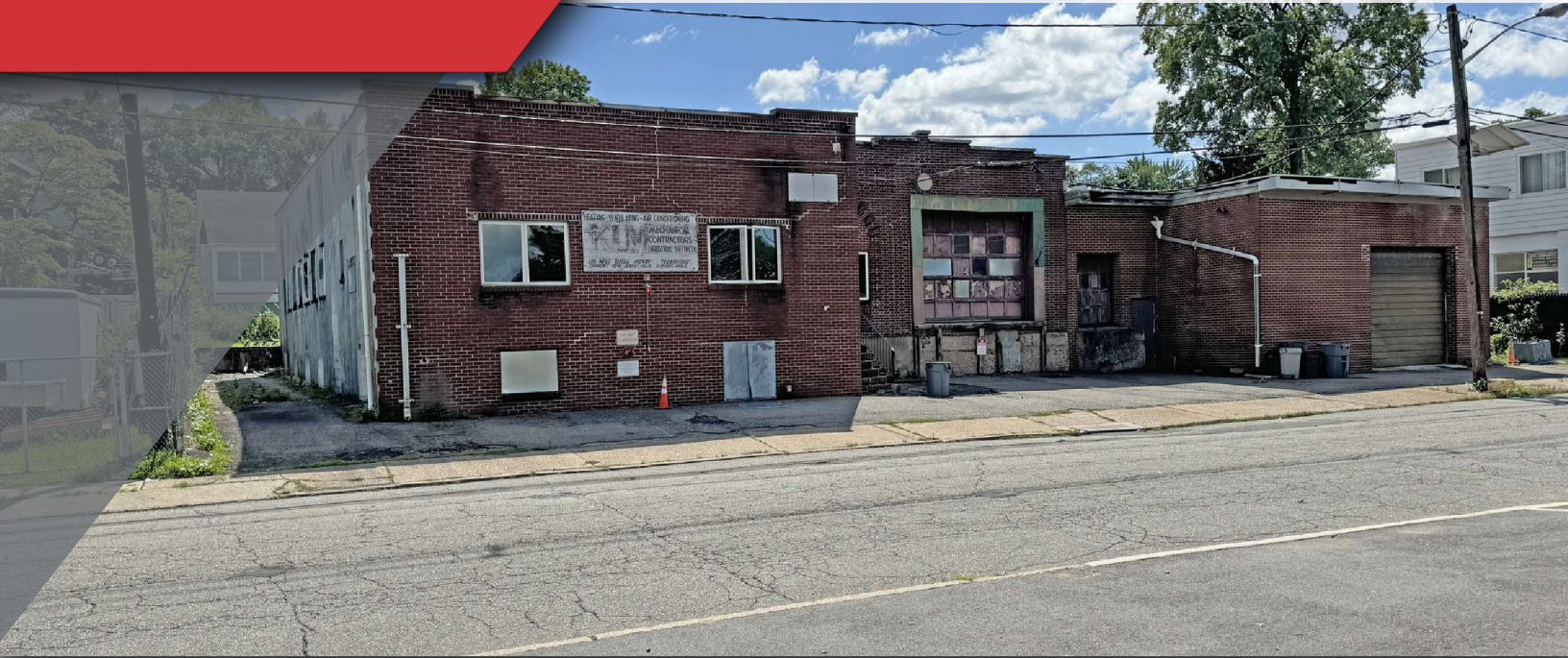


**109 WEST SHORE
DUMONT
NEW JERSEY AVE**

FOR SALE

9,100± SF

FREE STANDING INDUSTRIAL BUILDING



Property Features

- 9,100± SF Free standing one-story industrial building sitting on .34± acres
- Building has a drive-in bay as well as two tailgate positions
- Ceiling heights vary (10' 9" - 15' 10")
- Multiple bathrooms, Executive office features a full bathroom
- Partial basement with sprinkler system
- Off-street parking and the ability to drive into the building are rare features in this size range

FOR MORE INFORMATION

Michael A. Brown | Vice President

P: 201.488.5800 x134 | mbrown@naihanson.com

Dominic Fittizzi | Vice President

P: 201.488.5800 x135 | dfittizzi@naihanson.com



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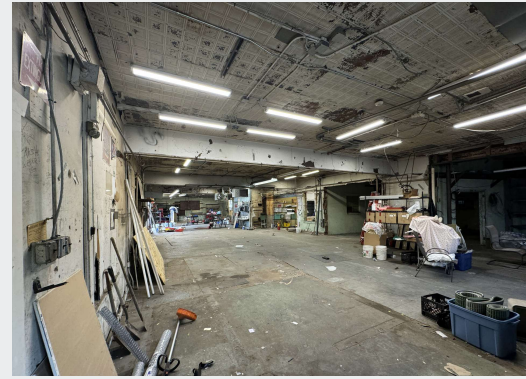
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

