

41 Woodbine St, Bergenfield, NJ 07621

FOR SALE/LEASE



OFFERING SUMMARY

Sale: **\$2,700,000** Lease: **\$12/SF +\$5 NNN** SF: **~12,540**

PROPERTY HIGHLIGHTS

- Minutesto Hackensack, Englewood & Teaneck business corridors
- Single-Tenant Occupancy – ideal for owner-user or investment
- **11,000 SF** Industrial Warehouse
1,000SF office
- New roof installed in **2024**

ZONING TYPE

- Zone -M
- Light Industrial and Automotive zone

PROPERTY OVERVIEW

- Industrial Warehouse
Property for Sale or Lease

For More Information Contact:

Corrado Belgiovine

Mobile: (201) 694-1586

Office: (201)-283-8990 x3

cbelgiovine@kwcommercial.com

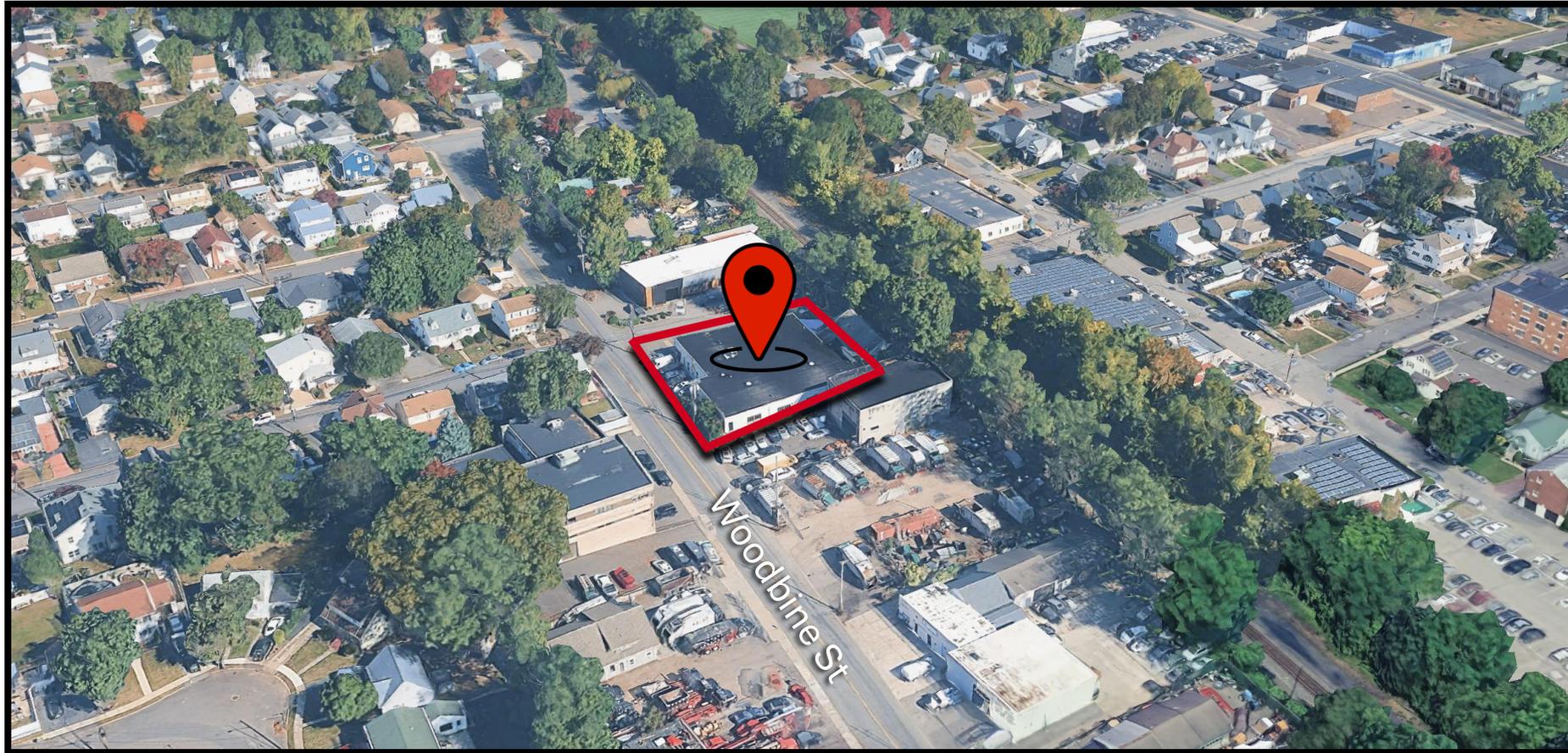
Thomas Toscano III

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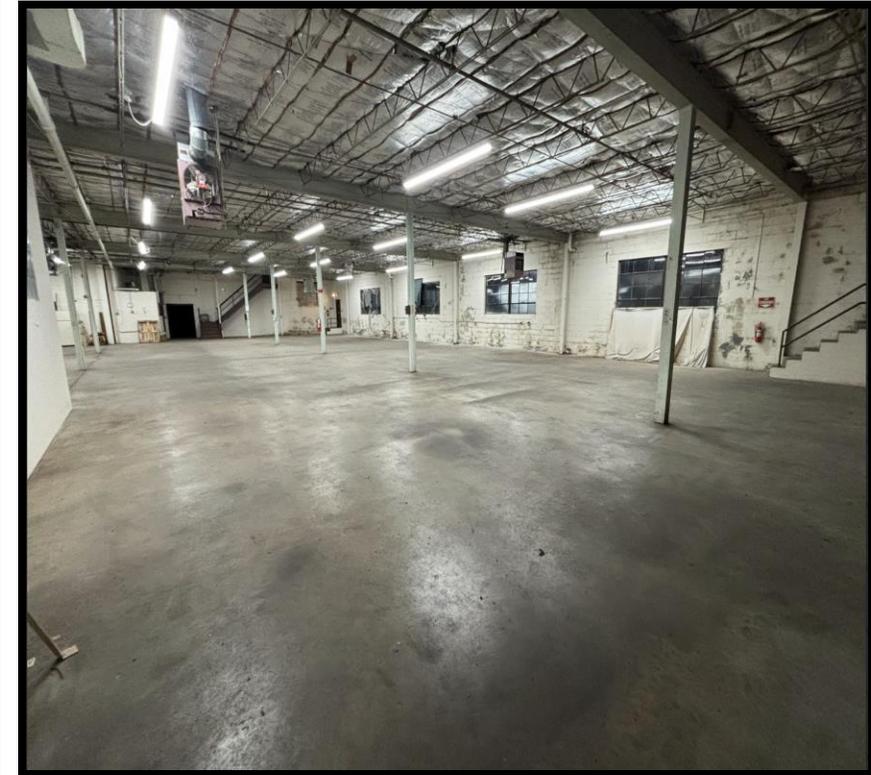
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Surrounding Locations



