

BRIDGE POINT W LINDEN

525 West Linden Avenue | Linden, NJ



AVAILABLE SPACE

118,259 SF

LAND SIZE

9.12 Acres

CLEAR HEIGHT

**22' to Deck
14' Clear**

LOADING

**1 Dock
18 Drive-Ins**

DELIVERY DATE

OCT 2024

INDUSTRIAL OPPORTUNITY 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

ALESSANDRO (ALEX) CONTE, CCIM, SIOR Executive Vice President aconte@blauberg.com 973-379-6644 x 131

JASON M. CRIMMINS, CCIM, SIOR President jmcrimmings@blauberg.com 973-379-6644 x 122

PETER J. MURANO, JR., SIOR Managing Executive Director pjmurano@blauberg.com 973-379-6644 x 114

CHRISTIAN WALSIFER, CCIM, SIOR Executive Senior Director cwalsifer@blauberg.com 973-379-6644 x 137

DAVID A. THOMAS, SIOR Executive Director dathomas@blauberg.com 973-379-6644 x 125



BUILDING 1

118,259 SF

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

Total Acreage: 9.12 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

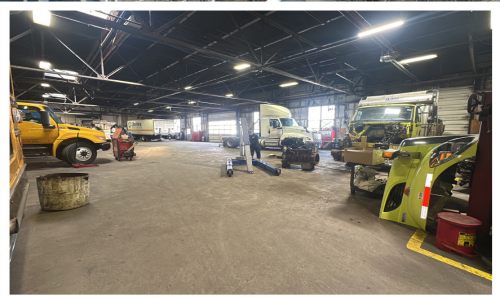
Loading Docks: 1

Drive Ins: 18

Column Spacing: ±60' x 60'

Car Stalls: 65 Stalls

Trailer Parking: 5 AC



525 West Linden Avenue | Linden, NJ

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.

