



FLEX SPACE BUILDING

FOR LEASE

±5,118 SF FLEX SPACE

1315 Harding Avenue, Linden, NJ 07036

For More Information, Contact

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LOCATION DESCRIPTION

Less Than 1 Mile to Route 1 and Linden Airport | Approx. 1.66 Miles to I-278
 Approx. 3 Miles to NJ Turnpike | Approx. 3.75 Miles to Staten Island
 Approx. 6.9 Miles to Newark Liberty International Airport
 Approx. 17 Miles to Holland Tunnel | Approx. 19 Miles to Lincoln Tunnel

OFFERING SUMMARY

Lease Rate:	\$4,200.00 per month (±\$1,575 Per Mo NNN Charges)
Available SF:	5,118 SF
Lot Size:	0.37 Acres
Building Size:	5,118 SF

PROPERTY HIGHLIGHTS

- ±5,118 SF Total Building Size
- ±1,258 SF Office
- ±3,860 SF, 5-Bay Garage
- 2 Bathrooms
- ±0.37-Acre Lot
- Ample Parking
- Office: Private Office, Bullpen, Receiving Area, Central Air
- Garage: 13' Ceiling Height, Grade Level Doors, 12' Overhead Doors, Oil Based Heat
- Retailers Nearby Include AMC Theaters, Applebee's, Burger King, Home Depot, Shop Rite, Target, Staples

