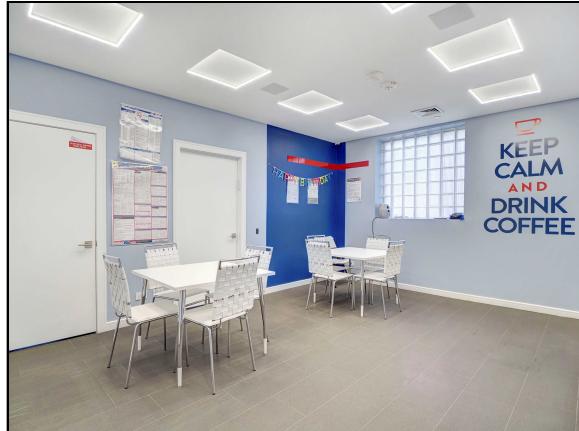




Office/Flex Space Building For Lease

158 Bergen Turnpike
Ridgefield Park, NJ 07660

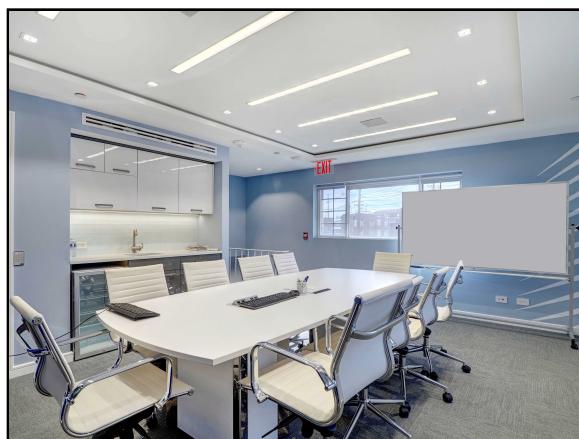


Price: \$10,000 per Month

Utilities Separate.

Property Highlights

- Stand Alone 2 Story 4,000 SF Building
- Located within the I-3 - Art Overlay Zone (see attached)
- Smart Building - Turn Key w/ plenty of power.
- Well Appointed Offices are Ready for your Business
- Outfitted with (3) Modern Bathrooms & Kitchen Area
- Small Warehouse with Rollup Door Access
- Ample Off Street Parking
- Close to Rt. 80, 46, NJ Turnpike & Secaucus Junction



74 Godwin Avenue
Ridgewood, NJ 07450

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ALEJANDRA ARROYO
Sales Associate
201.856.7996
NJ #2079060



Property Summary

Building SF:	4,000
Lease Rate:	\$30.00
Lot Size:	5,093 SF
Parking:	12
Price:	\$10,000 per month
Zoning:	I-3 & Art Overlay Zone

Building Overview

Well appointed professional office building with numerous amenities including 3 restroom. Building has kitchen area, reception area, conference room, and private offices.

