

FOR SALE: 7,000 +/- SQ. FT. INDUSTRIAL PROPERTY WITH REFRIGERATION



250 JACKSON ST

ENGLEWOOD, NJ 07631

Contact **Exclusive Broker**

Eric Lewin

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Stacey Wellins

Office (201) 438-1177 x116

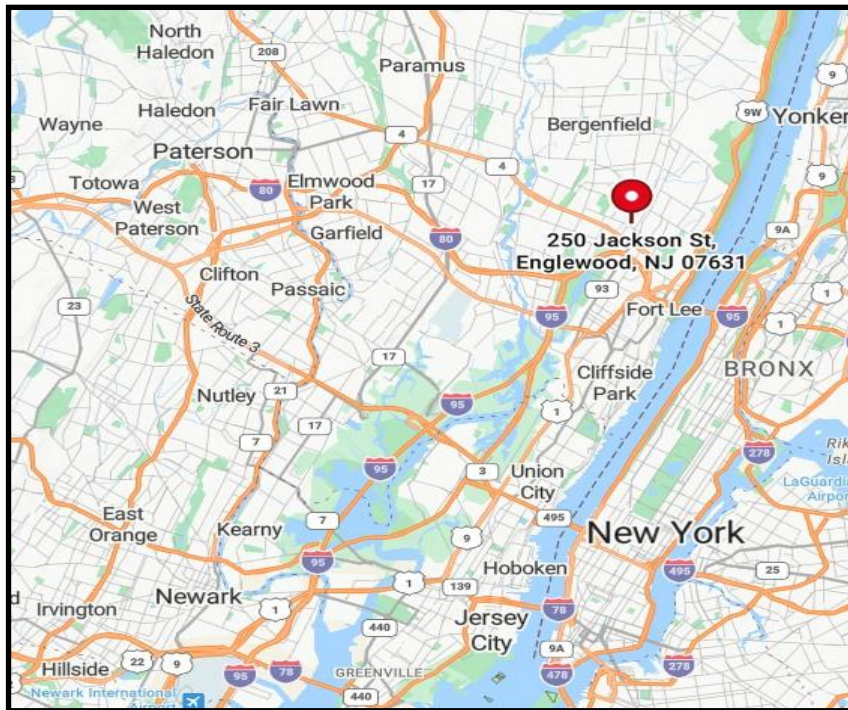
Mobile (914) 907-4095

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Team Resources is pleased to present this 7,000 +/- sq. ft. single-story free-standing industrial manufacturing facility. Position your business in the heart of Bergen County with this functional, highly accessible industrial opportunity in Englewood's established commercial corridor. **250 Jackson Street** offers a rare small-bay industrial building with **multiple loading positions and built-in cold storage capability** in a supply-constrained Bergen County market. Its proximity to major highways and NYC makes it an excellent option for **local distribution hub, food, cold storage users, storage, manufacturing and specialty industrial users** seeking efficiency and accessibility.



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Property Description

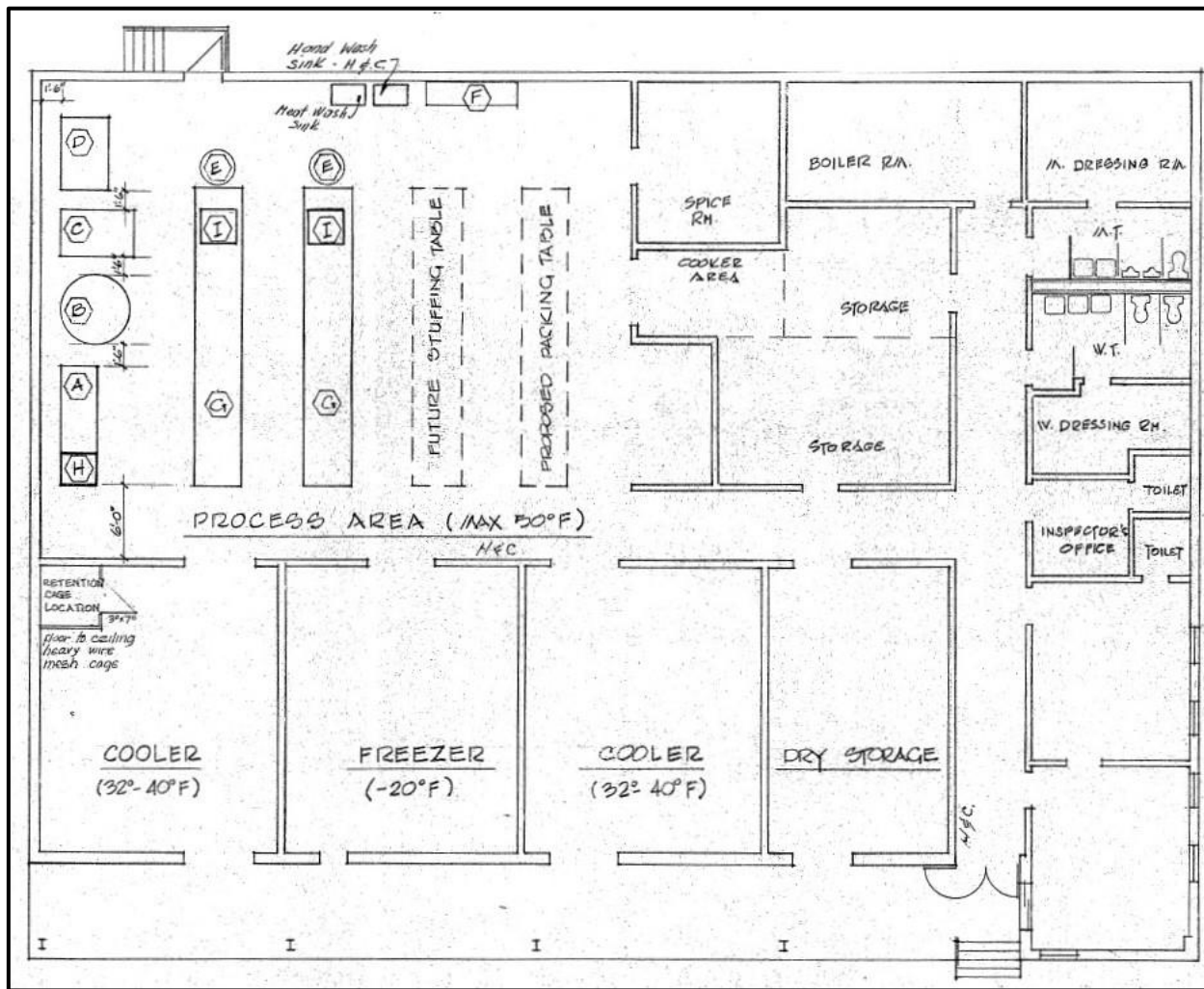
Building Size:	7,000 ±sq. ft.
Acreage:	.43 ± acres
Office:	1,100 ±sq. ft. (Office/Rest Room/Locker Room)
Ceiling Height:	12' ceilings
Loading Doors:	8 loading dock positions
Refrigeration:	Refrigeration/cooler infrastructure
Parking:	25 cars
Zoning:	RIM (Research/Industry/Medical)
Sale Price:	upon request
Estimated Tax	\$28,819.88
Occupancy:	October 1, 2026

