

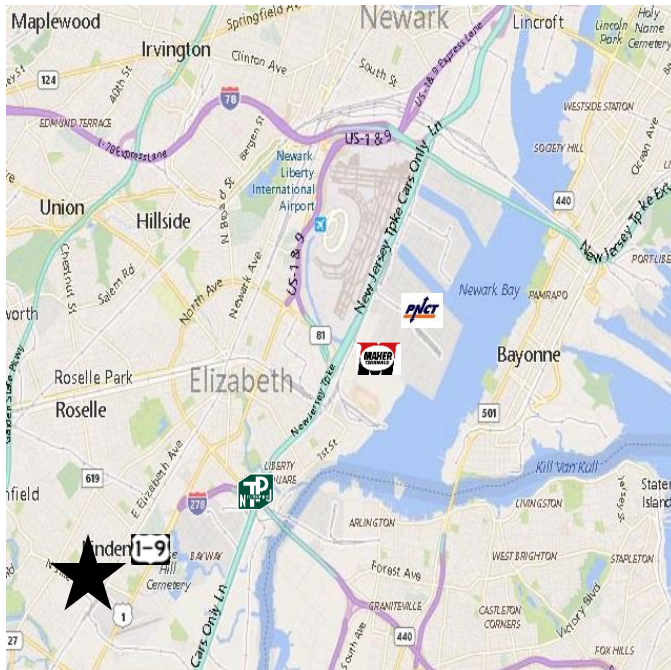


**The Blau & Berg Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
(973) 379-6644 • (908) 276-3355 • www.blauberg.com  
Established in 1932 • Local Expertise | Global Reach

301 Commerce Rd.  
Linden, New Jersey

±42,780 SF Industrial Opportunity



**Features**

- Building: ± 42,780 SF
- Acreage: ± 1.80 AC
- Ceiling: 16' Clear Height
- Loading: Two (2) docks  
One (1) drive-in
- Heat: Suspended Gas Fired Blowers
- Sprinkler: Wet System
- Power: 3,800 AMPS, 3 Phase
- Zoning: Industrial (LI)
- Taxes (2016): ±\$22,841/annum (\$0.53 PSF)

**Accessibility**

- 0.1 Mile to Route 1 & 9
- 3 Miles to NJ Turnpike Interchange 13
- 8 Miles to Port of NY/NJ (Maher Terminals)

**Public Transportation**

- 0.9 Miles to NJ Transit Train at Linden Station

**Offering**

- Lease Rate: \$6.95 PSF NNN

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR**  
President  
Cell: 973-568-6611  
[JMCrimmins@blauberg.com](mailto:JMCrimmins@blauberg.com)

**Peter J. Murano, Jr., SIOR**  
Senior Executive Director  
Cell: 973-214-9375  
[PJMurano@blauberg.com](mailto:PJMurano@blauberg.com)

**Alessandro (Alex) Conte, CCIM, SIOR**  
Executive Vice President  
Cell: 973-432-1648  
[AConte@blauberg.com](mailto:AConte@blauberg.com)

**Michael (Mike) Schipper**  
Senior Associate  
Cell: 973-936-4173  
[MSchipper@blauberg.com](mailto:MSchipper@blauberg.com)