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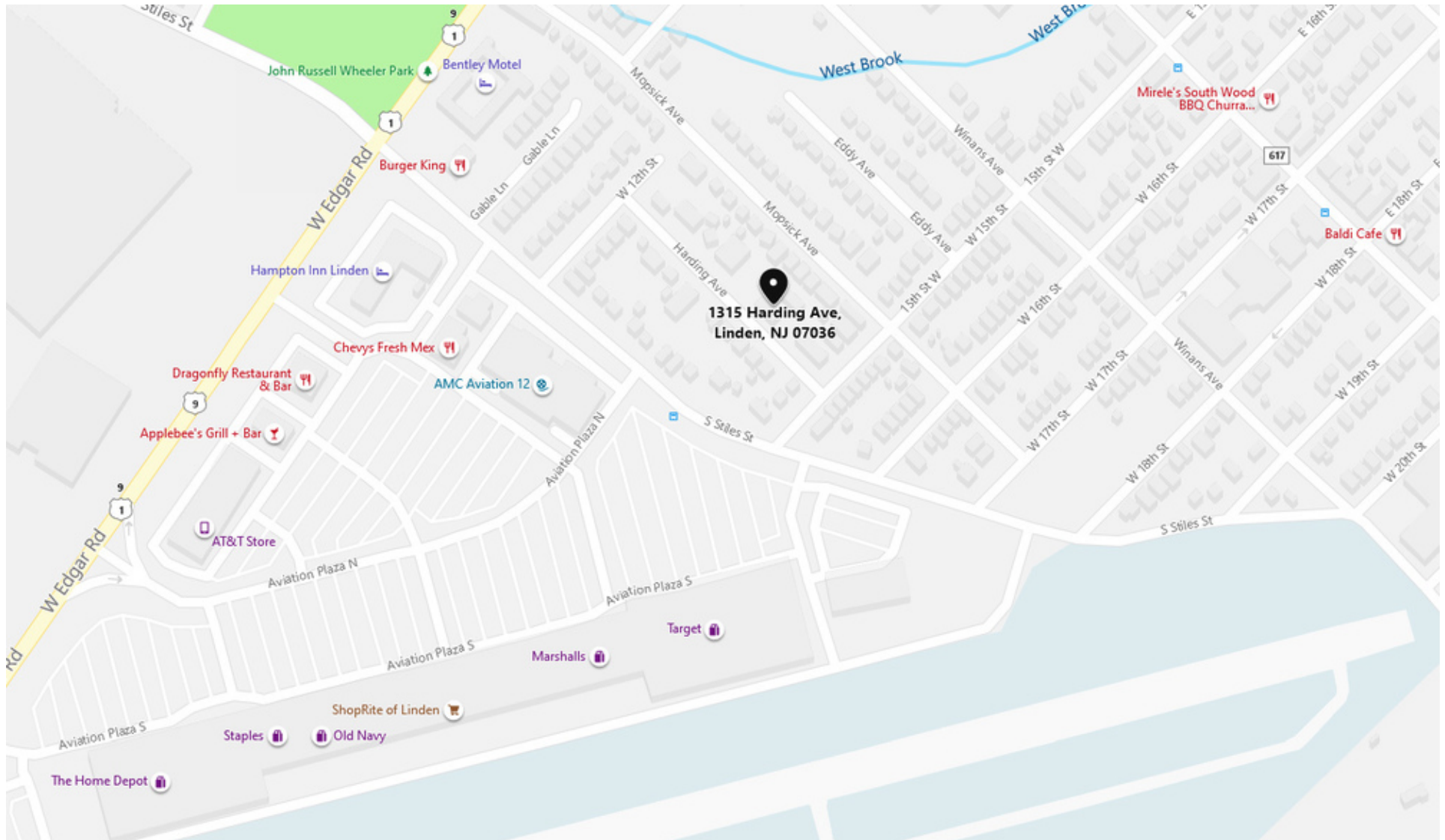
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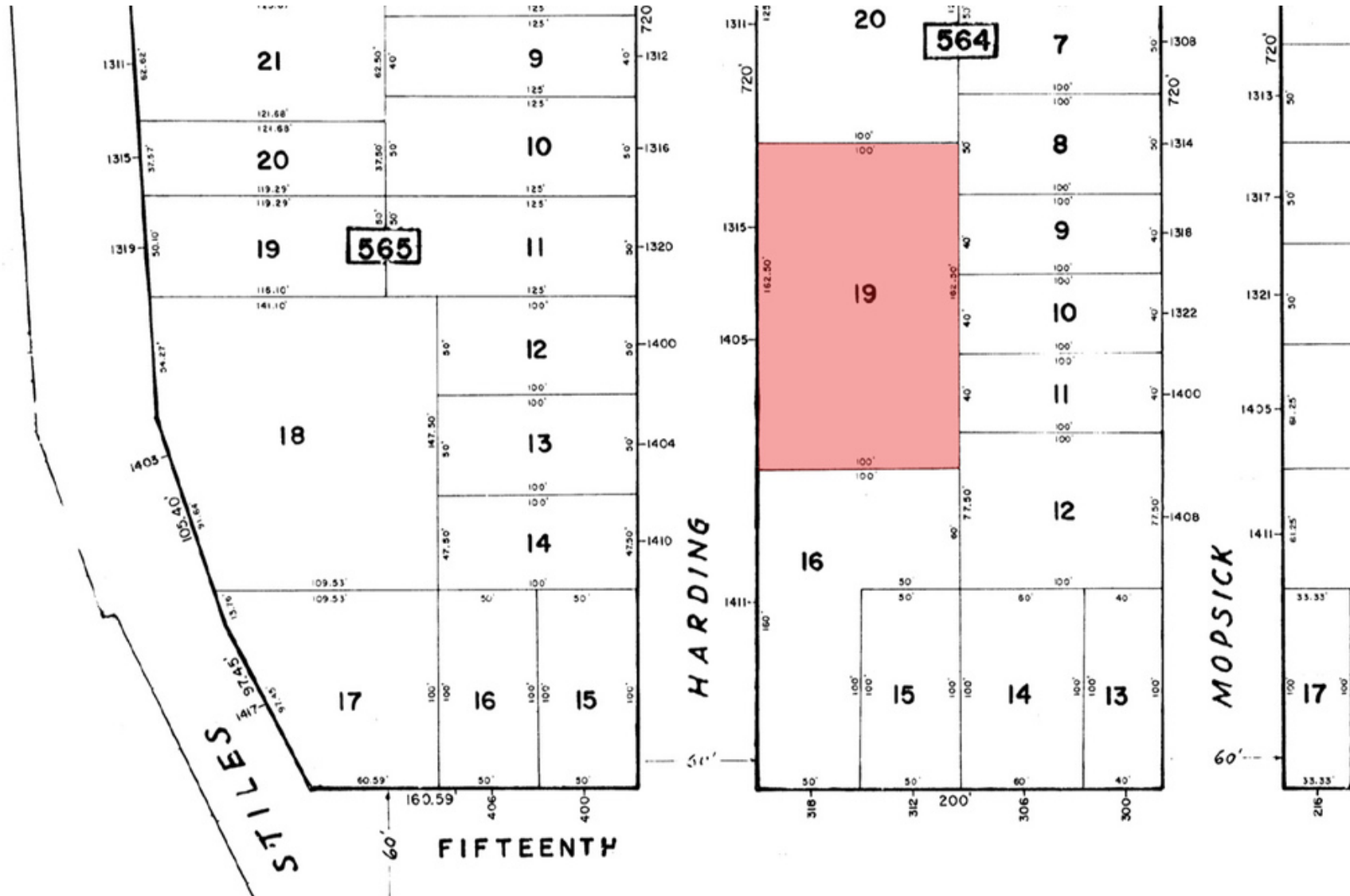
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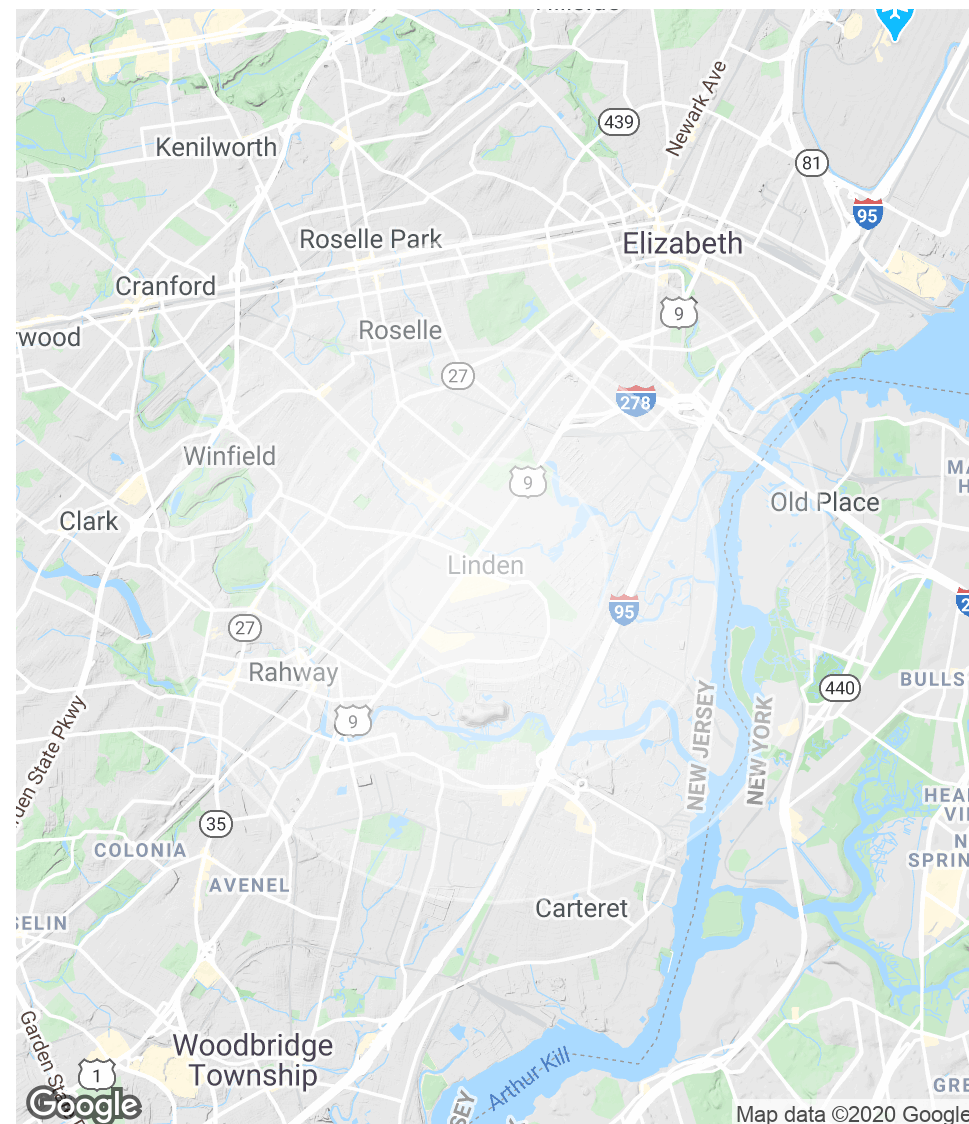
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,727	46,620	142,844
Average age	42.1	38.2	37.9
Average age (Male)	39.8	37.0	36.5
Average age (Female)	43.4	39.6	39.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,290	17,127	50,756
# of persons per HH	2.3	2.7	2.8
Average HH income	\$57,126	\$65,317	\$66,204
Average house value	\$370,653	\$332,000	\$339,510

* Demographic data derived from 2010 US Census



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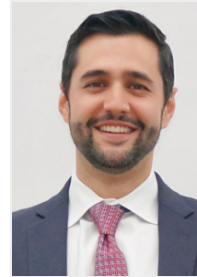


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