LOCATION HIGHLIGHTS

- Strategically located in Englewood's **industrial submarket**
- Immediate access to Route 4, Route 80 & I-95 ±30 minutes to Port Newark-Elizabeth Marine Terminal
- Minutes to the George Washington Bridge and NYC
- Strong labor pool & dense surrounding population
- Equipped with +/- 800 sf Refrigeration & 400 sf Freezer
- Food Processing facility



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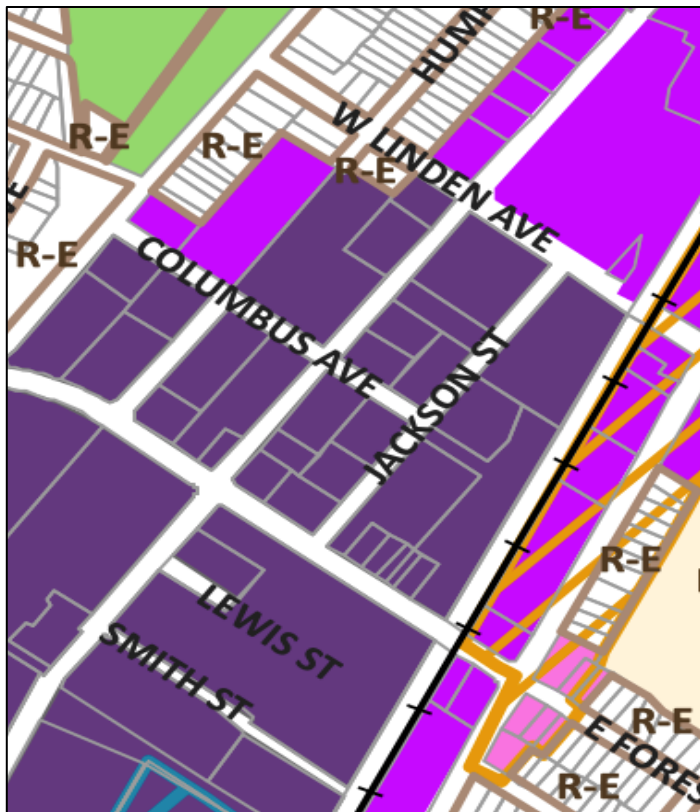
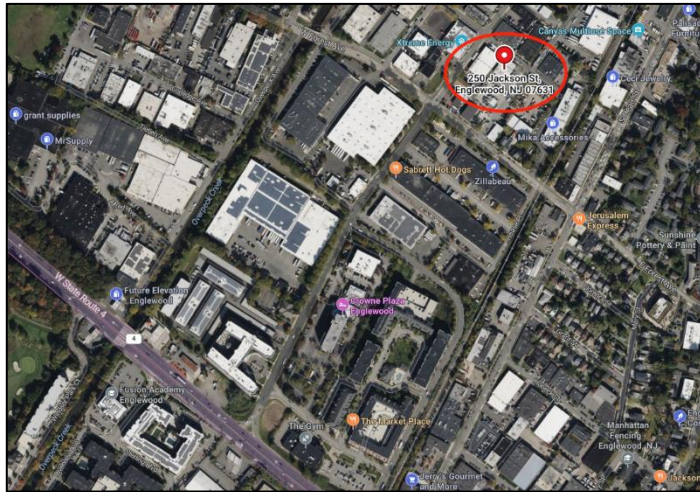
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ZONING DISTRICTS

- Downtown (D-1a)
- Downtown (D-1b)
- Downtown (D-2a)
- Downtown (D-2b)
- Downtown (D-2c)
- Downtown (D-2d)
- Downtown (D-2e)
- Downtown (D-3)
- Neighborhood Center (N-C)
- Service Business District (SBD)
- Light Industrial (L-I)
- Research, Industry & Medical (RIM)
- Open Space (OS)
- Multi-Family Zone (RM-)
- Single Family Zone (R-)
- Downtown Redvpt Overlay (DRL)
- Work-Live Overlay (W-L)
- Planned Unit Dvpt Overlay (PUD-1)

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