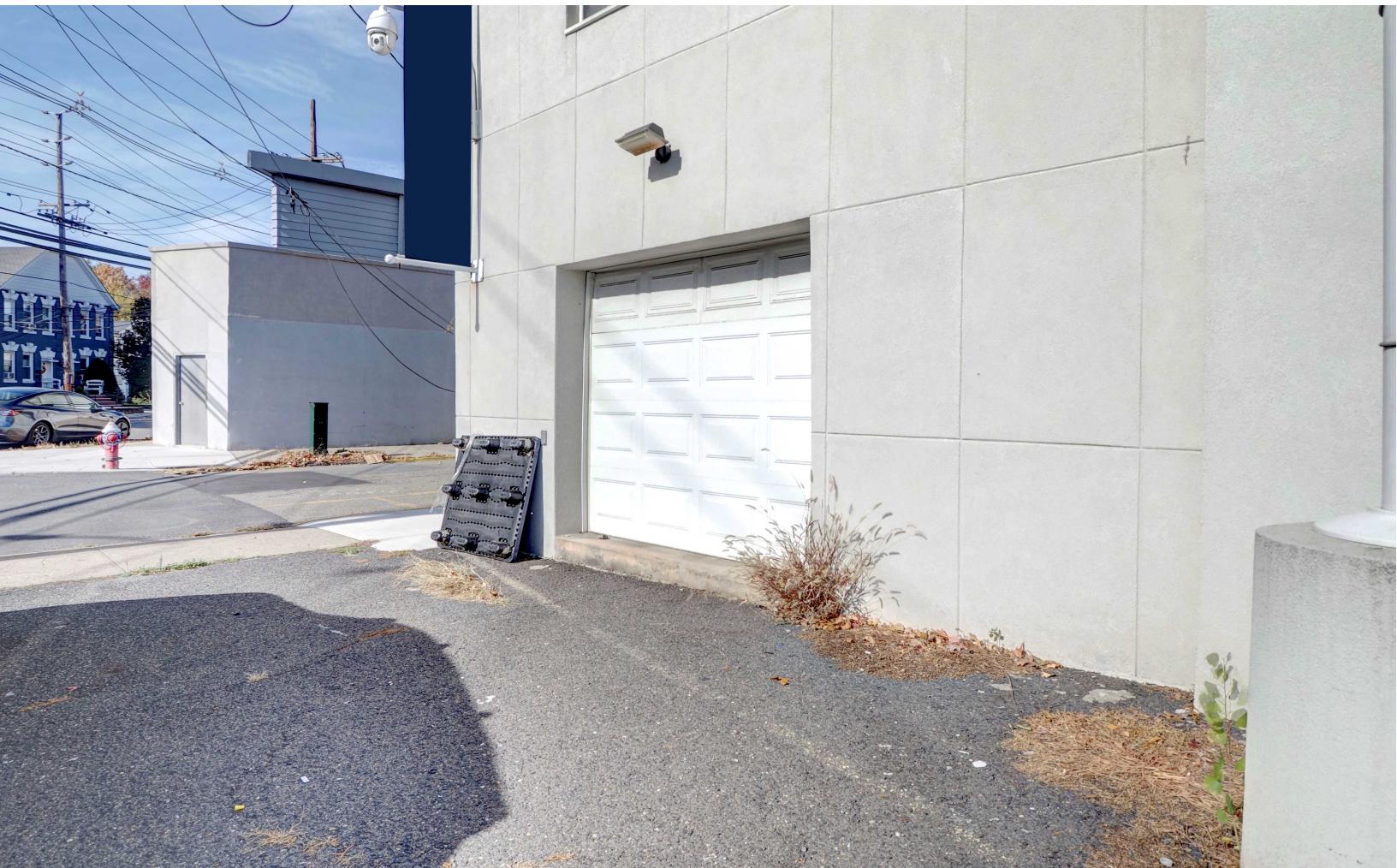
Location Highlights

Near the Meadowlands and close to NYC transportation. Easy access to the City and Seacaucus Junction. Close to Rt. 80,46,NJ Turnpike.

