

## FOR SALE

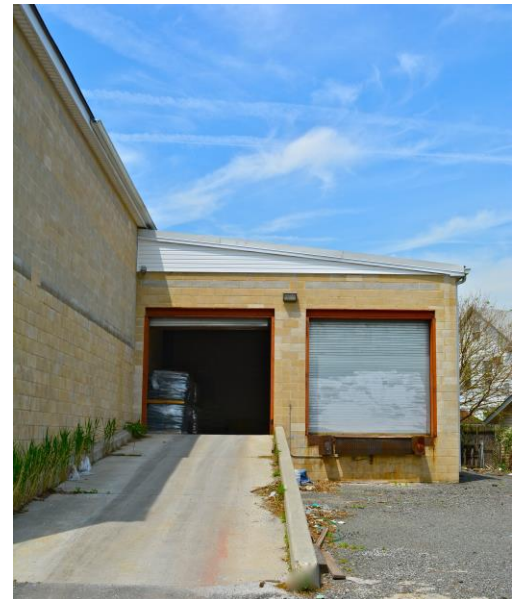
Investment Opportunity  
With Existing Tenant



**2415 Urbanowitz Avenue**  
Linden, New Jersey

### Property Features

- 9,000 sf on 0.3 acres
- Existing Tenant with 2 yrs. Remaining on Lease & 5 year renewal option
- NOI: \$67,422.21 (5.6% Cap Rate)
- 3% annual increases on Lease
- 20' Ceiling Height
- 3 Drive-in Doors (two of which are 14' x 14')
- 1 Loading Dock (10' x 10')
- +/- 10 Car Parking
- Clear Span Warehouse
- Zoned Light Industrial
- 1.5 miles to Goethals Bridge
- 10 miles to Brooklyn
- Directly off Rt. 1 & 9 South



For Further Information Contact Exclusive Broker:

**Richard Goski, Vice President**

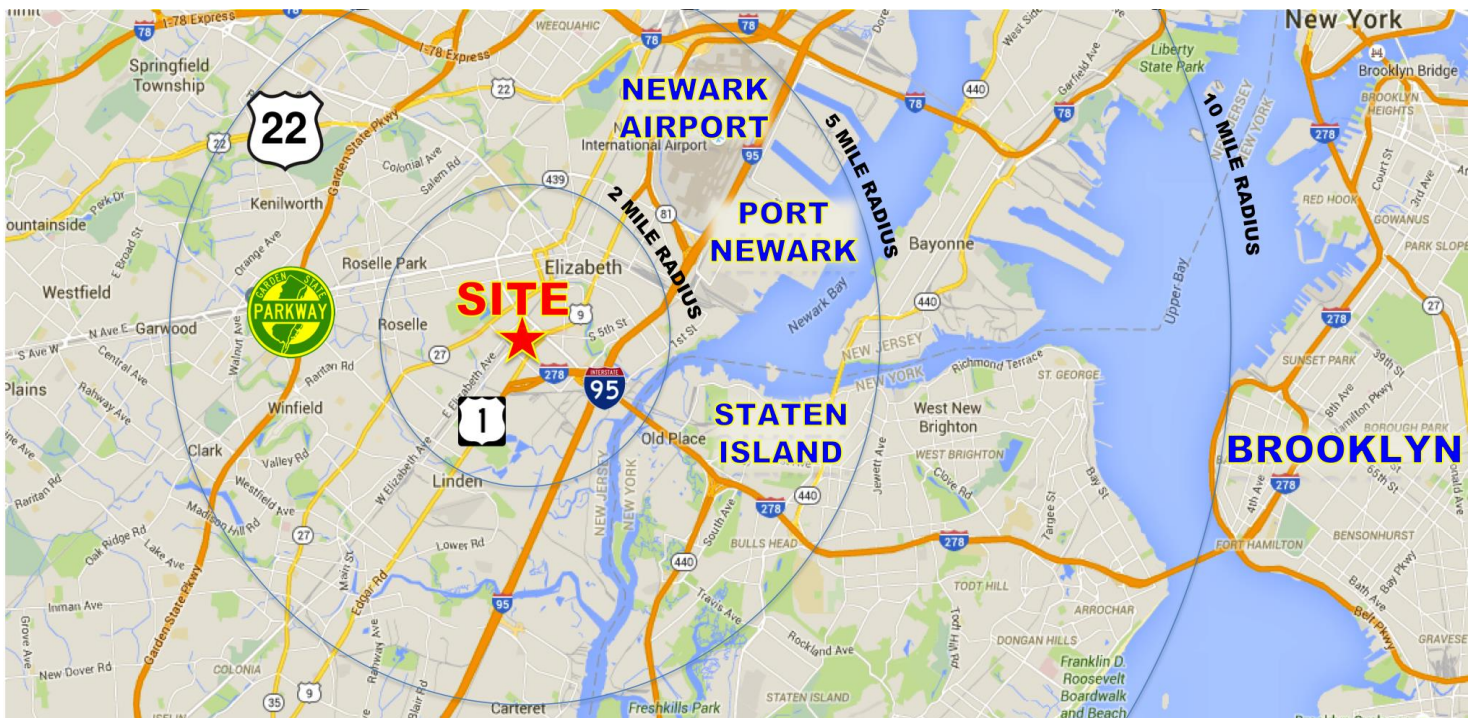
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Video presentation at  
<https://youtu.be/Q3h08f0i9tQ>