



39 Bland Street,
Emerson, NJ

**FOR LEASE
CALL NINA BIANCO
201.336.1211**



10,040 SF FOR LEASE

Prime, active, and busy
Emerson/Westwood area

Located off
A County Road

Warehouse/Lt Assembly/Retail
Includes +/- 3,000 SF Office Space

Nina Bianco | 201.845.6606 | NBianco@NIANationalRealty.com

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

Physical Description

| | |
|------------------|---------------------|
| SF Available: | 10,040 SF |
| Lot Size: | 81 x 200 0.37 |
| For LEASE: | \$12.00 NNN* |
| Taxes: | \$31,767.74/2019 |
| Parking: | 10 |
| Ceiling Height : | 10.0-11.9 |
| Heat: | Gas |
| Zoning: | Industrial – “IM” |
| TG/DR IN: | 1/3 |

*Tenant to pay insurance, garbage removal, all utilities, landscaping, snow plowing & maintenance of HVAC, plumbing & electrical systems.



Light manufacturing-Warehouse building with heavy power & office. This building is also zoned for Retail and Residential! First floor is sprinklered. Good for various uses including recreation/fitness. Three bathrooms, including a shower!

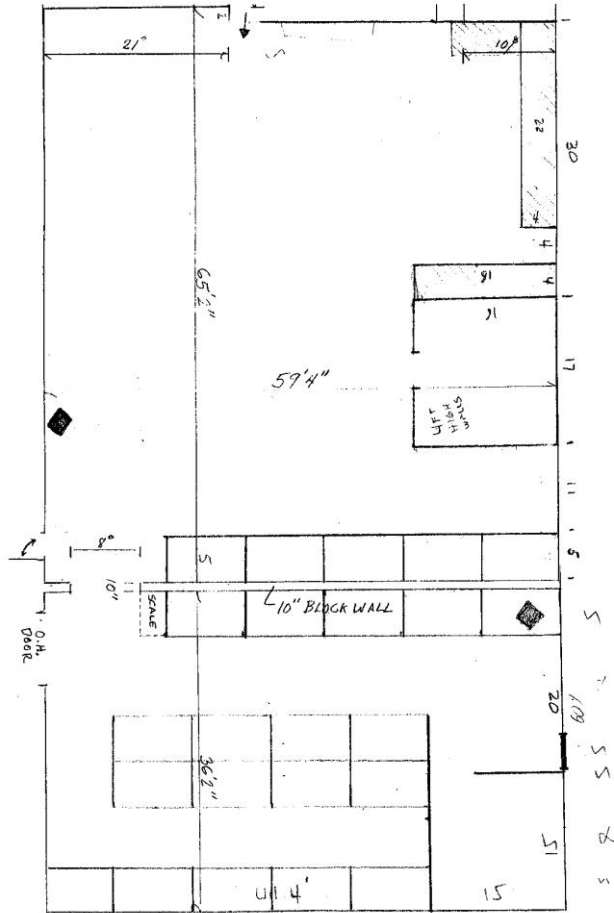
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**UPS Door & Roll Up Door
to Exterior Loading Dock**

