

985 | EAST LINDEN AVENUE



Lease Availability

10,000 SF INDUSTRIAL PROPERTY | LINDEN

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Entire Building
Available Near Ports
& NYC Markets

Click here to view video tour:



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Property Highlights



Total Building Size:
10,000 SF
2,550 SF Office

14' Clear Ceiling
2 Drive-in Doors

2 Minutes to NJ Transit Station
Northeast Corridor Service
34 Minutes to NY Penn Station

Gas Heat
12 Parking Spaces

Ample Electric
Wet Sprinklers

10-Minute Drive to Goethals
Bridge with access to Staten
Island and Brooklyn, NY

Ready for Occupancy



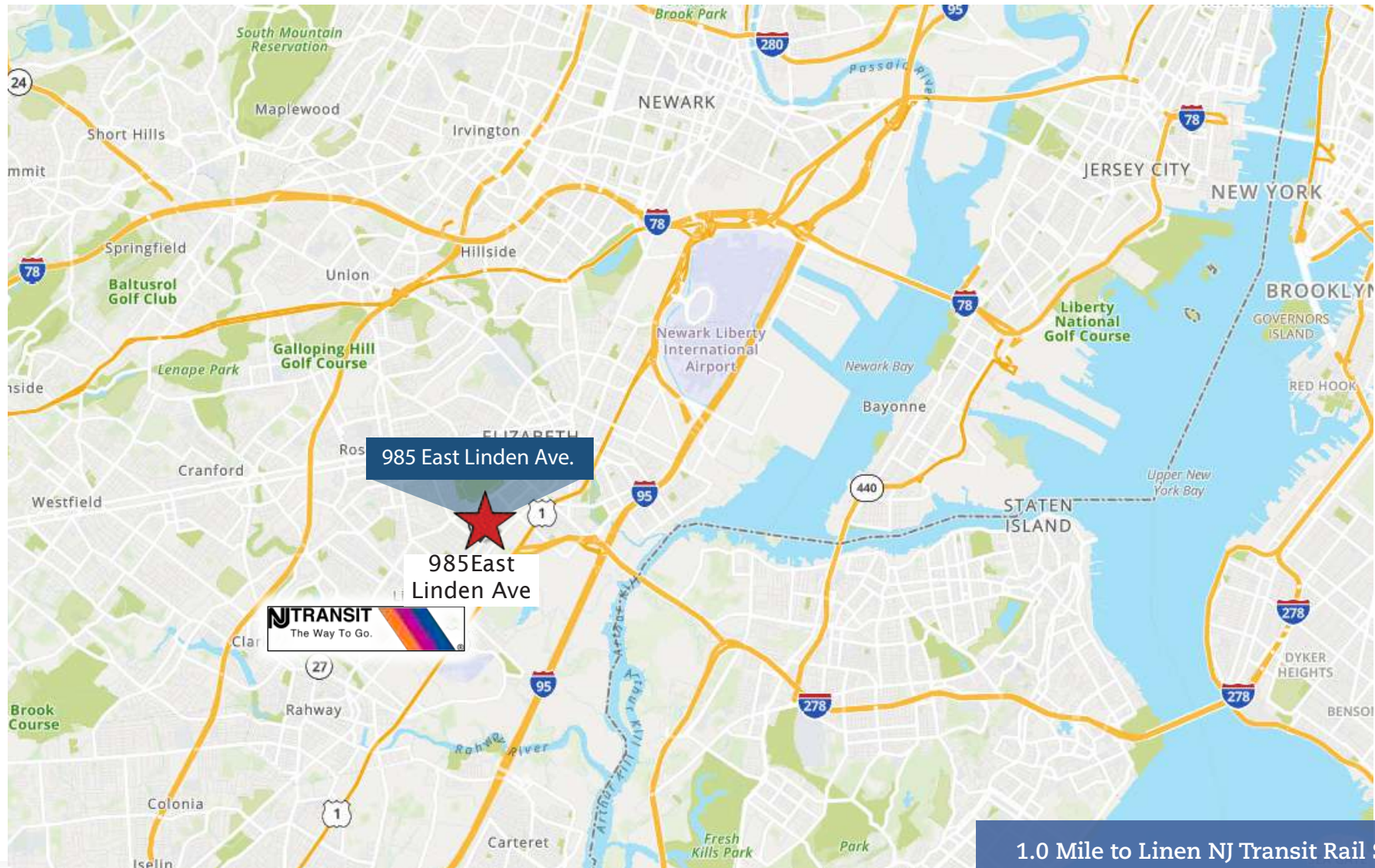
Floor Plan

Survey



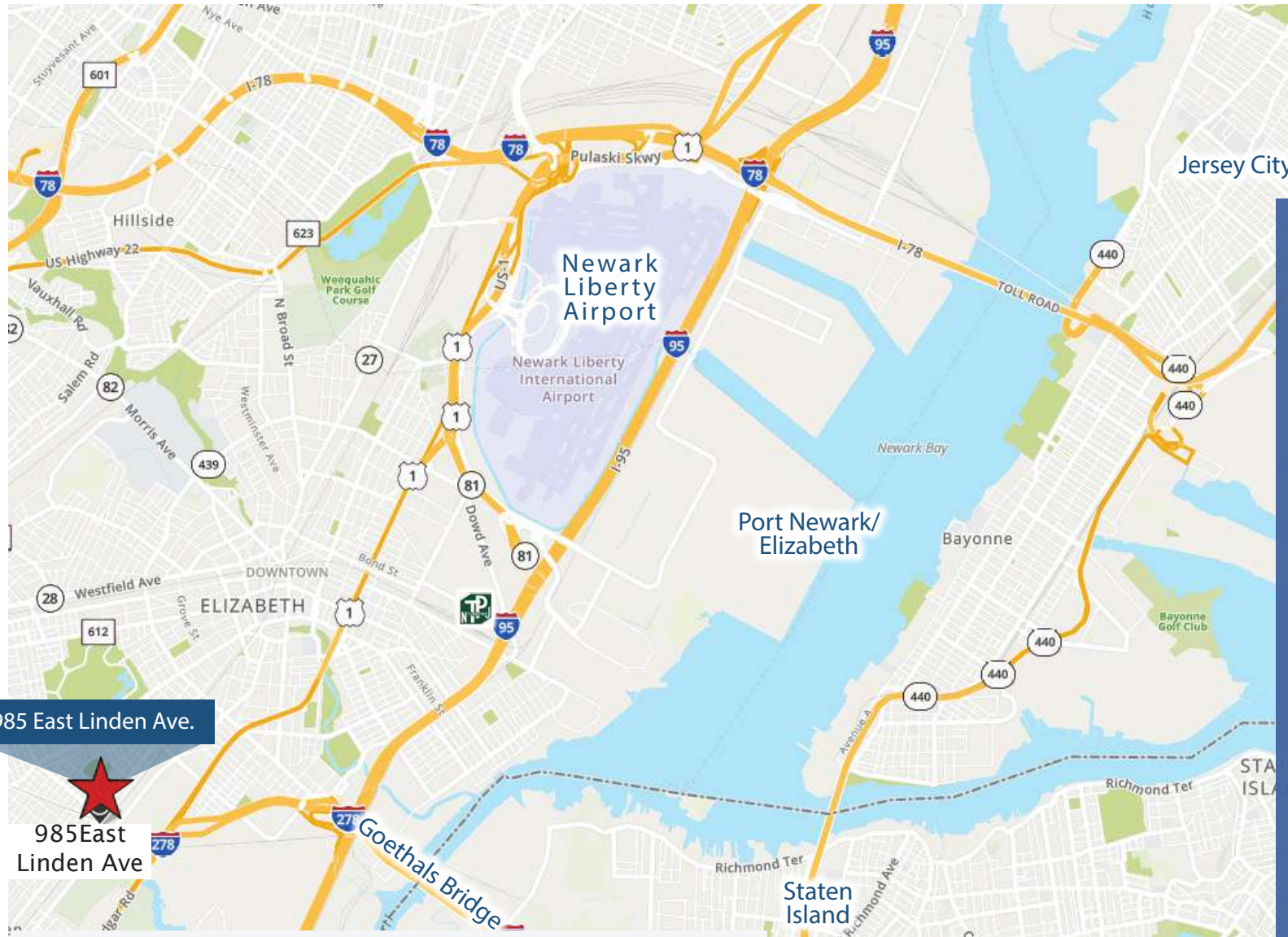
Asking Rent PSF NNN:	TBD
Taxes PSF:	\$2.44
CAM PSF:	\$1.72
Possession:	Immediate

Near NJ Transit Rail Station



1.0 Mile to Linden NJ Transit Rail Stations with Direct Service to NY Penn Station

At the Crossroads of...



