

FOR SALE

721 PENNSYLVANIA AVE

Linden, NJ 07036

IPRG





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by IPRG NJ LLC in compliance with all applicable fair housing and equal opportunity laws.

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENT



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PROPERTY DESCRIPTION

721-727 Pennsylvania Avenue is a two-building industrial portfolio totaling approximately 13,300 square feet in the heart of Linden's established industrial district. The property offers excellent access to Route 1 & 9, the New Jersey Turnpike, Elizabethport, Port Newark/Elizabeth, and Newark Liberty International Airport, making it an ideal location for industrial and service-oriented businesses.

The primary building consists of a 7,300 SF warehouse with 1,800 SF of second-floor office space, featuring three drive-in doors and 16'5" ceiling heights, and is occupied by a marble countertop fabrication tenant. The second building contains 4,200 SF, features one drive-in door and 12' ceiling heights, and is occupied by an auto body tenant.

Located within a thriving industrial corridor surrounded by warehouse, manufacturing, and logistics users, the property presents a rare opportunity to acquire a well-positioned industrial asset in one of Northern New Jersey's most sought-after industrial markets.

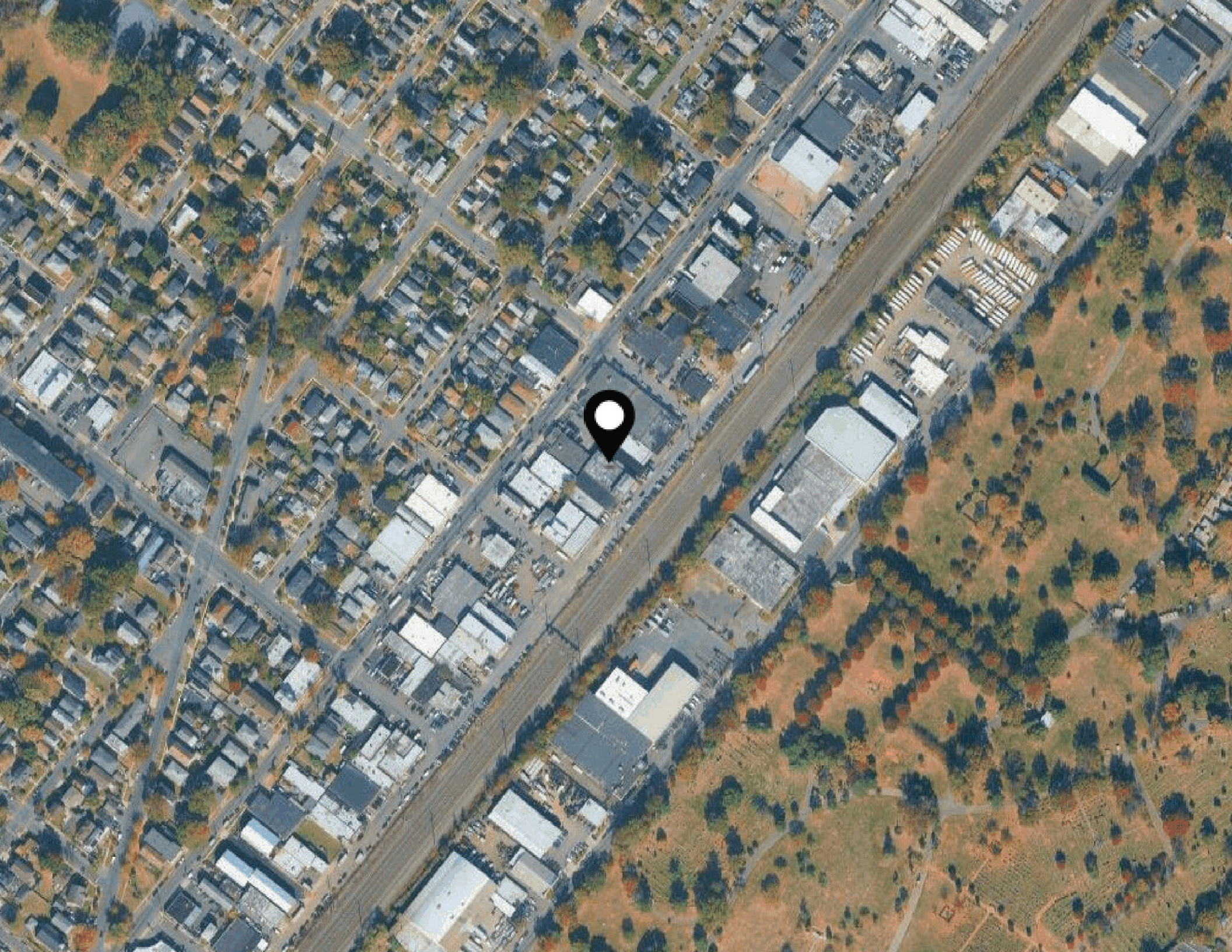


PROPERTY INFO

BLOCK	145
LOT	6 & 7
LOT SIZE	0.283 Acres Or 12,327 SF
BUILDING SQUARE FOOTAGE	13,300 SF (9,100 SF large warehouse & 4,200 SF small warehouse)
STORIES	1 & 2
CEILING HEIGHT	12' - 16'5"
DRIVE-IN DOORS	4
OFFICE	1,800 SF
ZONING	Light Industrial (LI)
EQUALIZATION RATE	49.47%
TAX RATE (2025)	2.20%
ANNUAL TAXES	\$35,836
ANNUAL TAXES / SF	\$3.15







ZONING MAP & SUMMARY

PERMITTED USES

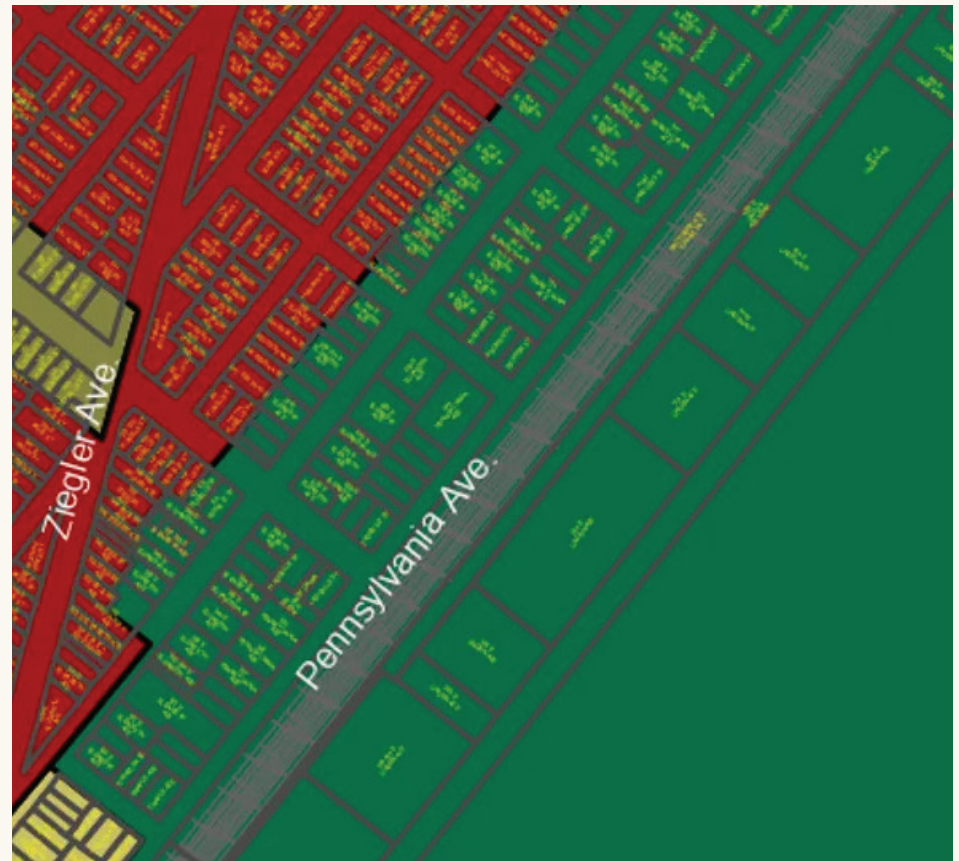
- Warehousing and distribution facilities
- Logistics and last-mile delivery operations
- Light manufacturing and assembly
- Fabrication and processing operations
- Contractor shops and yards
- Industrial service businesses
- Research and development facilities
- Wholesale businesses
- Printing and publishing operations
- Industrial offices accessory to warehouse/manufacturing uses
- Storage facilities
- Automotive-related industrial uses (subject to specific regulations)
- Equipment repair and maintenance facilities



