

FOR SALE WITH SHORT TERM LEASEBACK



Development opportunity minutes from NYC

4102 Bergen Turnpike | North Bergen, NJ 07047

4112 Bergen Turnpike | North Bergen, NJ 07047

4025 Bergen Turnpike | North Bergen, NJ 07047



- 50,031 SF lot/1.15 Acre:
 - 46,693 SF Manufacturing/Warehouse
 - Primary Street Frontage 323.86' along Bergen Turnpike
 - C1-C Zoning
 - Total of 5 Docks - 1 Drive-in
 - Heavy Power
- Leaseback information:
 - 2 year leaseback with 90 day out
 - \$85,000 NNN

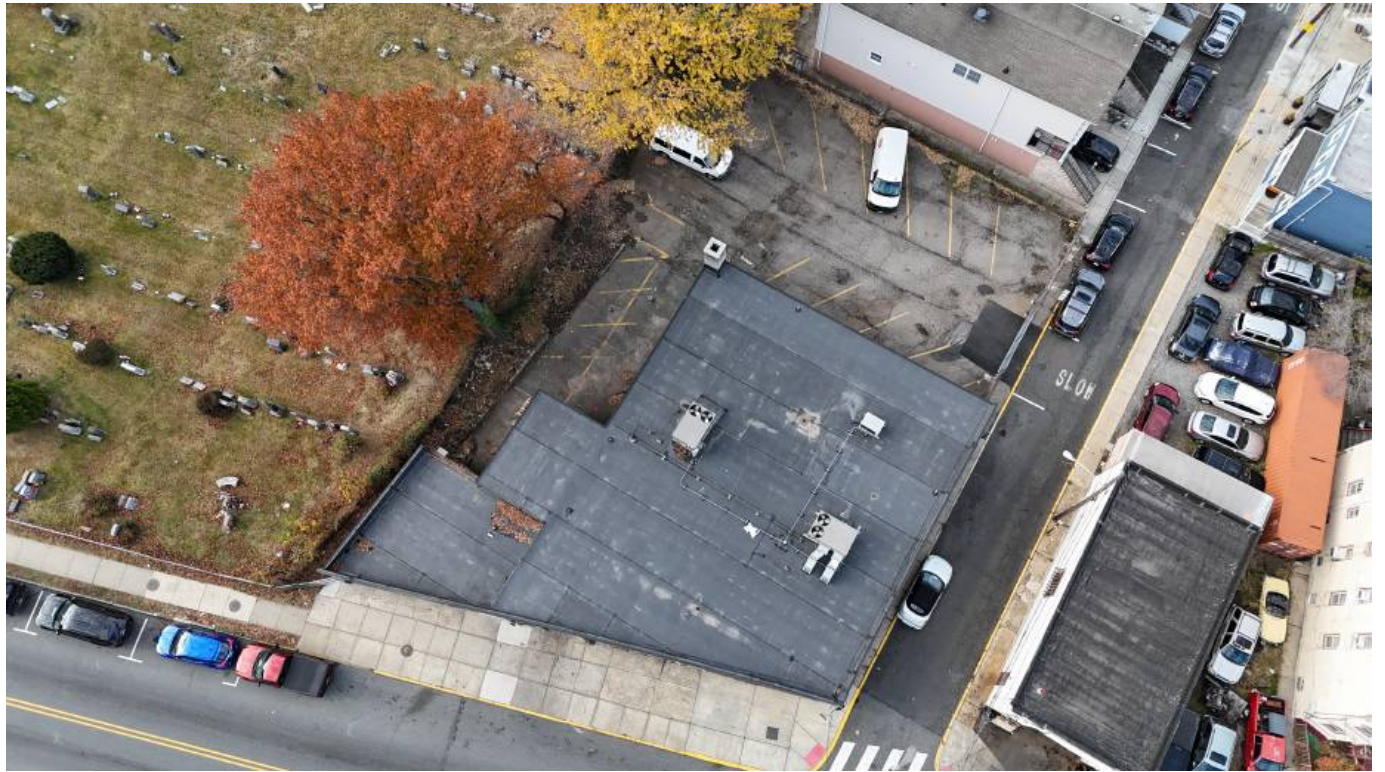
FOR INFORMATION:

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5)

**Area, Yard and Bulk:
C-1 DISTRICT REGULATIONS**

(a) Building Type: Commercial buildings with or without dwelling units

- (1) Max. Bldg. coverage: 75%
- (2) Max. lot coverage: 90%
- (3) Minimum lot width: 25 Feet
- (4) Minimum lot depth: 100 Feet
- (5) Minimum lot area: 2,500 Square Feet
- (6) Maximum height: 4 stories or 45ft., whichever is less
- (7) Minimum yards
 - Front: 7 Feet
 - Each Side: 3 Feet
 - Rear: 20 Feet

