



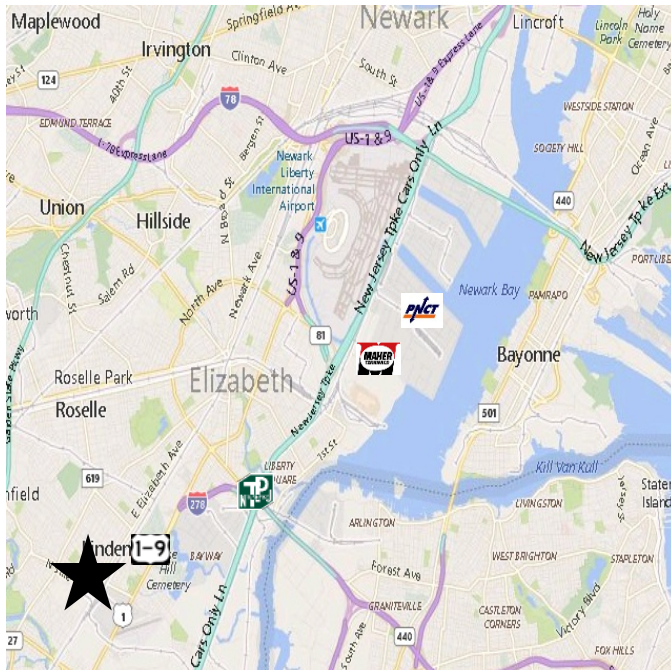
**The Blau  
& Berg  
Company**

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: \$7.50 PSF NNN

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

**Jason M. Crimmins, CCIM, SIOR**  
President  
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[JMCrimmins@blauberg.com](mailto:JMCrimmins@blauberg.com)

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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.