Legend

Linden_Zoning

	(C-1) - CENTRAL BUSINESS DISTRICT
	(C-1A) - COMMERCIAL DISTRICT
	(C-1B) - GENERAL COMMERCIAL
	(C-2) - RETAIL COMMERCIAL
	(EDD) - ECONOMIC DEVELOPMENT DISTRICT
	(HI) - HEAVY INDUSTRIAL
	(L-I) - LIGHT INDUSTRIAL (PLANNED RESIDENTIAL OPT.)
	(LI) - LIGHT INDUSTRIAL
	(LI-A) - LIGHT INDUSTRIAL
	(OPT) - OFFICE PROFESSIONAL TRANSITION
	(PDC) - PLANNED COMMERCIAL DISTRICT
	(R-1a) - SINGLE FAMILY 50'
	(R-2a) - TWO FAMILY 50'
	(R-2b) - TWO FAMILY 40'
	(R-3) - APARTMENT
	(R1-b) - SINGLE FAMILY 40'
	(RD) - REDEVELOPMENT DISTRICT
	(ROC) - RESIDENTIAL OFFICE COMMERCIAL
	(SA-1)-STATION AREA CORE TRANSIT VILLAGE DISTRICT-MIXED USE
	(SA-2) - STATION AREA - TRANSIT VILLAGE RESIDENTIAL DISTRICT
	(SA-R)-STATION AREA - SOUTH WOOD AVENUE REDEVEL. DISTRICT
	(T-R) - THEATER REDEVELOPMENT DISTRICT
	(RPZ) - RUNWAY PROTECTION ZONES
	(R-D) - REDEVELOPMENT SITES
	CITY PROPERTY





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SALE COMPS



625 PENNSYLVANIA AVE, LINDEN, NJ 07036

PRICE	\$999,950	PRICE/SF	\$227.26
BLDG SF	4,400 SF	CITY	Linden



1611-1615 PENNSYLVANIA AVE, LINDEN, NJ 07036

PRICE	\$1,960,000	PRICE/SF	\$213.04
BLDG SF	9,200 SF	CITY	Linden



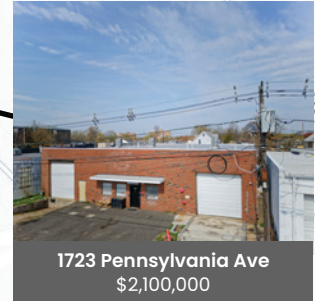
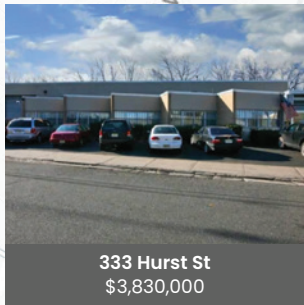
615 W ELIZABETH AVE, LINDEN, NJ 07036

PRICE	\$1,500,000	PRICE/SF	\$250.00
BLDG SF	6,000 SF	CITY	Linden



333 HURST ST, LINDEN, NJ 07036

PRICE	\$3,830,000	PRICE/SF	\$251.81
BLDG SF	15,210 SF	CITY	Linden



AVERAGES

PRICE

\$2,072,488

BLDG SIZE

8,703 SF

PRICE/SF

\$235.53

ABOUT IPRG

Investment Property Realty Group (IPRG) is a real estate brokerage firm that specializes in the sale and acquisition of investment properties. With a strong focus on urban markets, particularly in New York City, IPRG handles a wide variety of asset types including multi-family, mixed-use, retail, development, and industrial properties. The firm serves a diverse client base ranging from private investors and family offices to institutional firms and developers.

IPRG distinguishes itself through its deep market knowledge and strategic advisory approach. The firm's professionals provide comprehensive guidance throughout the transaction process—from property valuation and marketing to negotiation and closing. This hands-on involvement helps clients make informed decisions and maximize their return on investment.

At the core of IPRG's approach is a commitment to integrity, transparency, and long-term client relationships. The firm prioritizes open communication and client education, ensuring that investors fully understand their options and opportunities. This personalized service model has contributed to IPRG's reputation for reliability and consistent performance in the highly competitive real estate investment space.

In addition to its brokerage services, IPRG leverages data-driven insights and in-depth research to stay ahead of market trends. The team uses proprietary tools and analytics to track property values, assess market shifts, and identify emerging opportunities. This analytical edge enables IPRG to provide clients with accurate evaluations and strategic investment guidance in an ever-evolving real estate landscape.



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