985 East Linden Ave.

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

Linden is near New York Metro markets:

- With Linden NJ Transit Northeast Corridor Line Station 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 Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

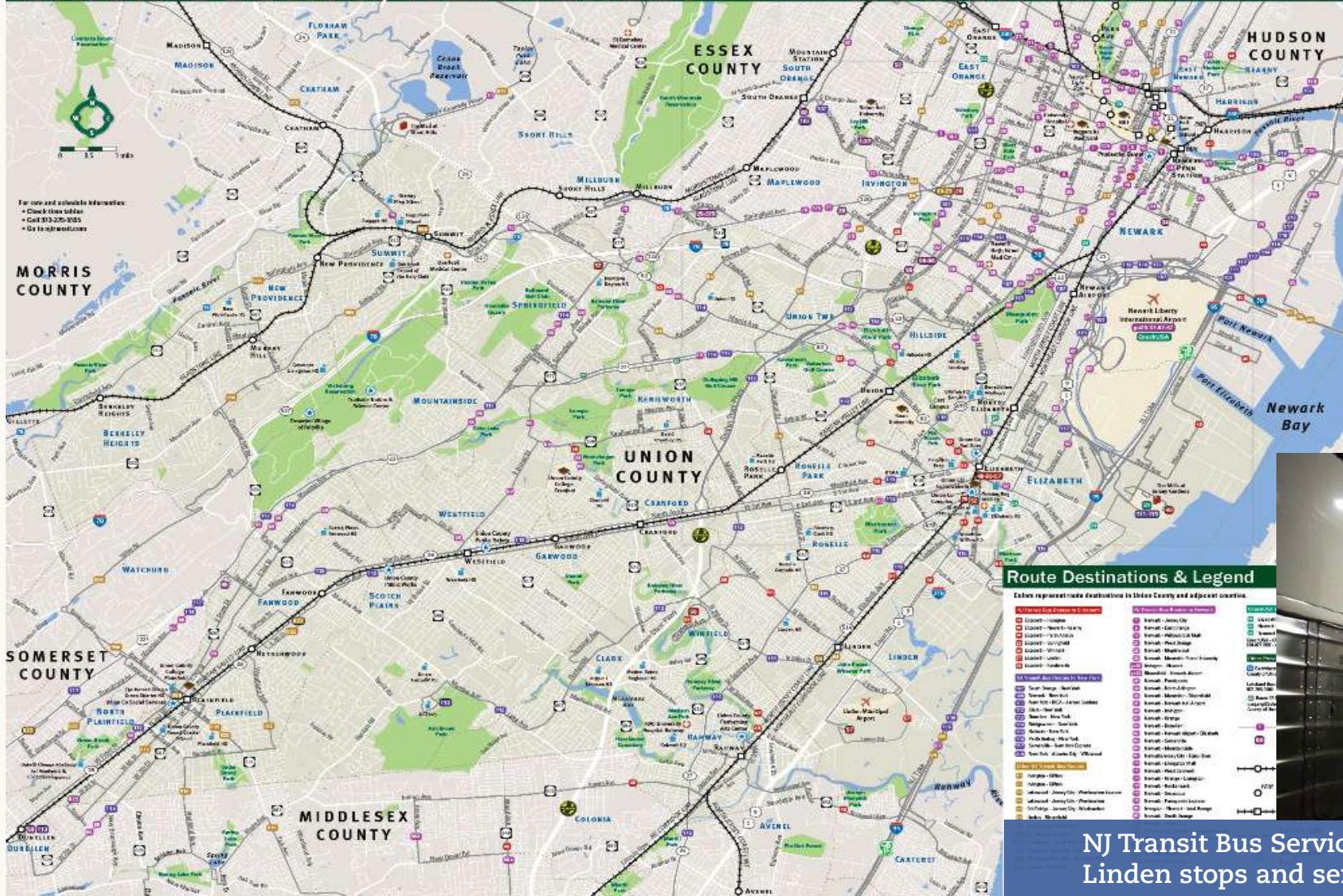
NJ Transit Northeast Corridor Line



1.0 Mile 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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