TO US HIGHWAY 1 & 9

0.9 miles
7 minutes

TO INTERSTATE 95

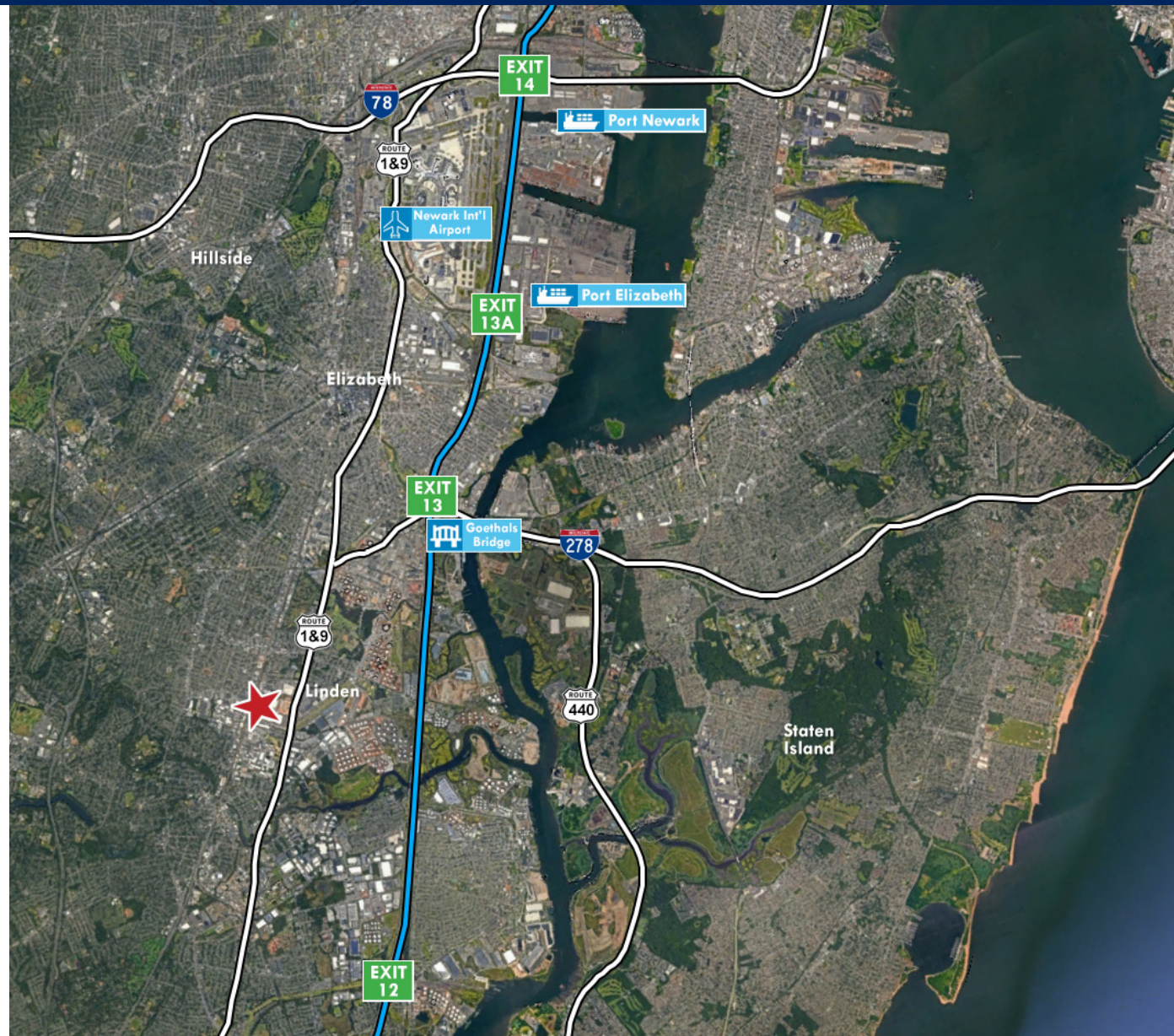
3.4 miles
12 minutes

TO NEWARK LIBERTY INT'L AIRPORT

8.3 miles
15 minutes

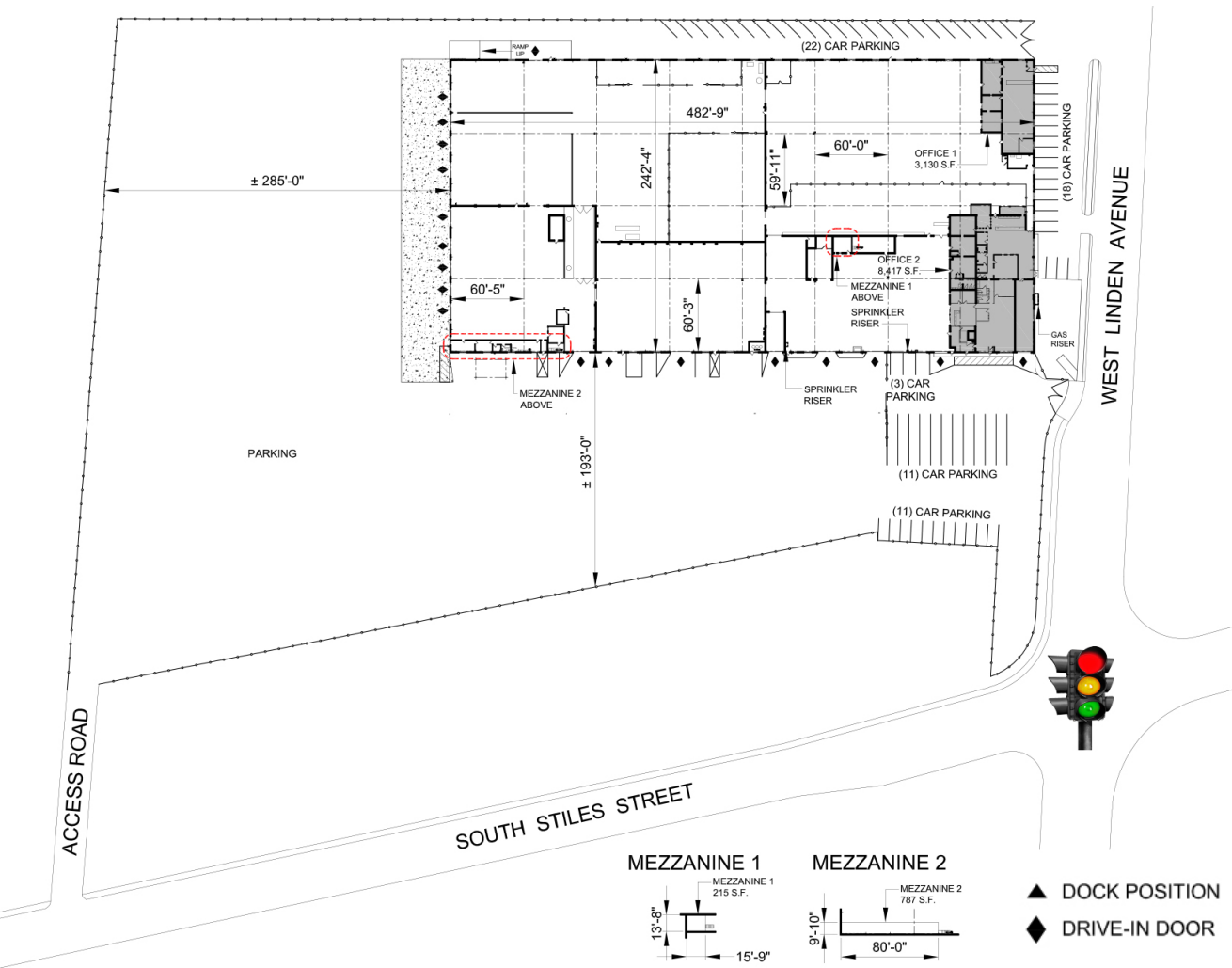
ACCESSIBILITY

- 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



525 West Linden Avenue | Linden, NJ

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.



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

525 West Linden Avenue | Linden, NJ

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.

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 |