

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



# 3114 TONNELLE AVE

NORTH BERGEN, NJ 07047

Contact **Exclusive** Broker

**Eric Lewin**

Office (201) 438-1177 x107

Mobile (201) 832-4569

[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)

**Stacey Wellins**

Office (201) 438-1177 x116

Mobile (914) 907-4095

[swellins@teamresourcesinc.com](mailto:swellins@teamresourcesinc.com)



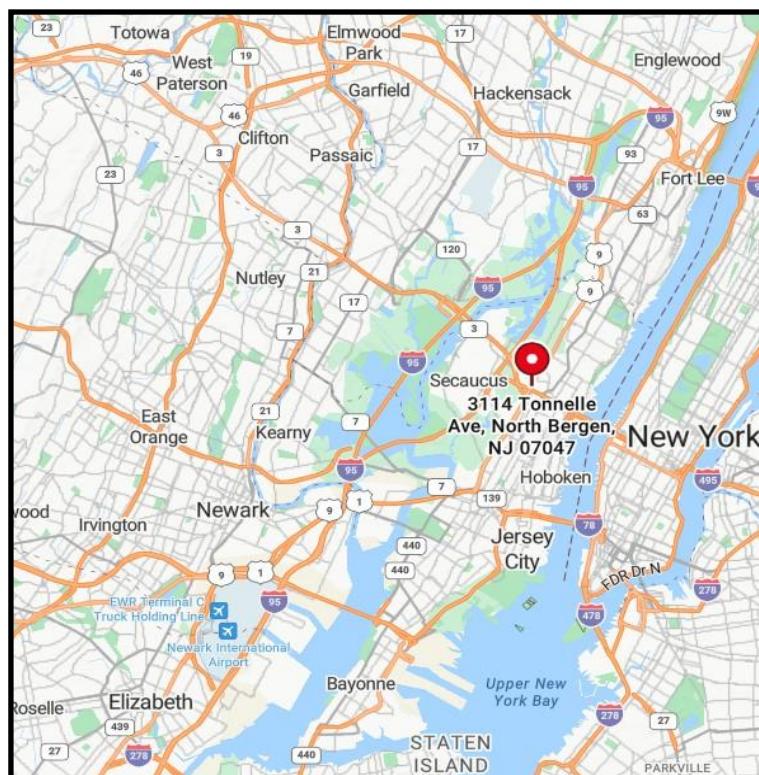
# 3114 TONNELLE AVE // NORTH BERGEN, NJ 07047

**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.**



## CONTACT BROKER:

### Eric Lewin

Office (201) 438-1177 x107

Mobile (201) 832-4569

[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)

### Stacey Wellins

Office (201) 438-1177 x116

Mobile (914) 907-4095

[swellins@teamresourcesinc.com](mailto:swellins@teamresourcesinc.com)

## Property Description

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

## OVERVIEW

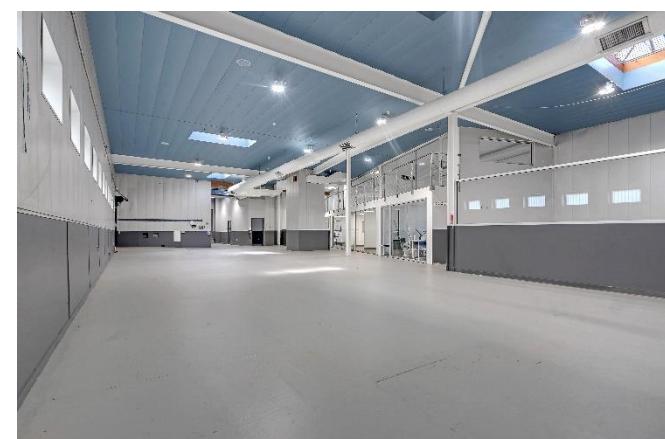
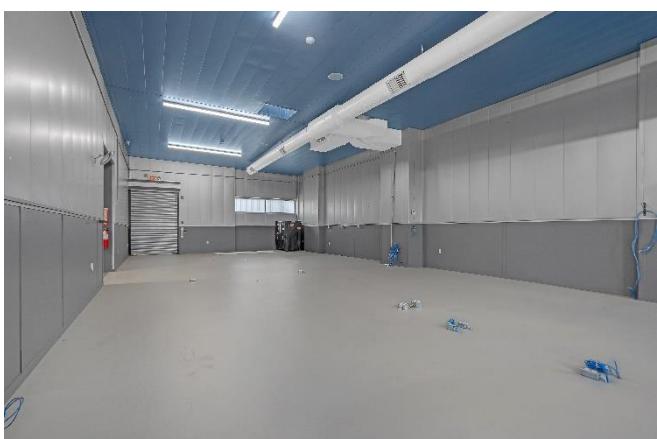
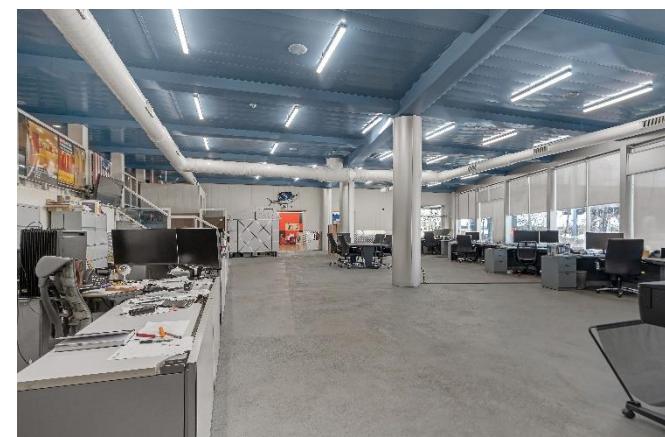
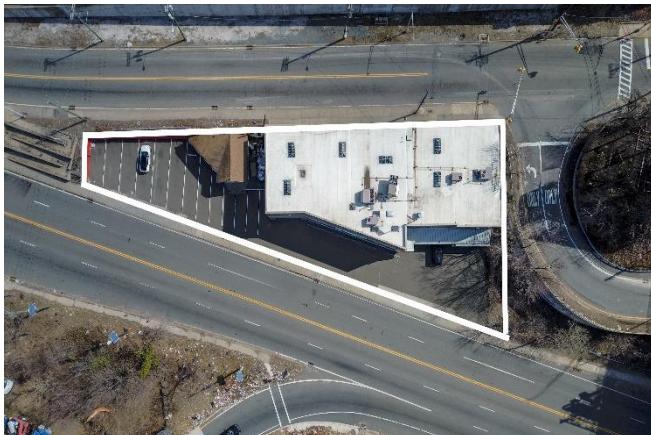
**Spacious, open-floor layout & high ceilings (18 ft)** — ideal for a showroom, retail store, warehouse, creative studio, or office headquarters. **Ample parking & easy access:** Rare to find — parking space plus straightforward loading access make it ideal for for: A high-visibility retail or showroom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



All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.