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

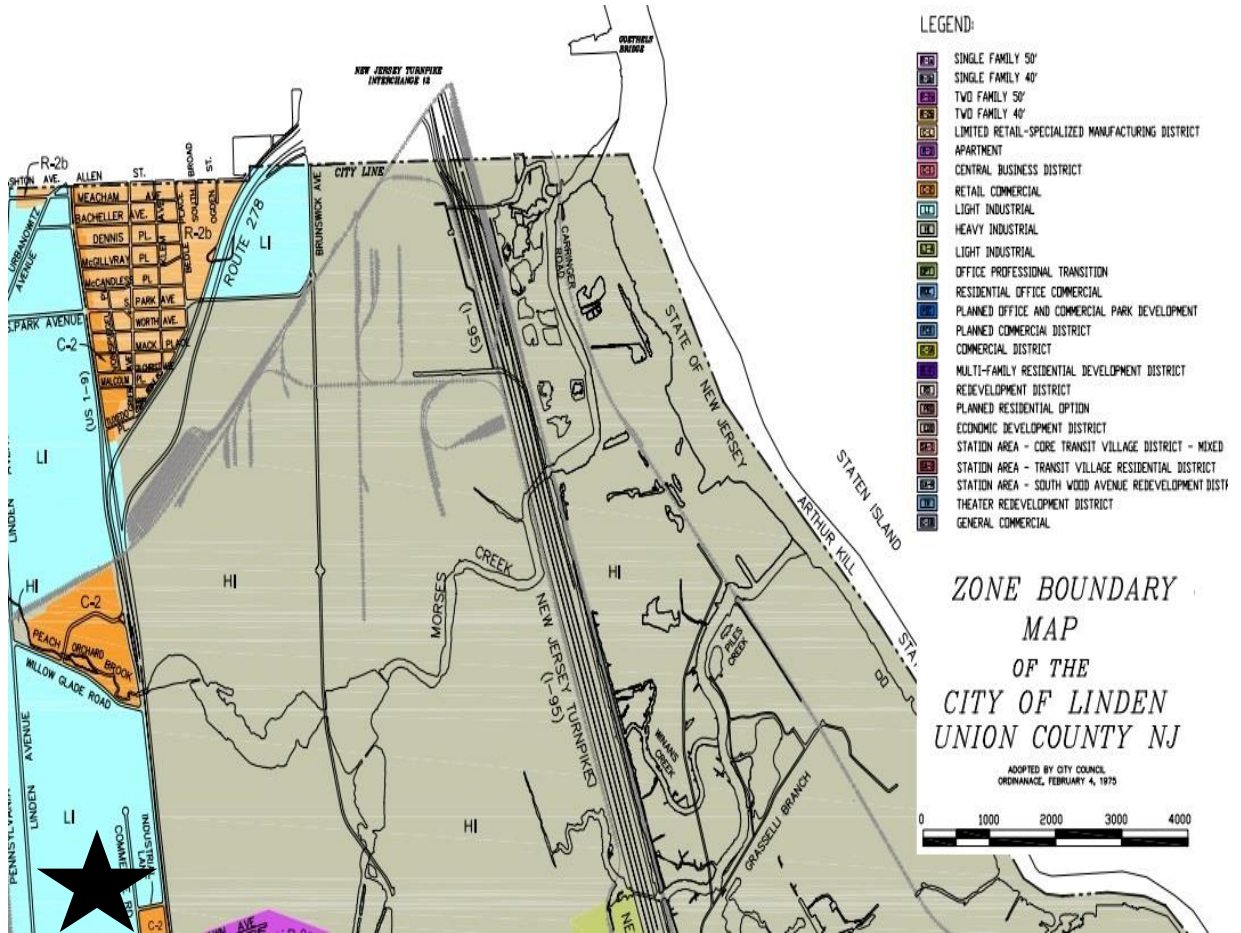


**The Blau & Berg Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
 830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
 (973) 379-6644 • (908) 276-3355 • www.blauberg.com  
 Established in 1932 • Local Expertise | Global Reach

# 301 Commerce Rd. Linden, New Jersey

±42,780 SF Industrial Warehouse Available



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



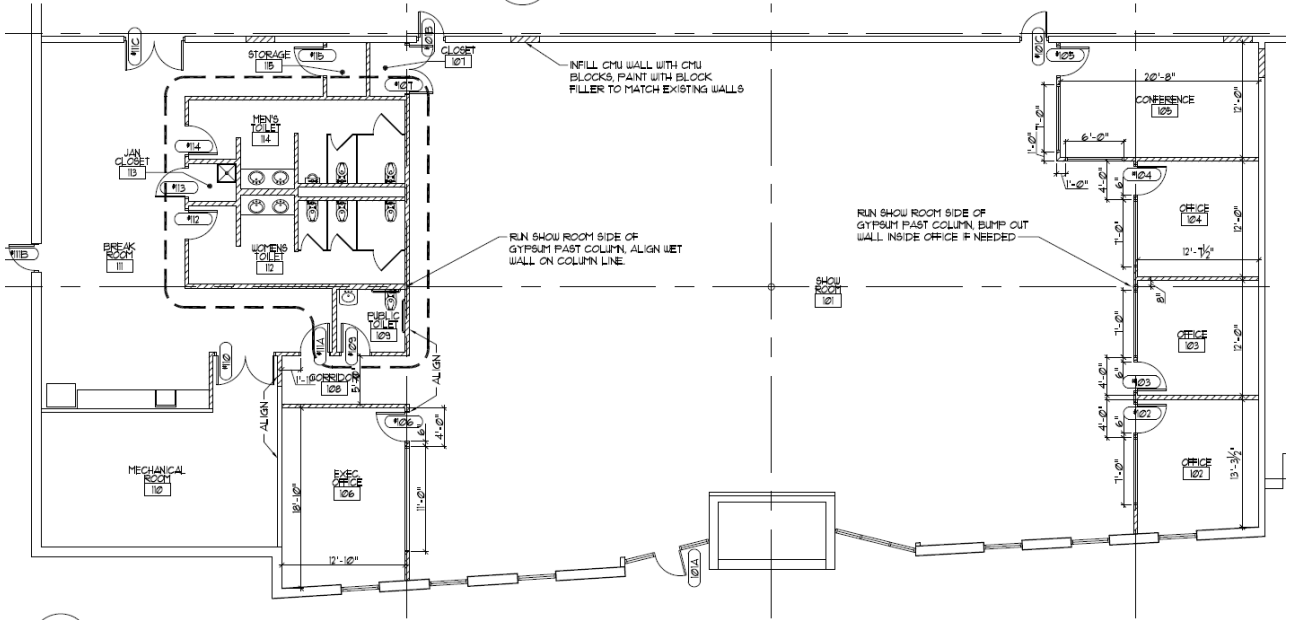
**The Blau & Berg Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
(973) 379-6644 • (908) 276-3355 • www.blauhero.com

