

# 1638 E. EDGAR ROAD, LINDEN, NJ

## +/-4,000 SF Warehouse Unit & Yard For Lease

**Exclusive Broker**  
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# SUBJECT OVERVIEW

## NEAR MAJOR ROADWAYS & PORTS

- Route 1-9, NJ Turnpike, Goethals Bridge
- Port Newark/Eliz. & Newark Airport

## Unit: +/-4,000 SF & Yard Available

- Total Building 8,000 SF
- Site Acreage: 1.00

## PUBLIC TRANSPORTATION

- NJ Transit Linden Train Station
- NJ Transit Bus Service



# PROPERTY HIGHLIGHTS

- **TOTAL BUILDING: 8,000 SF**

- **Available: ±4,000 SF**

- ±3,500 SF Warehouse
- ±500 SF Office
- 2 Drive-ins
- Ability to Add Additional Yards  
Contact for Availability
- 5,000 SF Main Yard (Right of Site)  
Available Immediately

- **CEILING HEIGHT: 18'2"**

- **PARKING**

- Ample On-Site
- Well-Maintained Grounds

- **ZONING:**

- C-2 Retail & Commercial
- Wide variety of permitted uses including contractors, service oriented businesses, retail, etc.

- **POWER: Ample Power**



## LOCATION PROXIMITY:

- 13 Minutes to Newark Airport
- 20 Minutes Newark/Elizabeth
- 5 Minutes to NJ Transit Linden Station

## ROADWAY ACCESS:

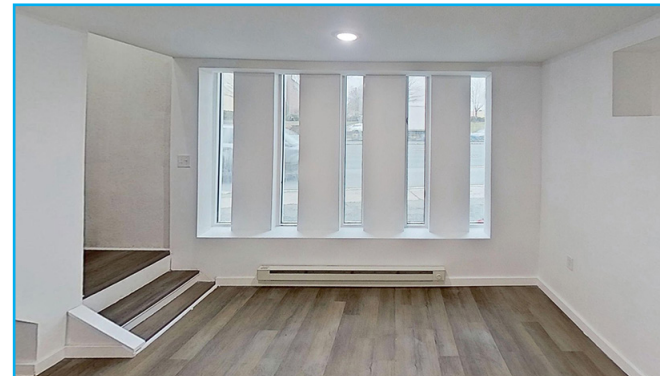
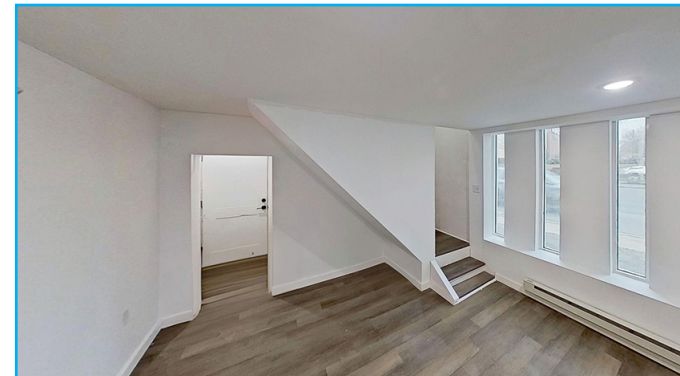
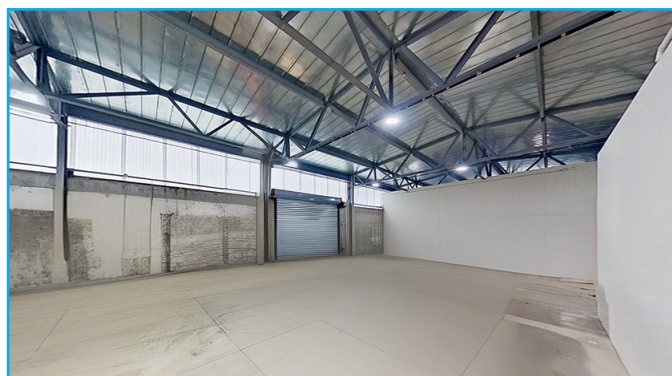
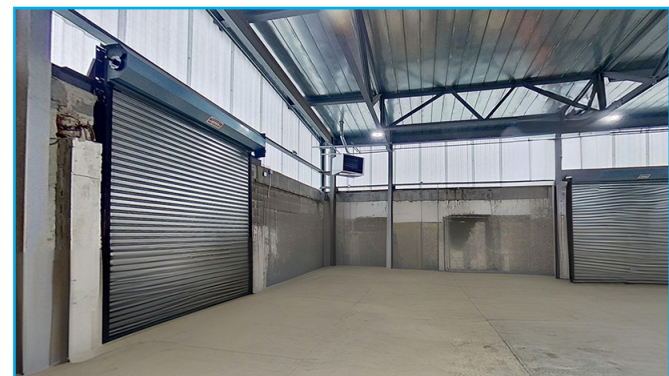
- 10 Minutes to Routes 1-9 & 27
- 20 Minutes to New Jersey Turnpike
- 30 Minutes to I-78 to Holland Tunnel



