



161

Woodbine Street Bergenfield, NJ



1,227, 1,237, 2,900, 3,000, 6,672 SF FOR LEASE - 5 UNITS AVAILABLE

Prime, active, and growing
Bergenfield area

About two miles
North of Route 4

Multiple loading docks
Available for use

Nina Bianco | 201.615.5102 | NBianco@NIANationalRealty.com

Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

161 Woodbine Street, Bergenfield, NJ

LOCATED – In the heart of a busy Bergenfield area, just North of Route 4. In between New Bridge Road and W Clinton Ave.

ADJACENT – Available units are next to U-Haul Neighborhood dealer, AutoZone Auto parts, and New Bridge Market.

Close To – McDonalds, PNC Bank, Dunkin Doughnuts, Pizza Hut, GNC, Walgreens, Lidl etc.(Aldi coming soon)

STATISTICS: 3 MILE RADIUS
Population = 185,904
Daytime Employment = 80,666
Average HHI = \$99,330

TRANSPORTATION – Convenient Stops for NJ Transit.

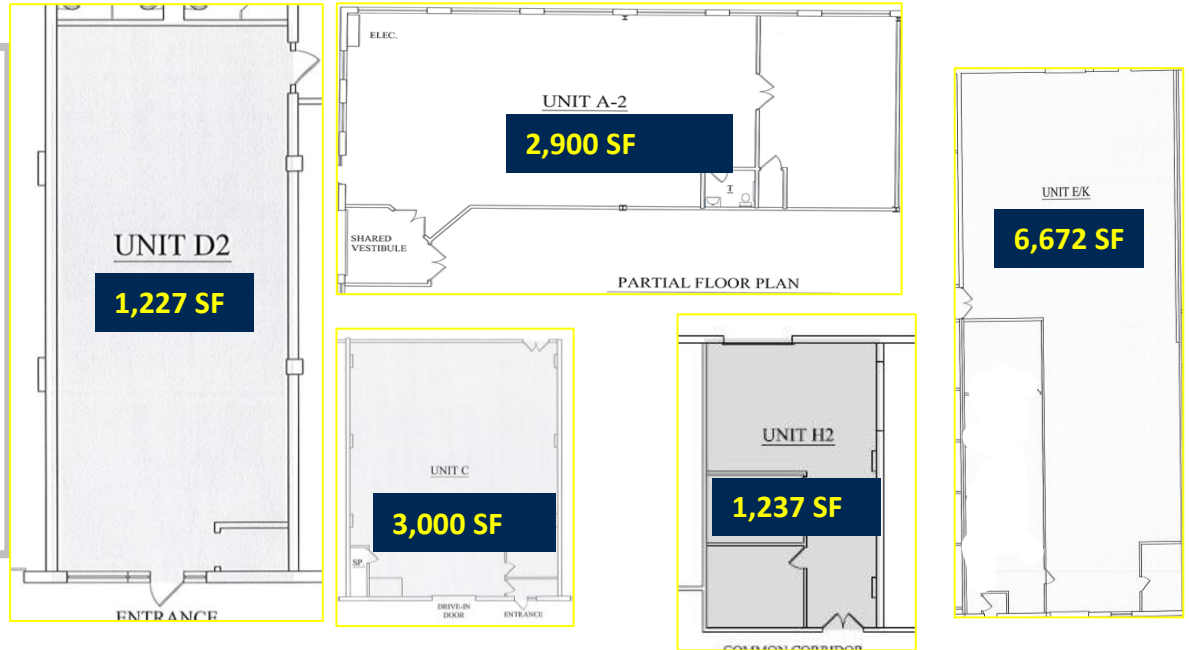
ATTRACTIONS – Paramus, Teaneck, Dumont and Hackensack Shopping and Eateries.



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SF Available	Unit D2 1,227
	Unit A2 2,900
	Unit C 3,000
	Unit E/K 6,672
	Unit H2 1,237

Price	\$15.00 RSF
Ceiling Height	12'-16'
Heat	GAS
Parking Spaces	70
Zoning:	L/RTL
Lot Size	1.73



UNIT D2 IS LOCATED DIRECTLY ON WOODBINE STREET WITH RETAIL EXPOSURE, A/C. **UNIT C** HAS A PRIVATE DRIVE-IN DOOR, PLUS SHARED TAILGATE ACCESS. IT CURRENTLY HAS A COMMERCIAL KITCHEN SINK AND AN AIR-CONDITIONED ROOM HOUSING REFRIGERATOR AND FREEZER. **UNIT H2** HAS A PRIVATE DRIVE-IN DOOR TO A SHARED DRIVEWAY/COVERED PARKING AREA. IT HAS 2 AIR-CONDITIONED ROOMS FOR OFFICE AND/OR STORAGE. THIS UNIT HAS SEPARATE ELECTRIC METER AND SHARED METER FOR GAS, HEAT. **UNIT E/K** IS LOCATED DIRECTLY ON WOODBINE STREET WITH RETAIL EXPOSURE, COULD BE UTILIZED AS A SHOWROOM, OFFICE WITH WAREHOUSE OR LIGHT INDUSTRIAL. THIS UNIT HAS 2 DRIVE-IN DOORS (POSSIBLE DRIVE-IN/DRIVE-OUT) AND ACCESS TO SHARED LOADING DOCK!!

UNIT A2 HAS SHARED DRIVE-IN LOADING PLUS PRIVATE GLASS DOOR ENTRANCE

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D2



C



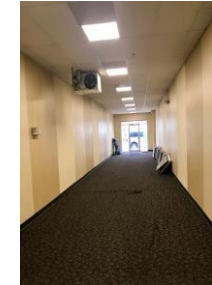
H2



Unit E/K



Common areas



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