

AVAILABLE FOR SALE

NEW JERSEY'S PREMIER BROWNFIELDS REDEVELOPMENT OPPORTUNITY DUPONT GRASSELLI SITE

LINDEN, NEW JERSEY

- FEATURES:**
- Linden, NJ – 210 acres, 106 acres usable
 - Strategic Gateway Industrial Market Location
 - DuPont Grasselli Site – Fully remediated and ready for development
 - The longest contiguous available waterfront parcel in NJ & NY port area with CSX rail access
 - \$70,000,000 sale price



FOR MORE INFORMATION PLEASE CONTACT

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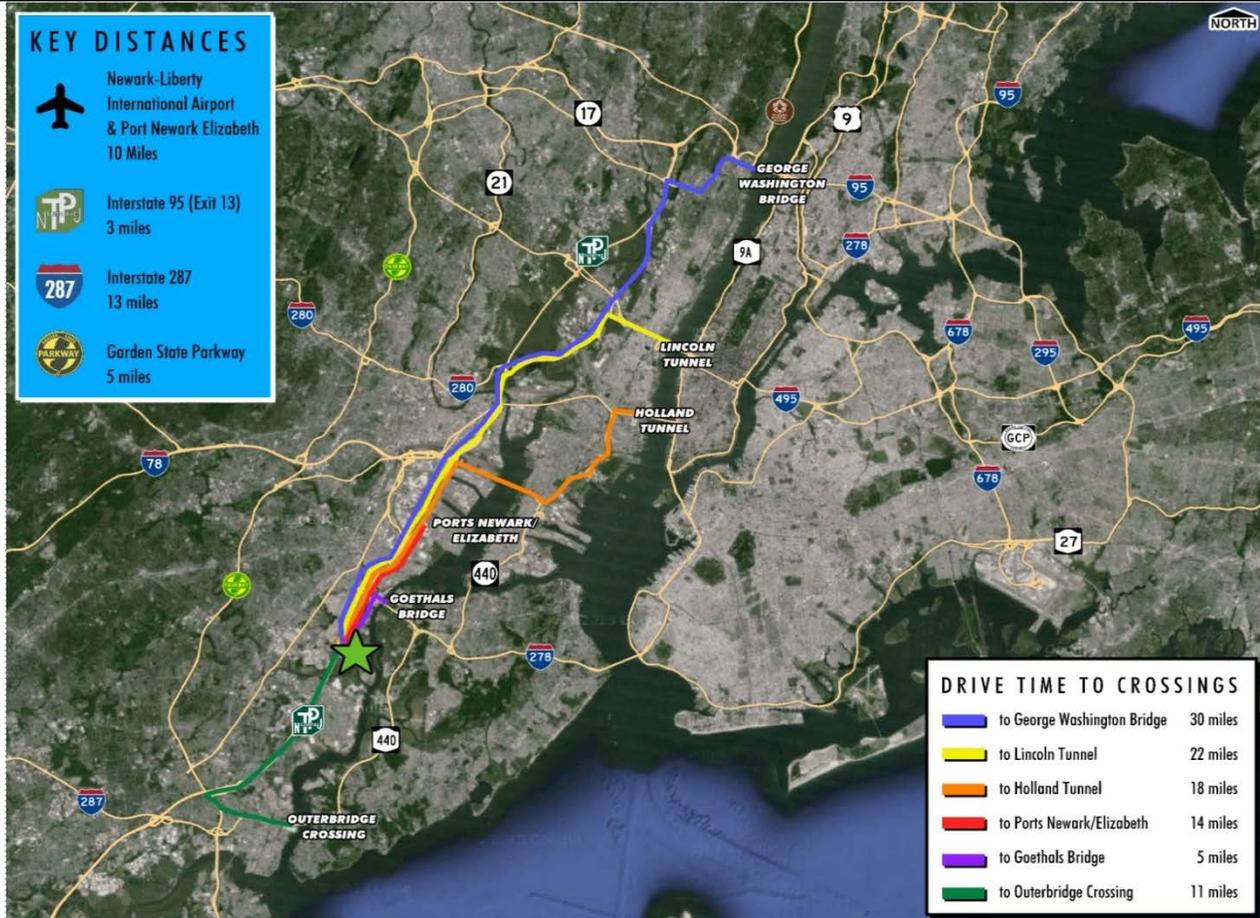
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LOCATION MAP



- The 98 acre site has undergone pre-consolidation with fill material and is graded for development above the BFE line. The 112 acre site is primarily conservation easement with +/- 8 usable acres. Confirmation of geotechnical soil conditions shall be the responsibility of the buyer.
- All utilities available.
- Active Barge – with docking capability and 3,000 feet of frontage on the Arthur Kill waterway.
- Zoning – Warehouse, distribution, light manufacturing, and office facilities.
Minimum lot size: 3 acres
Maximum Building Coverage: 75%
Maximum Lot Coverage: 98%
- Available Now for Sale – \$70,000,000

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