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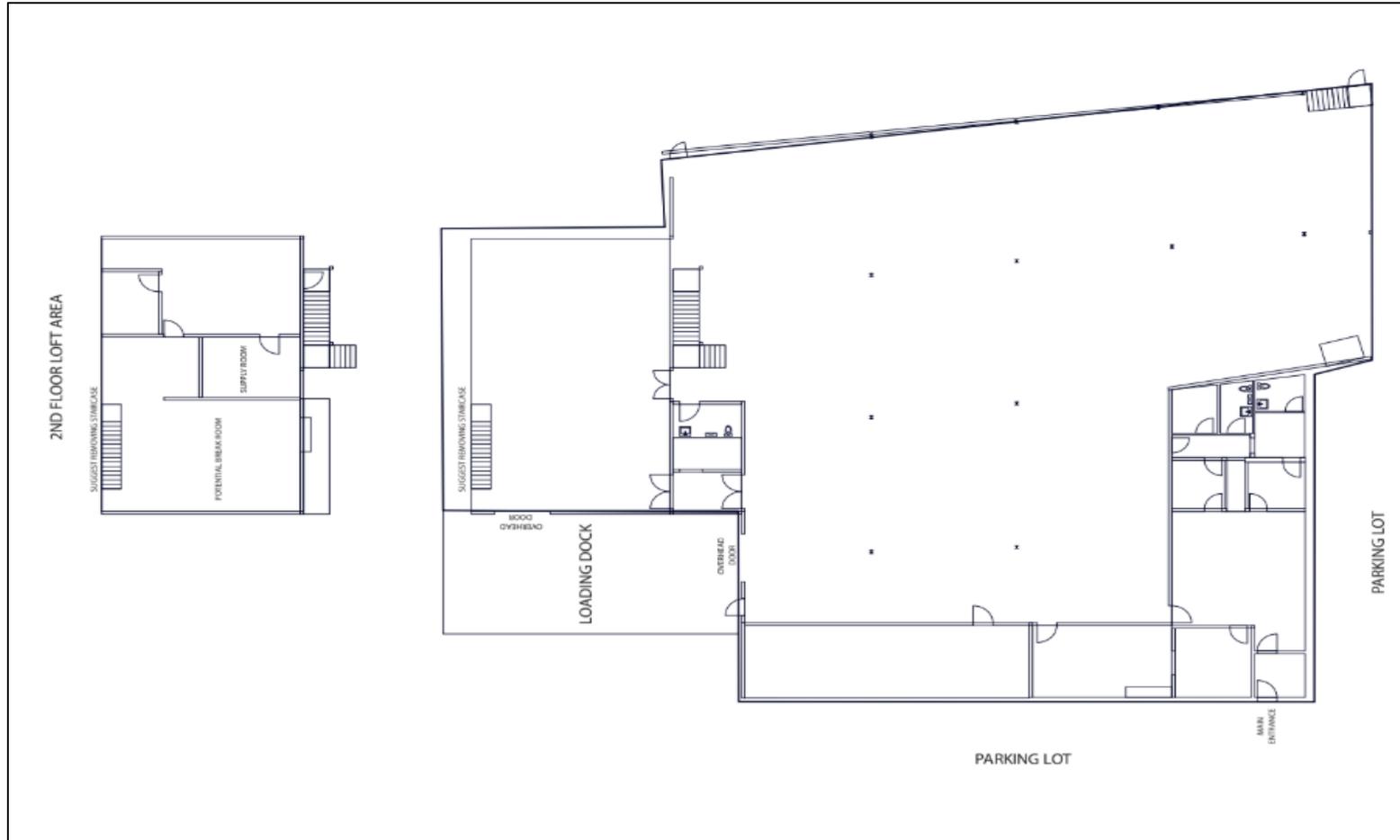
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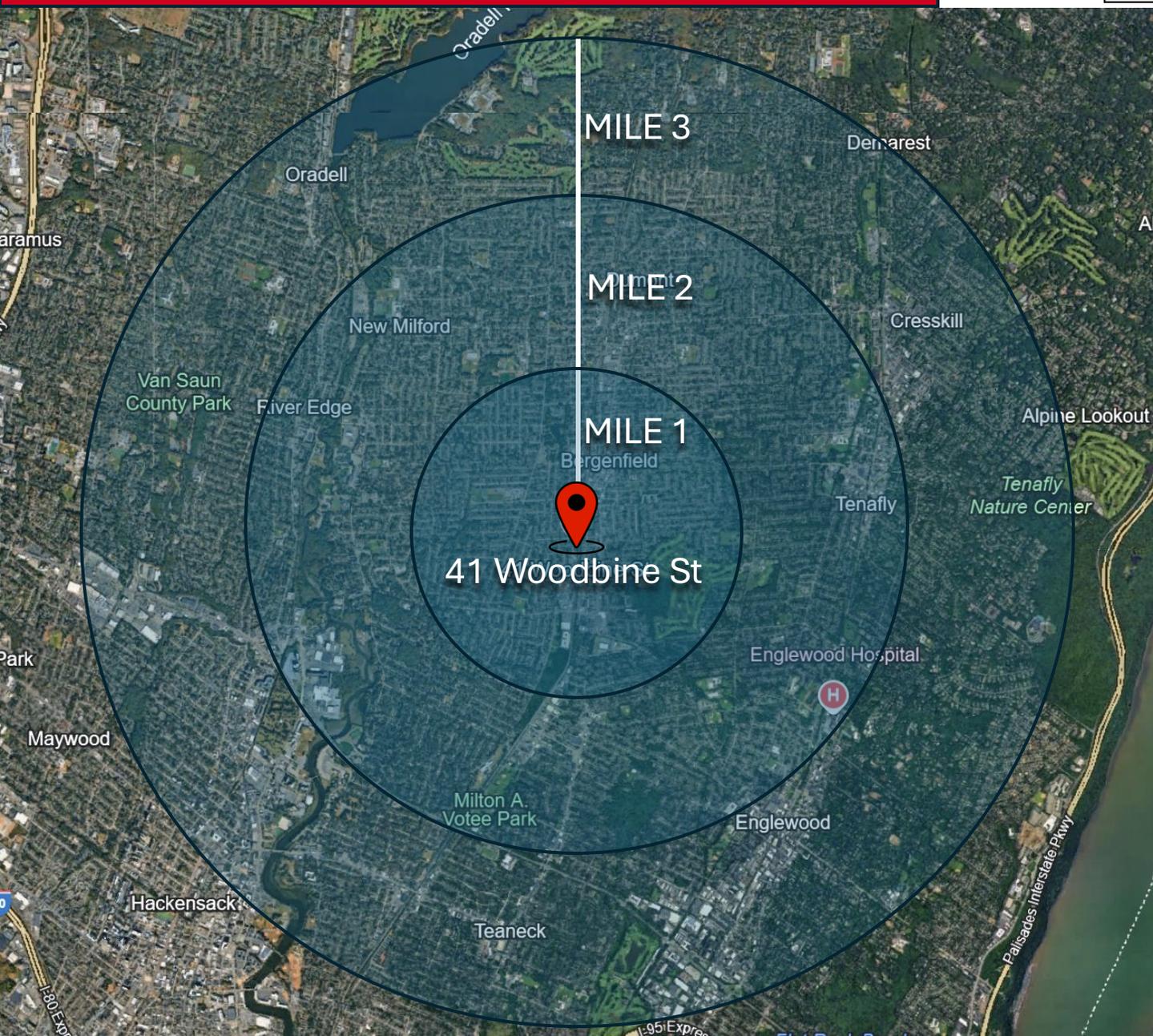
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Metric	1-Mile Radius	2-Mile Radius	3-Mile Radius
Total Population (2024)	29,512	187,581	390,797
Average Age	40	41	42
Total Households (2024)	9,459	65,234	141,778
Average Household Size	3	2.8	2.6
Median Household Income	\$113,030	\$115,037	\$106,014
Median Home Value	\$452,094	\$486,482	\$497,973

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