109 WEST SHORE DUMONT NEW JERSEY AVE

ADDITIONAL PHOTOS



109 WEST SHORE AVENUE

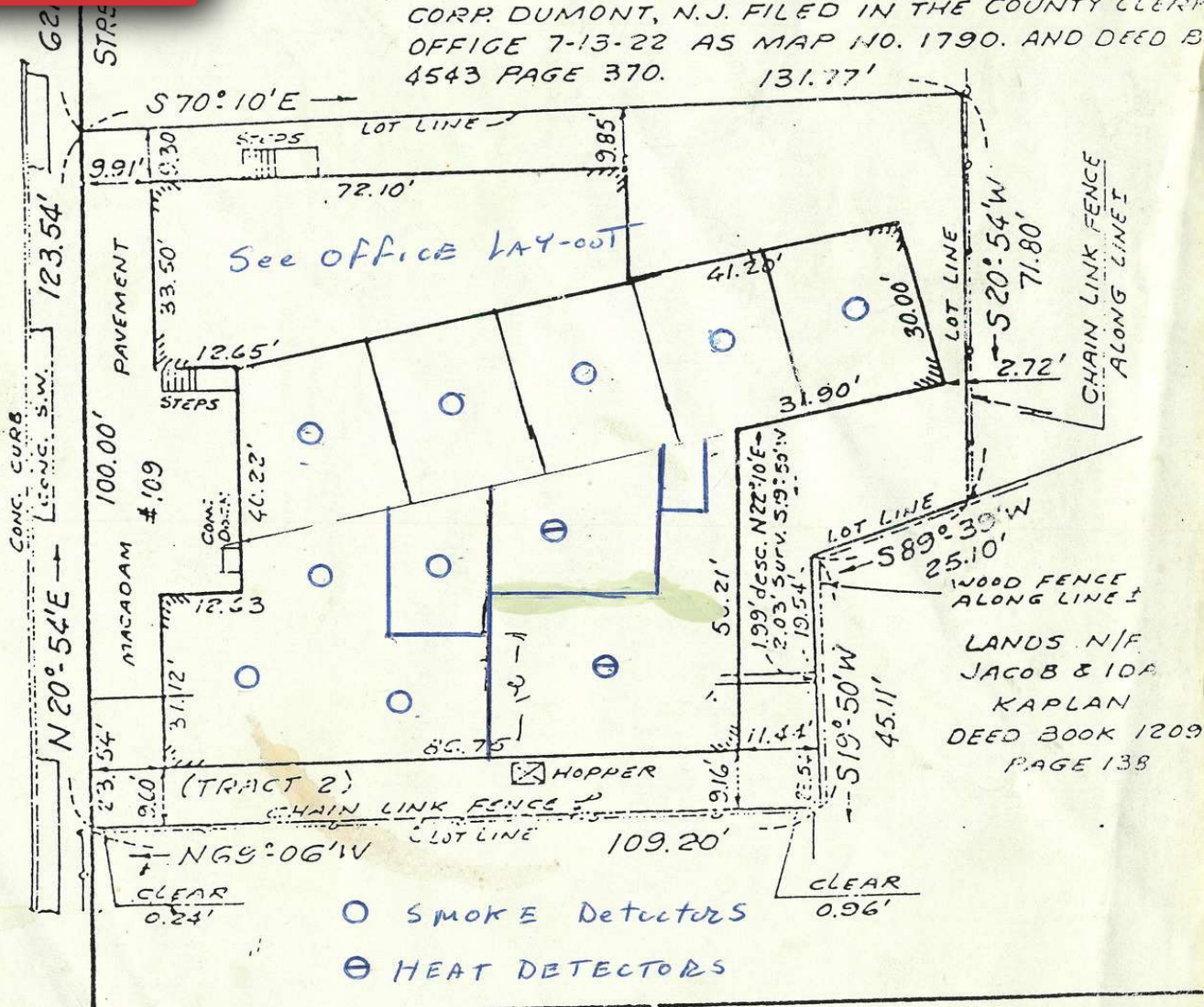
DUMONT NEW JERSEY

SITE PLANS

REFERENCES:

BEING PART OF LOT 14 & PART OF LOT 20-C BLOCK 80 AS SHOWN ON THE TAX MAP AS REVISED TO 4-17-72, ALSO PART OF BLOCK B ON MAP ENTITLED "DUMONT HOME DEVELOPMENT" CORP DUMONT, N.J. FILED IN THE COUNTY CLERK'S OFFICE 7-13-22 AS MAP NO. 1790. AND DEED B. 4543 PAGE 370. 131.77'

WEST SHORE AVENUE
(FORMERLY RAILROAD AVE.)



