

FOR LEASE: 17,000 +/- SQ. FT. COMMERCIAL/FLEX PROPERTY



3114 TONNELLE AVE

NORTH BERGEN, NJ 07047

Contact **Exclusive Broker**

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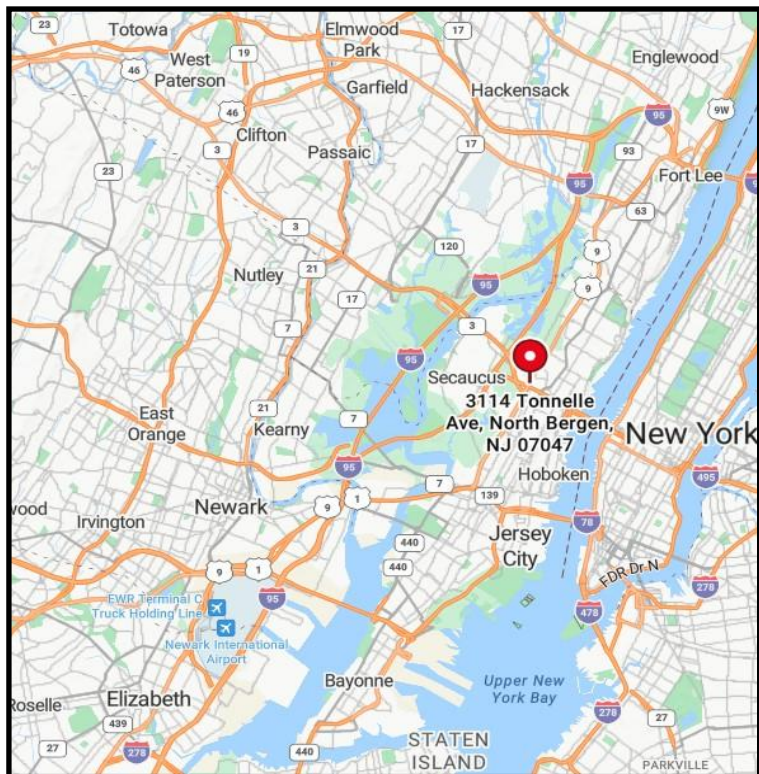
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Team Resources is pleased to present this 17,000 +/- sq. ft. prime commercial/flex space for lease in North Bergen's high-traffic corridor. **Unbeatable location on U.S.-9 / Tonnelle Ave** — just off the busy intersection of Route 3 & NJ-495, and easily accessible via Paterson Plank Rd. High traffic, great visibility, and excellent exposure. **Zoned – C2 (Highway Commercial) allows for broad usage.** **Flexible options & sizes to fit your needs** — choose between a **6,500 sq ft retail storefront** or a larger **9,893 sq ft office/retail space with mezzanine + 2-floor layout.**



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Property Description

Available Space:	17,000 ±sq. ft. (Divisible)
Acreage:	4 ± acres
Office/Showroom:	6,500 ± sq. ft.
Ceiling Height:	18' clear
Loading Doors:	3 drive-in doors
Parking:	30 cars
Sprinklers:	wet
Lease Rate:	Upon request
Taxes:	\$3.65 psf
Opex:	\$1.37 psf
Occupancy:	Q1 2026

OVERVIEW

Spacious, open-floor layout & high ceilings (18 ft) — ideal for a showroom, retail store, warehouse, creative studio, or office headquarters. **Ample parking & easy access:** Rare to find — parking space plus straightforward loading access make it ideal for for: A high-visibility retail or showroom store, Creative studio, light-industrial, or workshop space needing high ceilings & loading access, Office + warehouse hybrid, Businesses needing easy logistics + customer access.

KEY DISTANCES

Holland Tunnel:	4+/- miles
Lincoln Tunnel:	4 +/- miles
NJ Tpk:	5 +/- miles
GWB:	8+/- miles



PROPERTY PHOTOS

