

BRIDGE POINT W LINDEN

525 West Linden Avenue | Linden, NJ



118,259 SF INDUSTRIAL SERVICE FACILITY ON 9.2 ACRES LINDEN SUBMARKET

HIGHLIGHTS

- 118,259 sf industrial opportunity with 5 AC of trailer parking
- Bustling trucking corridor in Linden
- Close proximity to US Hwy 1 & 9, I-278 and I-95 Exit 13
- Population is over 4 million within 15-mile radius
- 5 minutes to Linden Airport
- 15 minutes to Ports
- 15 minutes to Newark Liberty International Airport

AVAILABLE SPACE

118,259 SF

LAND SIZE

9.2 Acres

CLEAR HEIGHT

**22' to Deck
14' Clear**

LOADING

**1 Dock
18 Drive-Ins**

DELIVERY DATE

Immediately

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PROPERTY HIGHLIGHTS



BUILDING 1

118,259 SF

Total Building Size: 118,259 SF Single-Story Facility

Total Acreage: 9.2 AC (Block 469, Lot 1)

Total Office: 11,547 SF

Office A: ±3,130 SF

Office B: ±8,417 SF

Ceiling Height: 22' to the Deck; 14' Clear

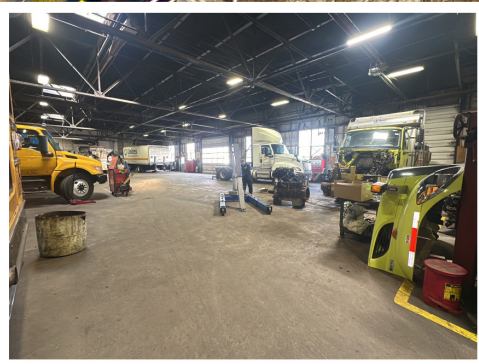
Loading Docks: 1

Drive Ins: 18

Column Spacing: ±60' x 60'

Car Stalls: 65 Stalls

Trailer Parking: 5 AC



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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 matter 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.