TO STEWART TITLE GUARANTY COMPANY AND ALL PARTIES IN CURRENT INTEREST IN TITLE TO THESE PREMISES THIS SURVEY IS CERTIFIED TO BE CORRECT.

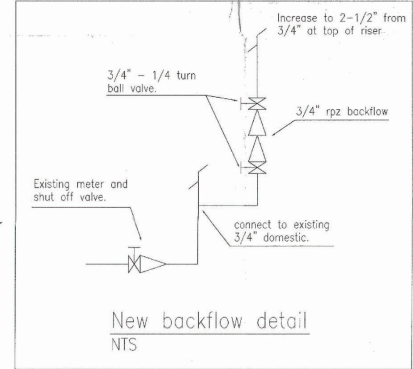
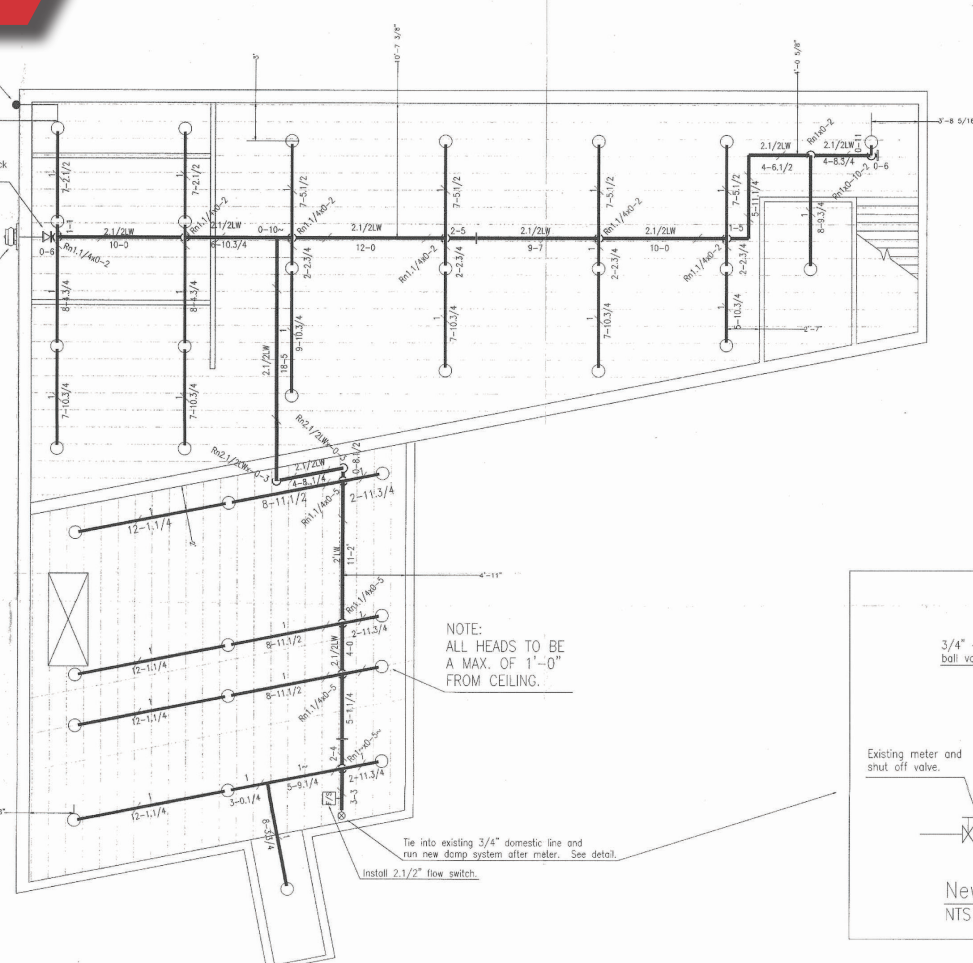
Theodore D. See Jr.
 LICENSE NO. 12121

LOCATION SURVEY FOR
MYRTLE K. HOPKINS
 BOROUGH OF DUMONT BERGEN COUNTY, N.J.
 SCALE: 1" = 30' DATE: 7-20-7
 THEODORE D. SEE JR.
 LICENSED LAND SURVEYOR
 534 LAFAYETTE AVE. WYCKOFF, N.J.