https://www.northbergen.org/_Content/pdf/NB2006zoningmap2.pdf

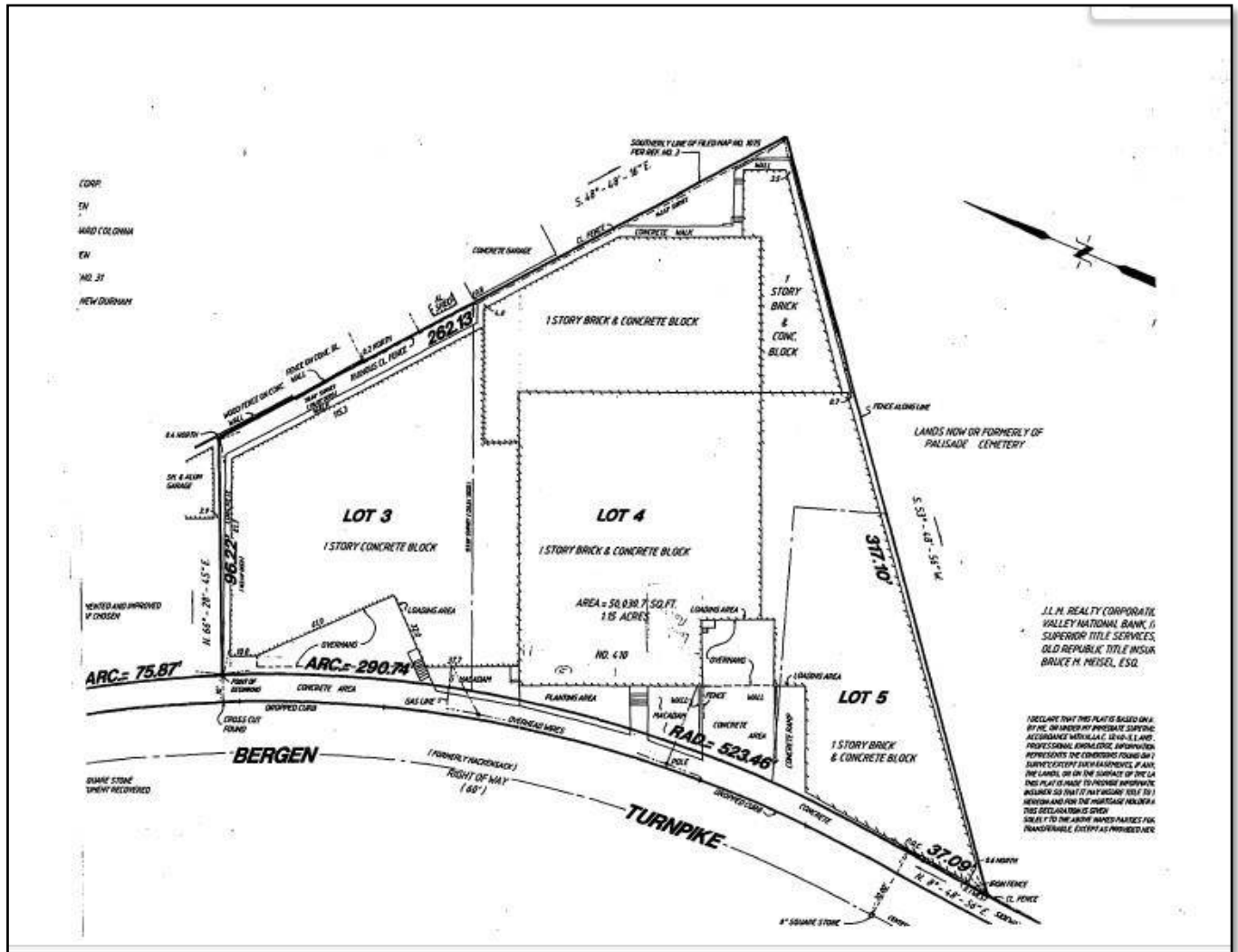
https://www.northbergen.org/_Content/pdf/NB_ZoningOrdinance_FORWEB.pdf

TABLE 3.8.a
Area Yard and Bulk Regulations
Commercial Districts

Zoning District	Permitted/ Conditional Uses	Lot Requirements			Yard Requirements			Max Height
		Min Size	Min Width x Depth	Max Coverage Bldg./ Lot	Front	Side	Rear	
C-1- A, B, C General Commercial	Retail Sales	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 stry. / 45 ft.
	Restaurants	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 stry. / 45 ft.
	Eating & Drinking Places	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 stry. / 45 ft.
	Commercial Services & Offices	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 stry. / 45 ft.
	Governmental Buildings	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 stry. / 45 ft.
	Houses of Worship	2,500	25 x 100 ft.	35/65%	10 ft.	15 ft.	30 ft.	30 ft.
	Child Care Centers	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 stry. / 45 ft.
Conditional	Commercial Bldg. with or without res.	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 stry. / 45 ft.
	2- fam. det'd with or without commercial	3,000	30 x 100 ft.	35/65%	10 ft.	4 ft.	30 ft.	30 ft.
	Townhouse (TH) with or without commercial	10,000	20/Unit x 100 ft.	35/90%	10 ft.	10 ft.	50 ft.	30 ft.

* Note: Each zoning district also permits the housing type of the previous district

Survey



4025 Bergen Tpke - Approximately 5,460 SF - 0.207 acres Block: 130 Lot: 101

Property_class 4b

https://taxrecords-nj.com/pub/cgi/m4.cgidistrict=0908&l02=090800130___00101___m

4102 Bergen Tpke - Approximately 28,091 sf - 0.997 acres Block: 134 Lot: 4

Property_class 4b

https://taxrecords-nj.com/pub/cgi/m4.cgidistrict=0908&l02=090800134___00004___m

4112 Bergen Tpke - Approximately 13,142 SF - 0.299 acres Block: 134 Lot: 3

Property_class 4b

https://taxrecords-nj.com/pub/cgi/m4.cgidistrict=0908&l02=090800134___00003___m