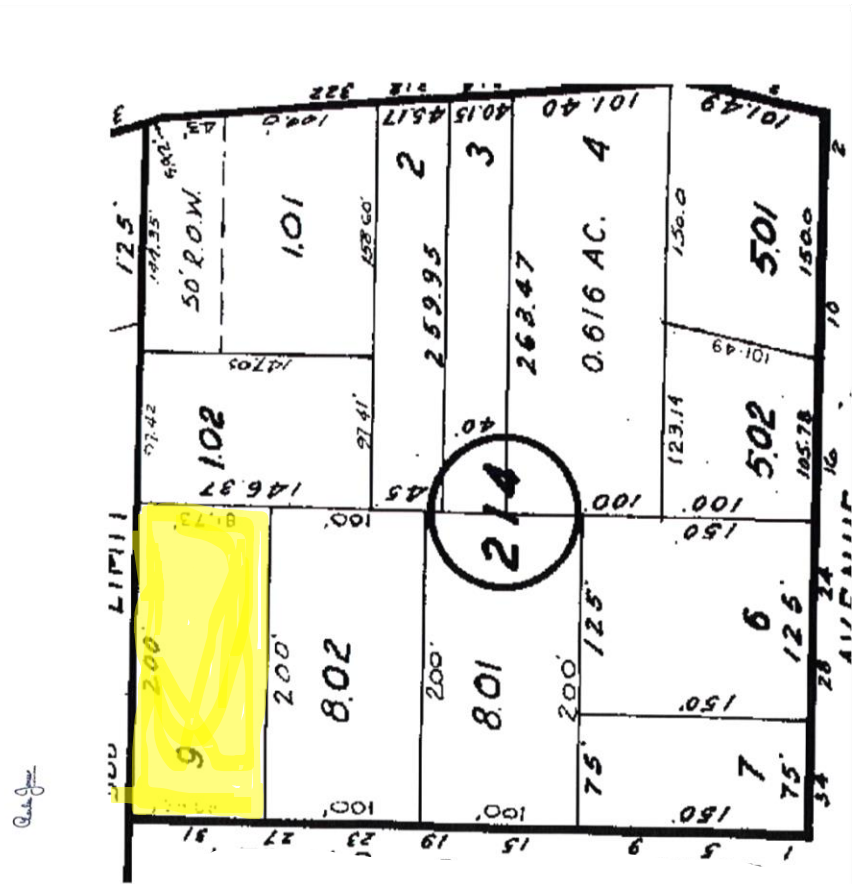


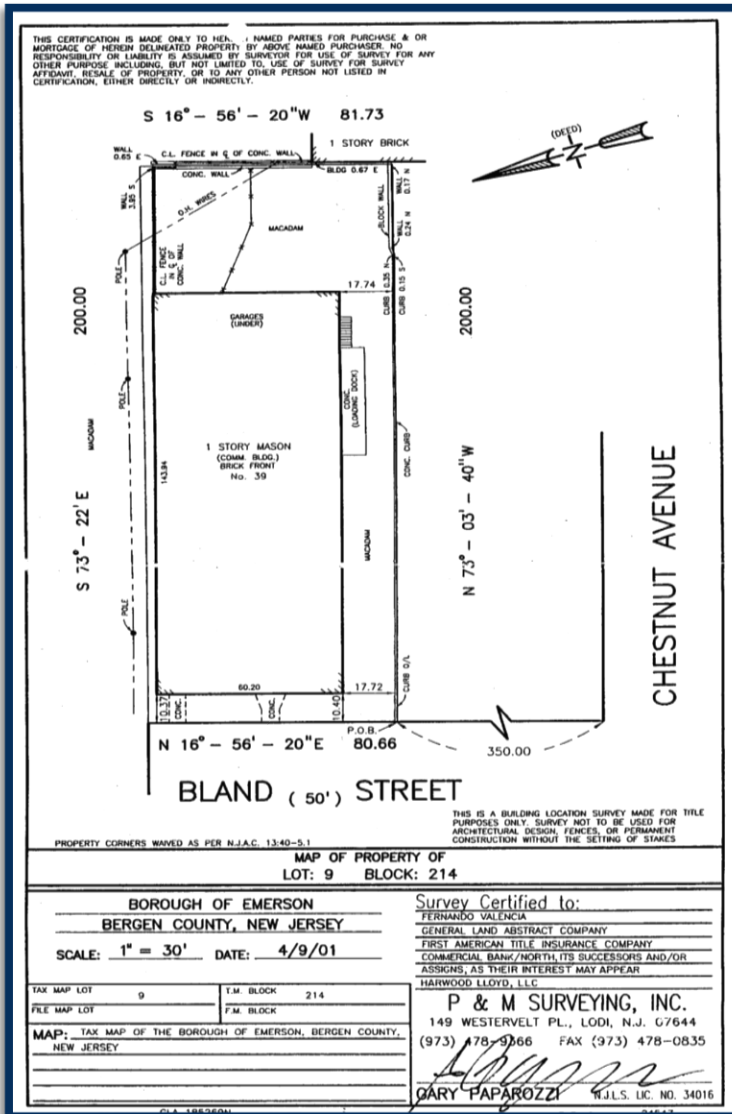
**Air conditioned, light
assembly/warehouse area**



| | TOTAL | HAVE | NEED |
|---------------|-------|------|------|
| UPRIGHTS 10' | 5756 | 28 | 16 |
| LOAD BEAMS 8' | 2434 | 46 | 26 |

Fire the
rated door





Industrial Business Zone

The Industrial Business Zone is located south of the Stop & Shop mall, on both sides of Bland Street. A second IM zone is also located on the south side of Chestnut Ave., adjacent to the rail line. Permitted uses include:

- Retail
- Service commercial
- Educational studios
- Professional office
- Automobile related services
- Printing and publishing
- Electrical, plumbing and building services and sales
- Wholesale sales
- Warehousing
- Certain Industrial and Manufacturing uses
- Light manufacturing
- Assembly and distribution
- Storage facilities

The minimum lot size in the IM Zones is 15,000 SF. There are no permitted Conditional Use in the IM Zone. The IM Zone is also part of the Affordable Housing Overlay area, which permits mixed use including multi-family residential with a required affordable housing set-aside.

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