PROXIMITY MAP



TO US HIGHWAY 1 & 9

0.9 miles
7 minutes

TO INTERSTATE 95

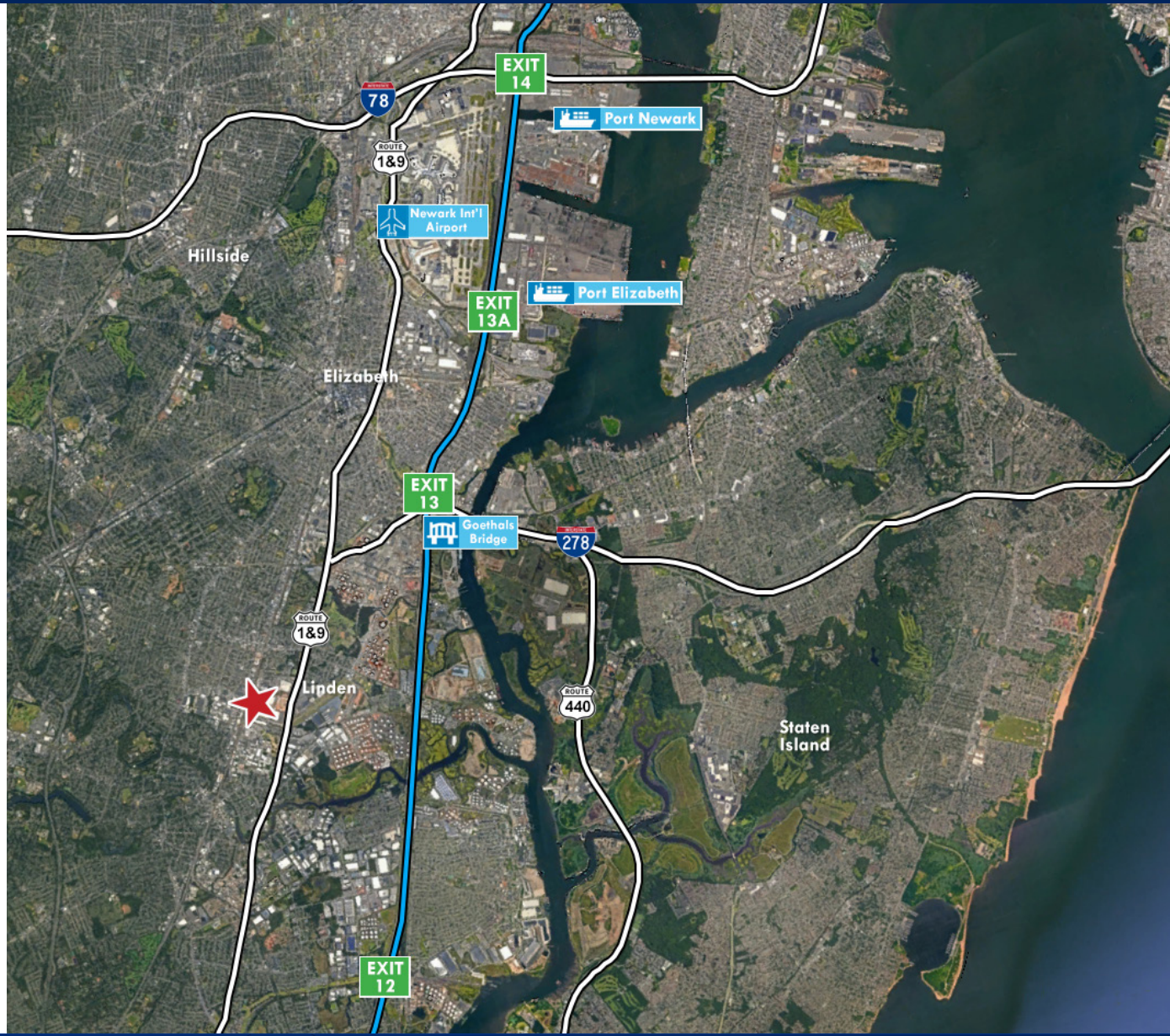
3.4 miles
12 minutes

TO NEWARK LIBERTY INT'L AIRPORT

8.3 miles
15 minutes

ACCESSIBILITY

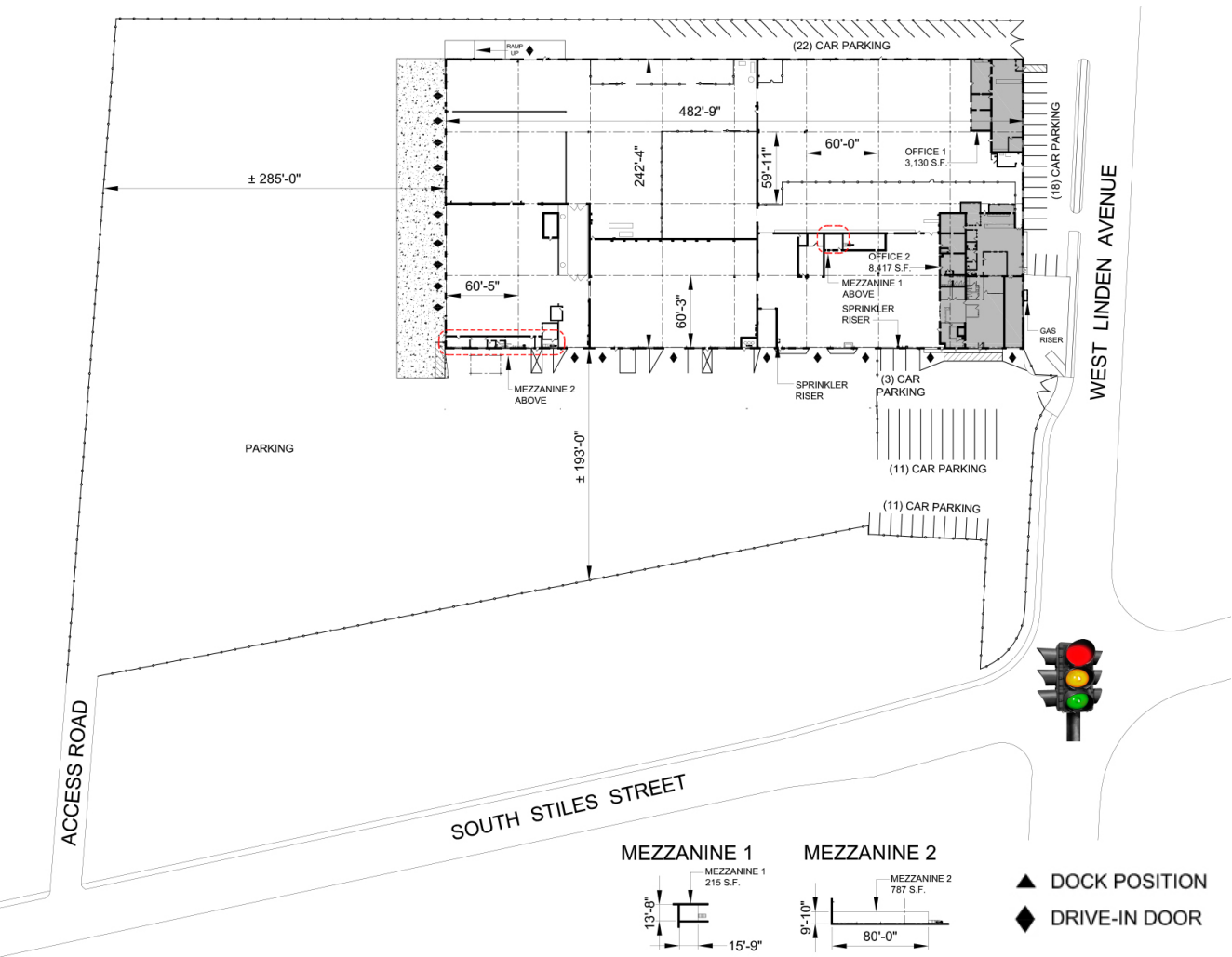
- 2.0 miles I-278
- 4.1 miles to Goethals Bridge
- 11.5 miles to Newark Penn Station
- 12.6 miles to Ports Newark & Elizabeth



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TOTAL FOOTPRINT	118,259 SF
OFFICE:	11,547 SF
MEZZANINE:	1,002 SF
WAREHOUSE:	105,710 SF
PERCENTAGE OFFICE:	9.8%
CLEAR HEIGHT:	14'-0"
BOTTOM OF DECK:	22'-0"
CAR PARKING:	65 Stalls
TRUCK PARKING:	5 AC
DOCK-HIGH DOORS:	1
DRIVE-IN DOORS:	18
TYPICAL BAY:	60' x 60'
FEATURES:	Wash Bay, Spray Booth and Locker Rooms

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74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230

www.bridgeindustrial.com

AWARDS	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014