BOOK 12 PAGE 112

Provide inspector's test valve with 1" globe valve to test flow switch

2-1/2" grv. check valve.
Single 2-1/2" Fire Dept. Connection.



FIRE SPRINKLER NOTES

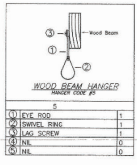
This tenant improvement has been designed and installed in accordance with the current N.F.P.A. #13 and BOCA Code standards for the proposed use and occupancy. All materials and equipment shall be approved by Factory Mutual and/or listed by Underwriters Laboratories. All electric devices and wiring shall conform to the current National Electric Code.

The local authorities and the insurance carrier, if applicable, will have final approval of the design and installation.

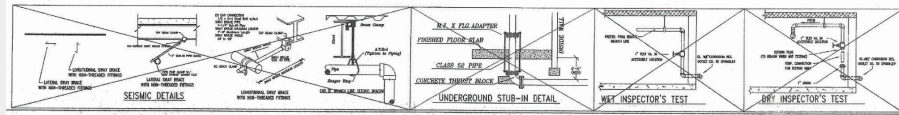
The fire sprinkler system shall be furnished and installed complete with all items, as included in the scope of work, specified in the contract.

FIRE SPRINKLER MATERIALS

All piping and fittings shall be listed for fire sprinkler use and shall be in accordance with the current N.F.P.A. #13 standards.



ITEM	QTY	DESCRIPTION
1	1	WOOD BEAM HANGER
1	1	SPRINKLER HEAD
1	1	LAG SCREW
1	1	LAG SCREW
1	1	LAG SCREW
1	1	LAG SCREW



SYMBOLS AND ABBREVIATIONS

<ul style="list-style-type: none"> FHV FIRE HOSE VALVE NC NOT IN CONTRACT NTS NOT TO SCALE TOS TOP OF BEAM UNO UNLESS OTHERWISE NOTED CONTR. CONTRACT PK C OF PIPE BELOW DECK (L-4) C OF PIPE ABOVE DECK HD HORN STROBE 	<ul style="list-style-type: none"> □ DRY PIPE VALVE ⊗ POST INDICATOR VALVE ⊗ S.S. & Y VALVE ⊗ FLOW SWITCH(2) ⊗ ALARM VALVE(1) ⊗ SYSTEM RISER ⊗ FIRE DEPT CONNECTION ⊗ CHECK VALVE ⊗ CAP ⊗ HYDRAULIC REF. PT.
--	--

WATER SUPPLY DATA

STATIC	200	PSI
FLOW	100	GPM
DATE	08/05/04	
LOCATION	100 LITTLETON ROAD	
TYPE	STREET CONNECTION	
PIPE	1/2"	
VALVE	BRASS	
SIZE	5/8"	
TYPE	1/2"	
VALVE	1/2"	
TYPE	CENTRAL	
TYPE	OR	
TYPE	HERE	

SPRINKLER HEAD LEGEND

ITEM	SYMBOL	TYPE	MARK	MODEL	RECOMMENDATION	NOTES
SPRINKLER HEAD	⊗	SPRINKLER	BRASS	58	1/2"	1/2"
POST INDICATOR VALVE	⊗	PIV	1/2"	1/2"		
DRY PIPE VALVE	□	DPV	1/2"	1/2"		
ALARM VALVE	⊗	AV	1/2"	1/2"		
FLOW SWITCH	⊗	FS	1/2"	1/2"		
SYSTEM RISER	⊗	SR	1/2"	1/2"		
FIRE DEPT CONNECTION	⊗	FD	1/2"	1/2"		
CHECK VALVE	⊗	CV	1/2"	1/2"		
CAP	⊗	CP	1/2"	1/2"		
HYDRAULIC REF. PT.	⊗	HRP	1/2"	1/2"		

REV.	DESCRIPTION	DATE	BY

METRO FIRE & SAFETY
The Fire Safety Professionals Since 1962
489 Washington Avenue, Carlstadt, NJ 07072
Phone: 201-635-0400 / Fax: 201-635-0410

