



161

Woodbine Street
Bergenfield, NJ



**6,672 SF - E/K
FOR LEASE**

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

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)

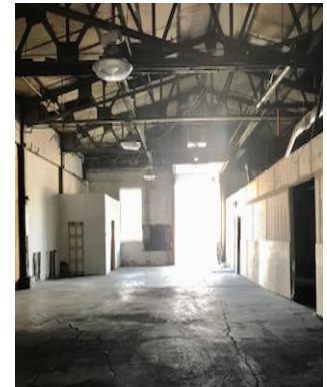
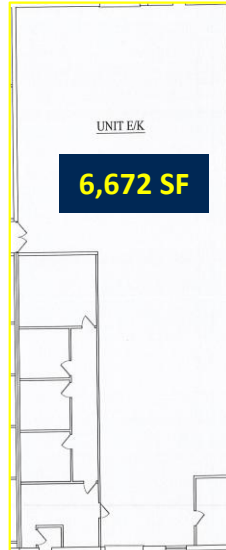
STATISTICS: 3 MILE RADIUS
Population = 185,904
Daytime Employment = 80,666
Average HHI = \$99,330

TRANSPORTATION – Convenient Stops for NJ Transit.

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



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SF Available**Unit E/K 6,672****Price Unit E/K
CAM****\$15.00 RSF NNN
\$5.00 PRSF****Ceiling Height****+/-12'-16'****Heat****GAS****Parking Spaces****70****Zoning:****LI****Lot Size****1.73**

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!!

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