



161

Woodbine Street Bergenfield, NJ



**6,672 SF - E/K &
2,440 SF - G - FOR LEASE**

Prime, active, and growing
Bergenfield area

About two miles
North of Route 4

Multiple loading docks
Available for use

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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.

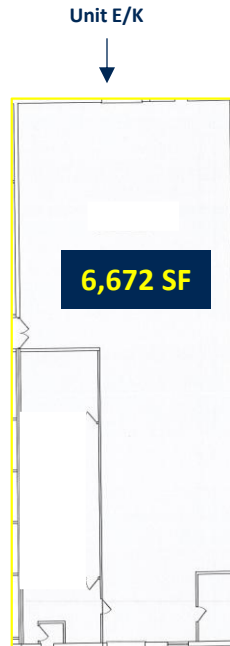
ATTRACTIONS – Paramus, Teaneck, Dumont and Hackensack Shopping and Eateries.



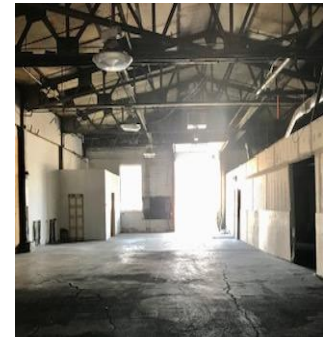
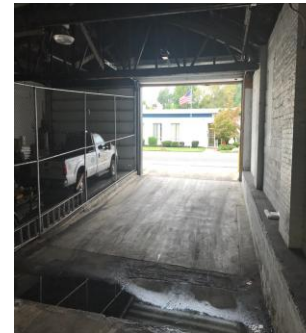
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SF Available	Unit E/K 6,672
	Unit G 2,440
Price Unit E/K	\$14.00 RSF NNN
Price Unit G	\$18.00 RSF NNN
CAM	\$5.00 PRSF
Ceiling Height	+/-12'-16'
Heat	GAS
Parking Spaces	70
Zoning:	LI
Lot Size	1.73

*Unit G Available 7/1/26



Shared Dock



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!!

UNIT G HAS ATTRACTIVE OFFICE SPACE AND A PRIVATE BATHROOM.

BOTH UNITS HAVE GLASS DOORS TO A RESERVED SPACE WITHIN COVERED PARKING AREA.

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