# WAREHOUSE

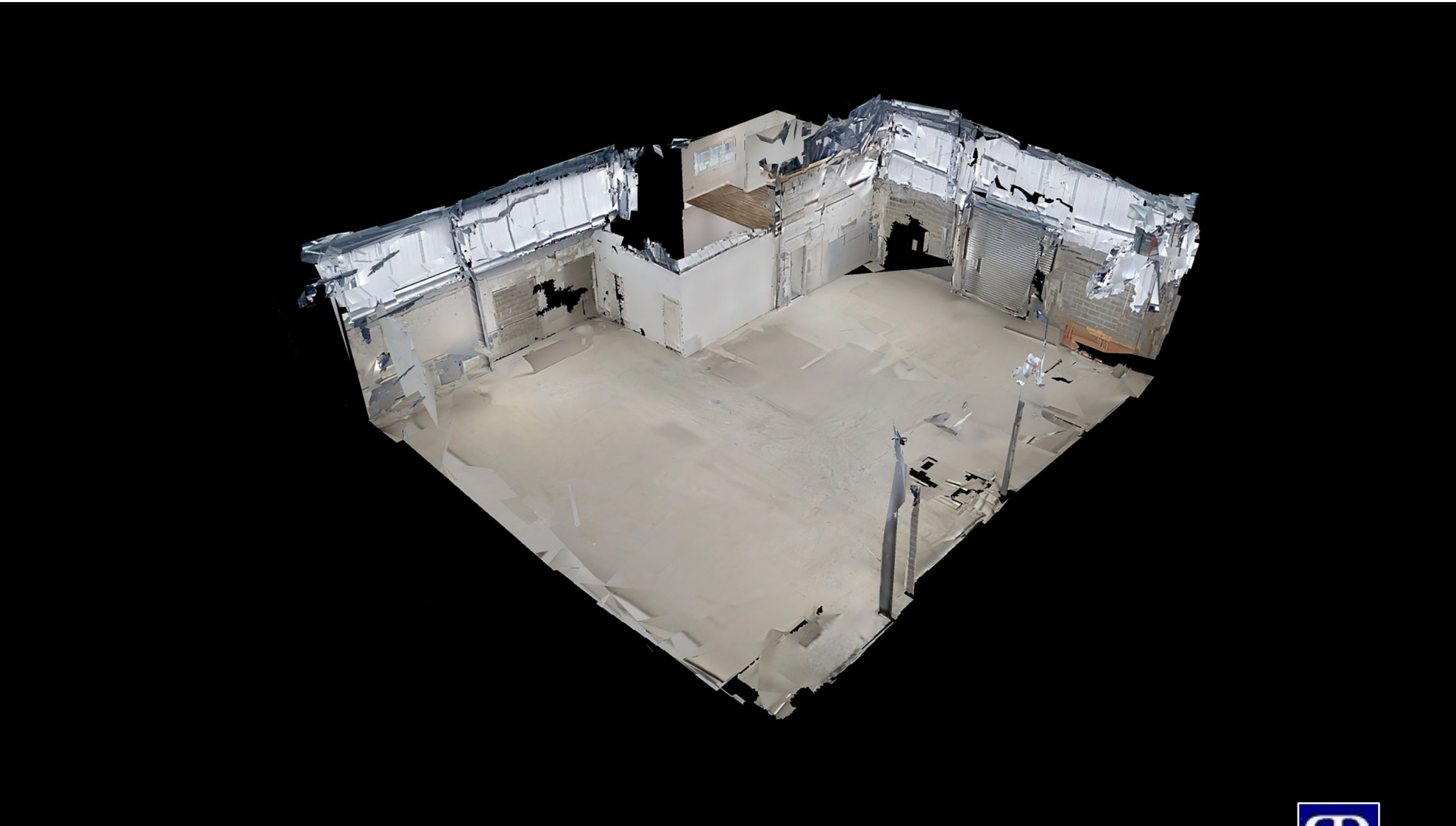


# OFFICE & Upstairs



# INTERIOR

AVAILABLE - +/-4,000 SF | IOS - Small Yard



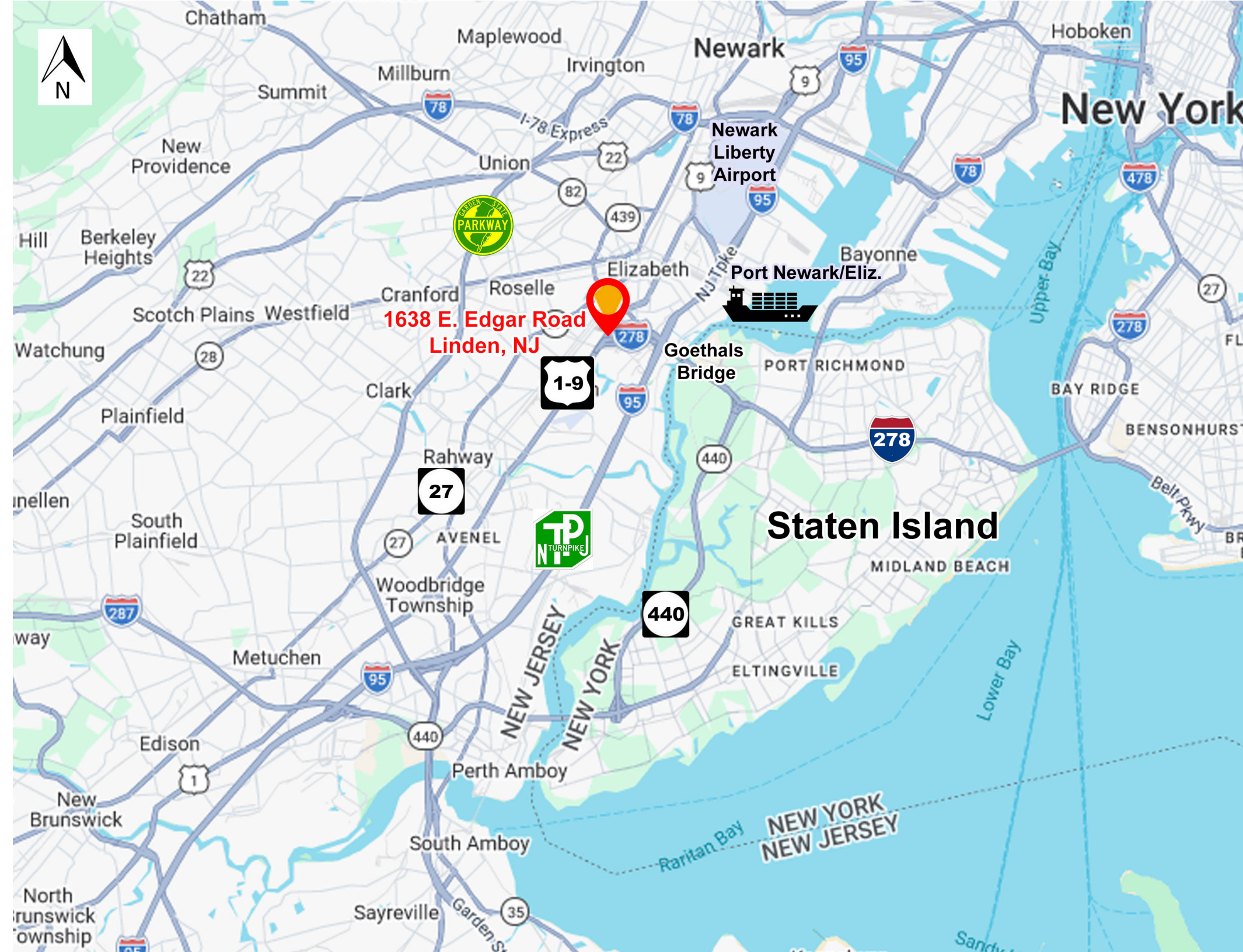
# SURVEY

IOS - Small Yard | 2 Additional Small Yards  
(Can Be Included or Not)



# MARKET TENANTS

Tenant	City	Space Occupied
FedEx	Newark, NJ	864,186 SF
Peloton	Linden, NJ	840,203 SF
Samsung	Linden, NJ	735,220 SF
Amazon	Newark, NJ	661,741 SF
Anheuser Busch	Newark, NJ	450,000 SF
Amazon	Linden, NJ	386,296 SF
Vanguard Logistics	Linden, NJ	372,159 SF
Benjamin Moore Paints	Newark, NJ	344,000 SF
East Coast Warehouse & Distribution	Elizabeth, NJ	666,410 SF
FedEx	Linden, NJ	290,000 SF
Wayfair	Linden, NJ	247,542 SF
Wakefern Food Corp.	Elizabeth, NJ	224,152 SF
United Cargo	Newark, NJ	223,872 SF
Hello Fresh	Newark, NJ	197,832 SF
ShopRite	Elizabeth, NJ	196,710 SF
The Manischewitz Company	Newark, NJ	185,000 SF
Costco Wholesale	Newark, NJ	182,712 SF
Walgreens	Linden, NJ	156,040 SF
FedEx	Elizabeth, NJ	152,455 SF
United Airlines	Newark, NJ	150,906 SF
Amazon	Elizabeth, NJ	145,332 SF
Harbor Freight Transport	Newark, NJ	134,582 SF
Seabra Group	Newark, NJ	131,488 SF
Enterprise Car Sales	Linden, NJ	131,056 SF
Linden Warehouse & Distribution Co.	Linden, NJ	128,500 SF
Wakefern Food Corp.	Newark, NJ	127,000 SF



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