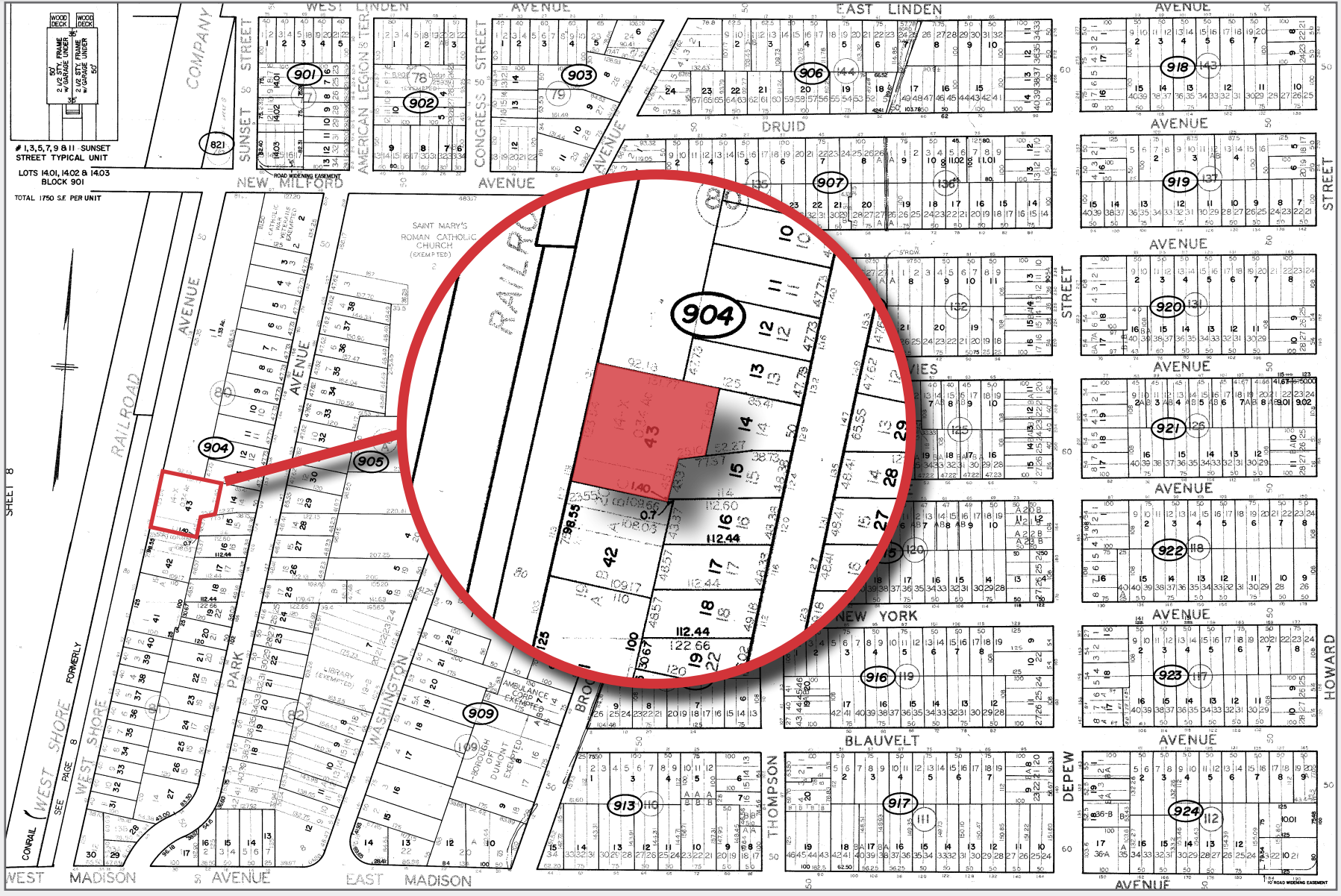
PROJECT: KLM MECHANICAL
109 West Shore Avenue
Dumont, NJ 07028

