland Tunnels.
- Reach 130 million people
– 33 percent of the US
population - in 24 hours.



1301 W. Elizabeth Ave.

1301 West
Elizabeth
Ave

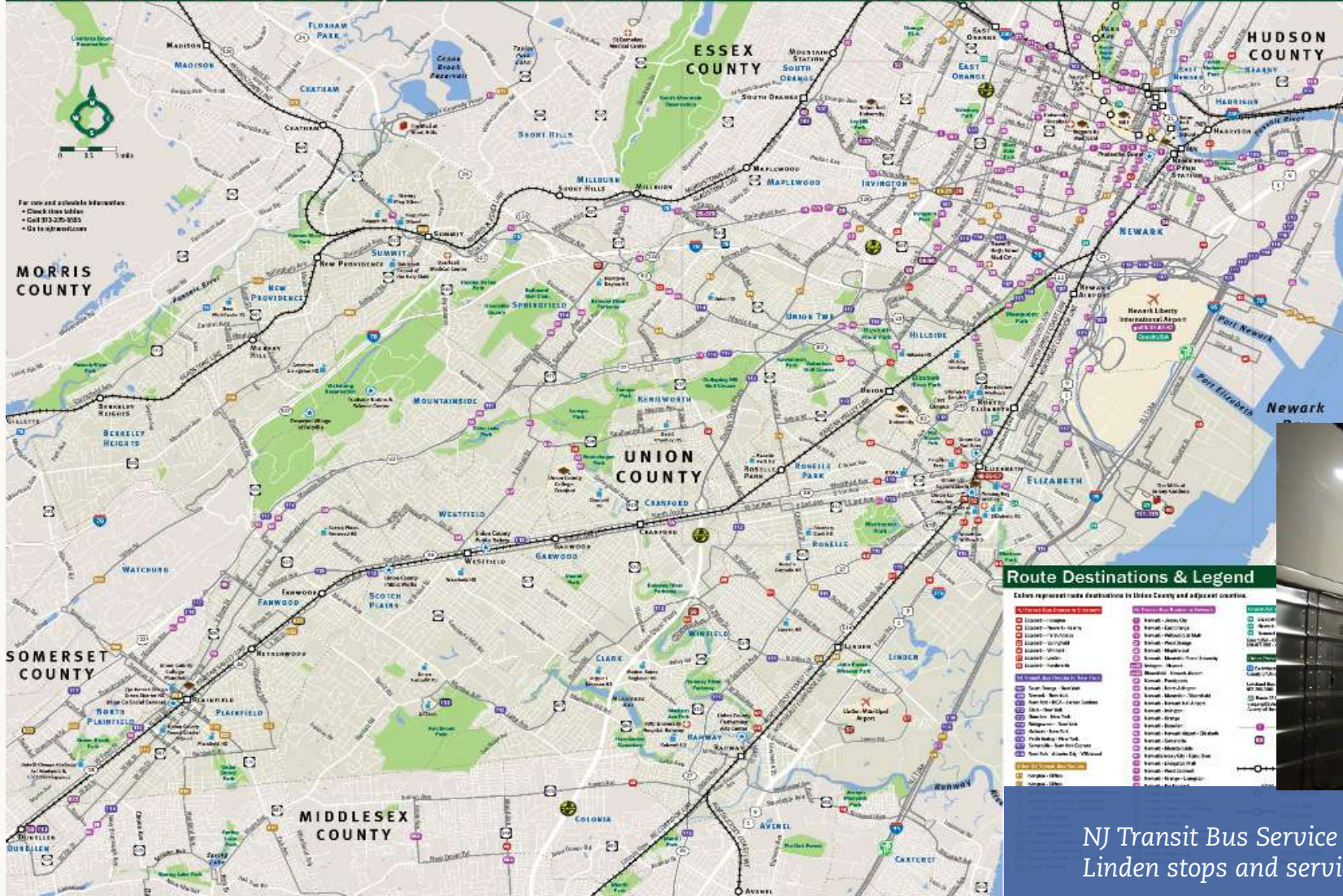
NJ Transit Northeast Corridor Line



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

NJ Transit Bus Stop

UNION COUNTY, NEW JERSEY TRANSIT MAP



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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