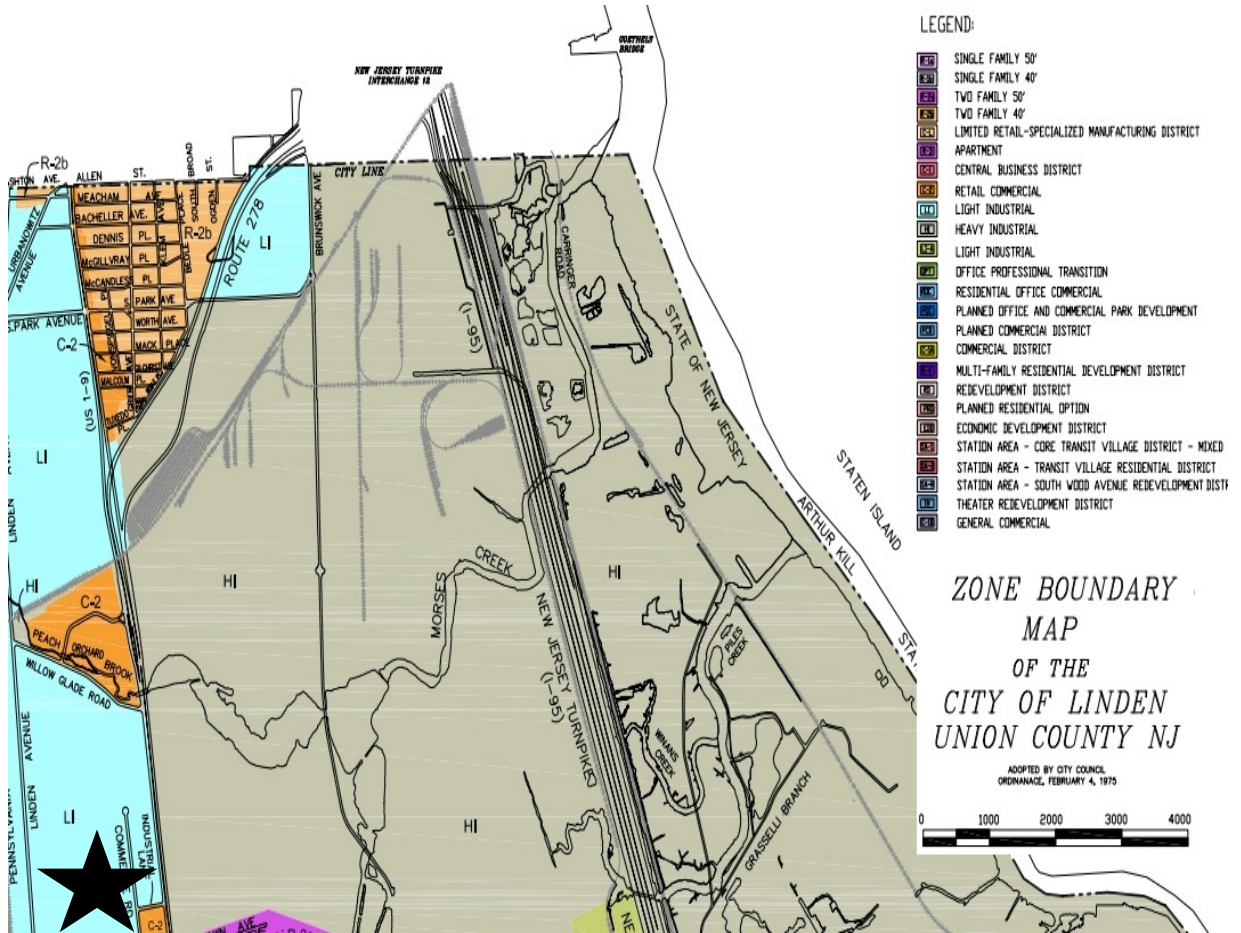


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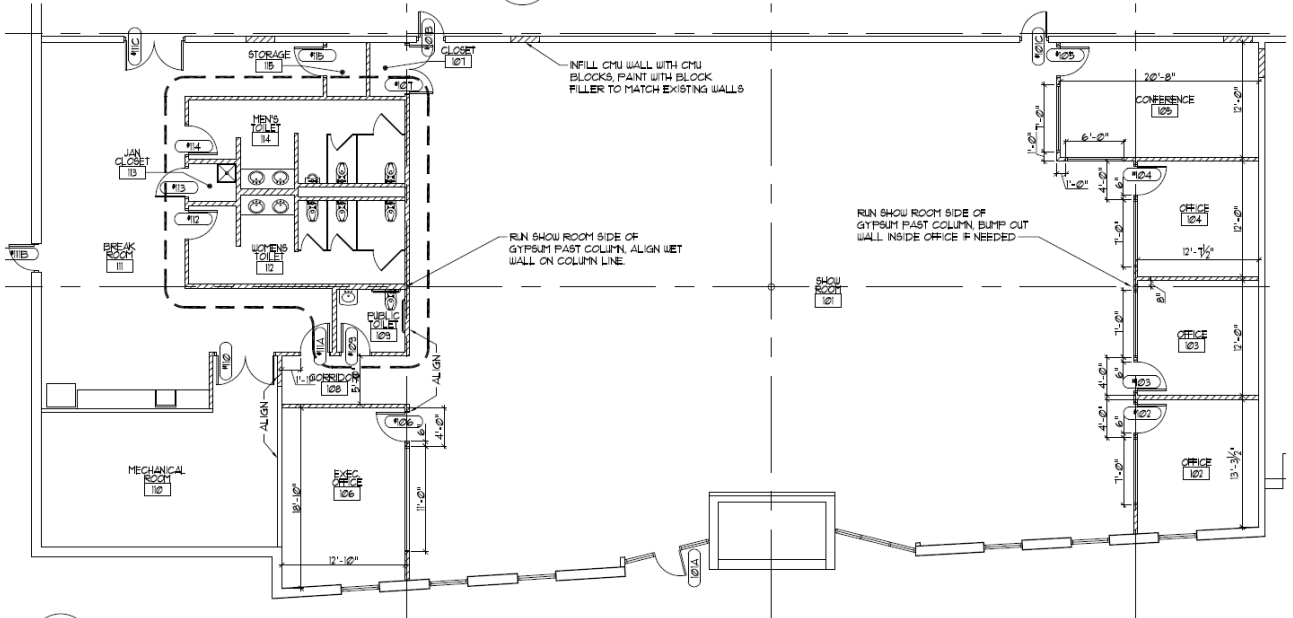
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4 OVERALL DEMOLITION PLAN  
A-101 SCALE: 1/16" = 1'-0"



5 ENLARGED FRONT OFFICE PLAN  
A-101 SCALE: 1/8" = 1'-0"