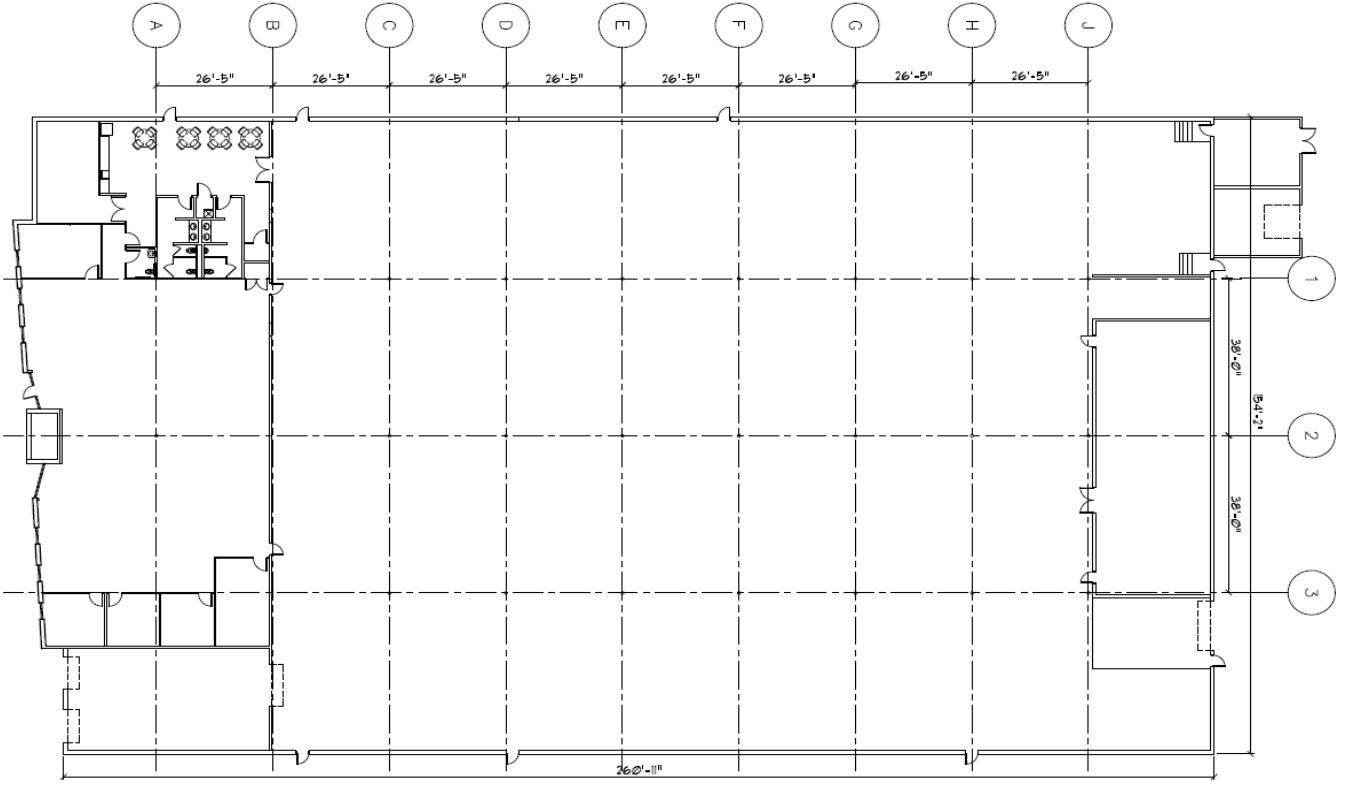
301 Commerce Rd.  
Linden, New Jersey

±42,780 SF Industrial Warehouse Available

4 OVERALL DEMOLITION PLAN  
SCALE: 1/16" = 1'-0"



5 ENLARGED FRONT OFFICE PLAN  
SCALE: 1/8" = 1'-0"



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.