

**6001** TONNELLE AVENUE  
NORTH BERGEN, NJ

**76,162 SF CLASS A INDUSTRIAL**

AVAILABLE SPACE	76,162 SF	CEILING HEIGHT	35' and 50' IN 9,101 SF SECTION
BUILDING SIZE	186,800 SF	FLOOR THICKNESS	8 inches
LOADING	17 tailgates	PARKING	Ample



**FOR LEASE**  
CLASS A HIGH-QUALITY INDUSTRIAL ASSET

Michael G. Walters, SIOB  
201 488 5800 x143 | mwalters@naihanson.com

Cameron Silverstein  
201 488 5800 x115 | csilverstein@naihanson.com



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*The building outperforms much of the competitive inventory in Hudson County & Meadowlands.*



6001 Tonnelle Avenue is a 76,162 SF Class A portion of a 186,800 SF Class A industrial facility. The property represents a high-quality, institutional-grade asset within one of the most supply-constrained and in-demand industrial submarkets serving the New York City metropolitan area. The building has been significantly improved, featuring increased ceiling heights, upgraded lighting, and existing heavy-duty concrete floors.

Conveniently located with a traffic signal at the north entrance and minutes from the Lincoln Tunnel, Port Newark-Elizabeth, and major transportation corridors including I-95, I-495, Route 1 & 9 and Route 3, this property benefits from exceptional regional access.

This proximity to Manhattan and the broader five-borough population base makes the asset particularly attractive for last-mile logistics, distribution, food service, cold storage and service-oriented industrial users seeking to minimize delivery times and transportation costs.

The site is located in the Urban Enterprise Zone (UEZ) with sales taxes of 3.3125%.



### **Zoning: Industrial I District 1: Industrial**

Principal Permitted Uses: Uses of a light manufacturing nature, employing a process free from objectional odors, fumes, dust, vibrations or noise, subject to performance standards.

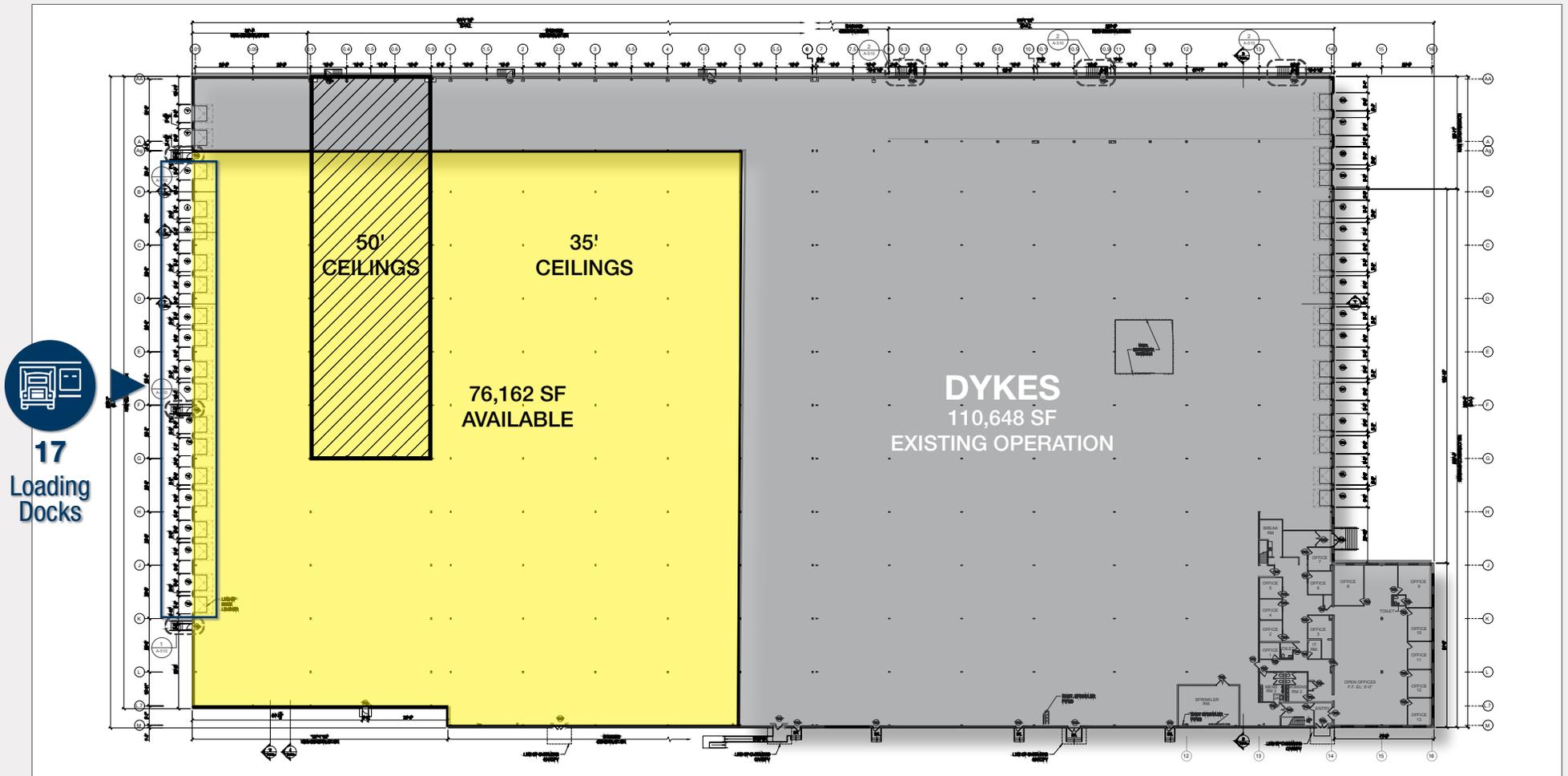
Wholesale business, storage, distribution & warehousing.

Truck terminals.

Motor vehicle repairs, not automobile body repair shop.

Storage of buses, passenger vans, taxis, cabs & limousines.

# FLOOR PLAN



FULL WAREHOUSE LAYOUT 1/16" = 1'

RENTAL AREA: ±76,162 SF

▨ SHADED AREA: 50' CEILING HEIGHT ±9,101 SF

□ UNSHADED AREA: 35' CEILING HEIGHT



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