PROPERTY PHOTOS



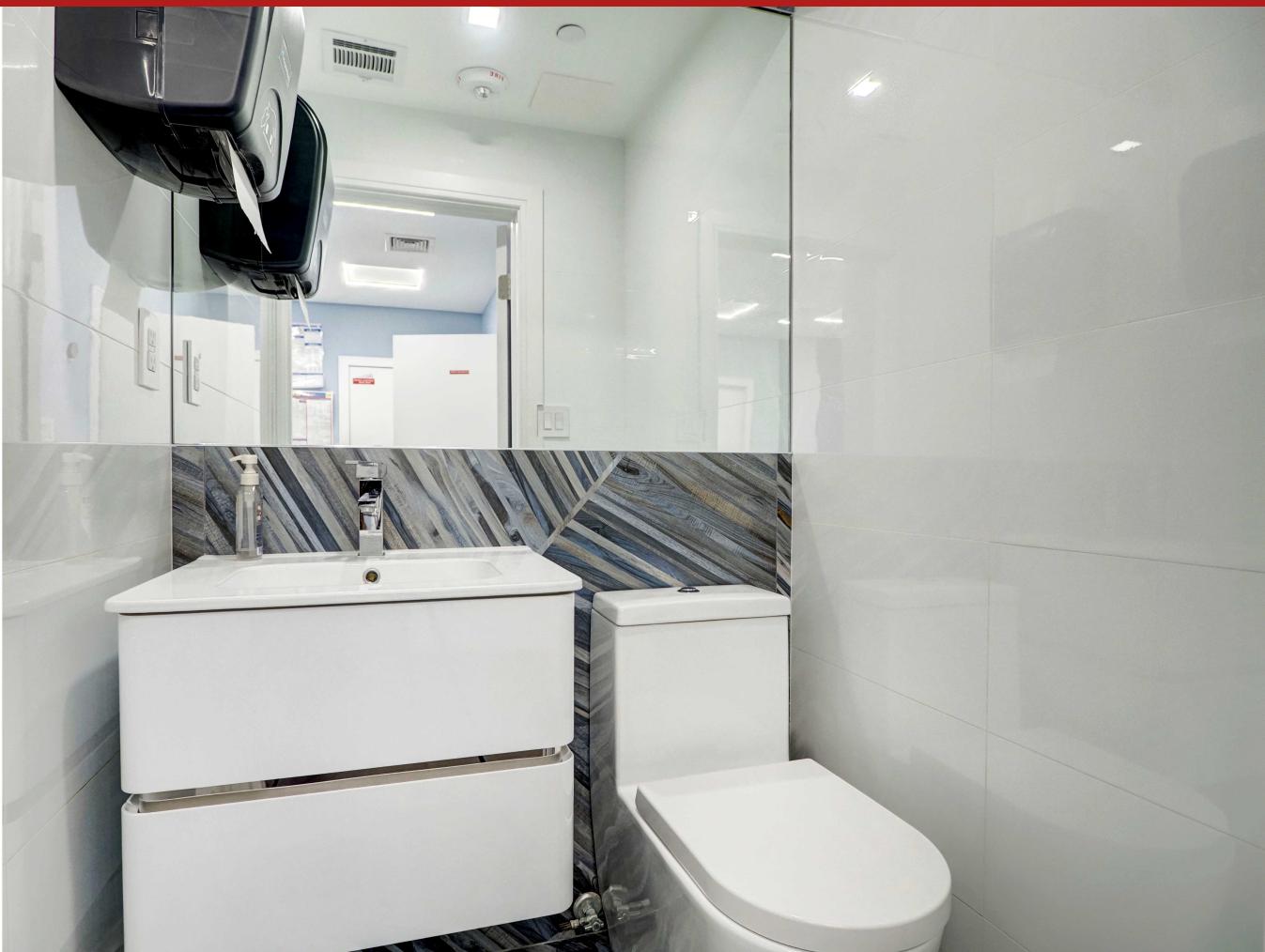
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



Zoning For Ridgefield Park NJ within the
I-3 Neighborhood Industrial Commercial District
Art & Culture Overlay Zone:

Permitted Principal Uses:

Professional and Business Offices, Equipment sales and rental businesses, Fabrication that does not require the use of heavy machinery, chemicals or manufacturing processes that would negatively affect surrounding residential areas. Garden centers, Greenhouses, Light industrial and Assembly use, Transportation and Delivery service Businesses, Veterinary Hospitals and Clinics.

Permitted Accessory Uses:

Any I-1 permitted accessory use under the same conditions as prescribed therein

Conditional Uses:

Essential and public services, subject to § 96-7.2 Public utilities, subject to § 96-7.3

Auto body and repair shops, subject to § 96-7.5

BUSINESS MAP