TITLE: **DAMP SYSTEM**
Fit - Up Alterations

DESIGNED BY: SCALE: DRAWING NO.:
HW 1/4" = 1'-0" SP-1
DATE: JOB NO.: SHEET NO.:
8/17/00 N/A 1 OF 1

109 WEST SHORE DUMONT NEW JERSEY AVE

TAX MAP



1,3,5,7,9 & 11 SUNSET STREET TYPICAL UNIT
 LOTS 1401, 1402 & 1403 BLOCK 901
 TOTAL 1750 SF PER UNIT

SHEET 8

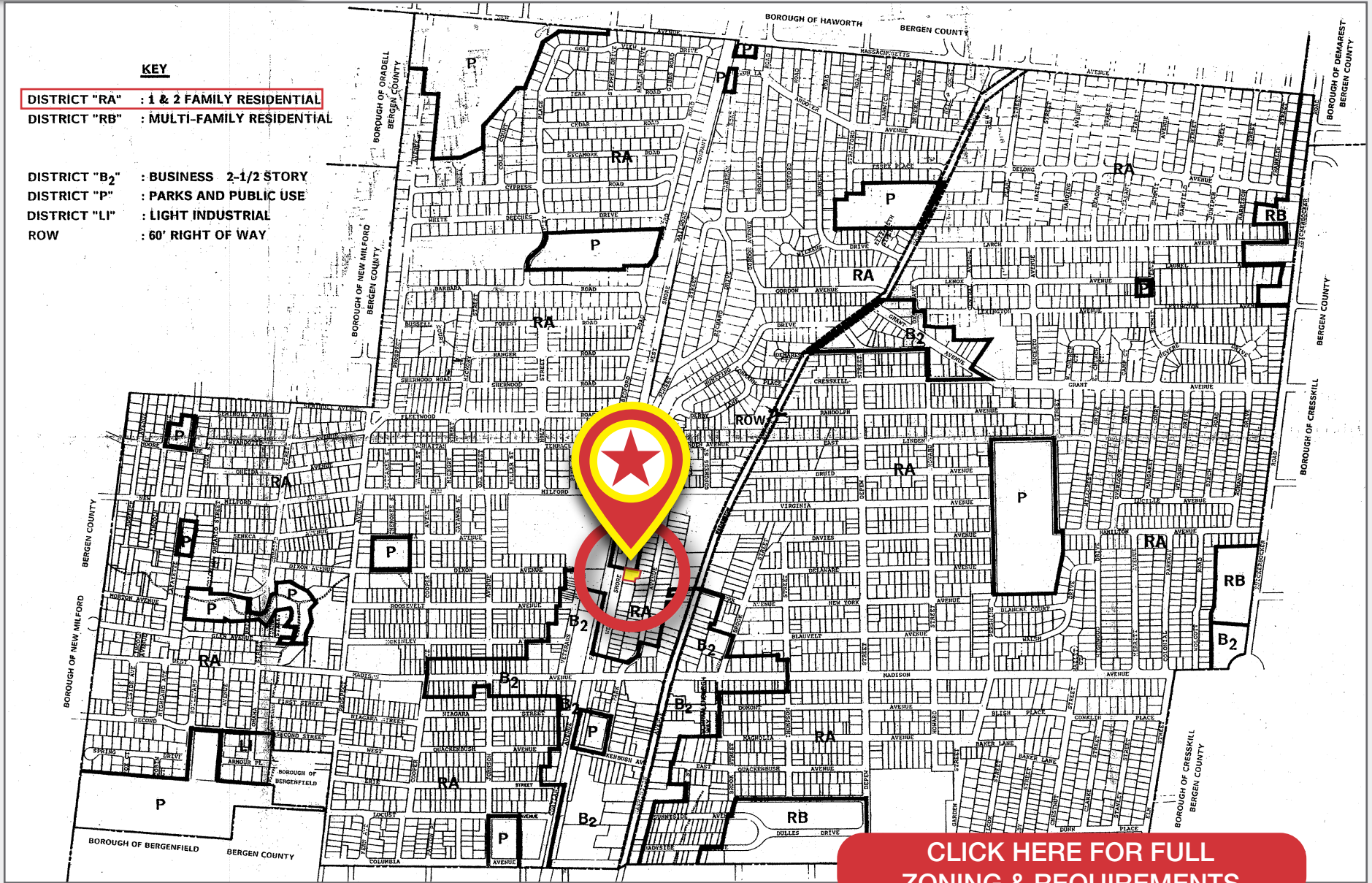
109 WEST SHORE DUMONT NEW JERSEY AVE

ZONING MAP

KEY

DISTRICT "RA" : 1 & 2 FAMILY RESIDENTIAL
DISTRICT "RB" : MULTI-FAMILY RESIDENTIAL

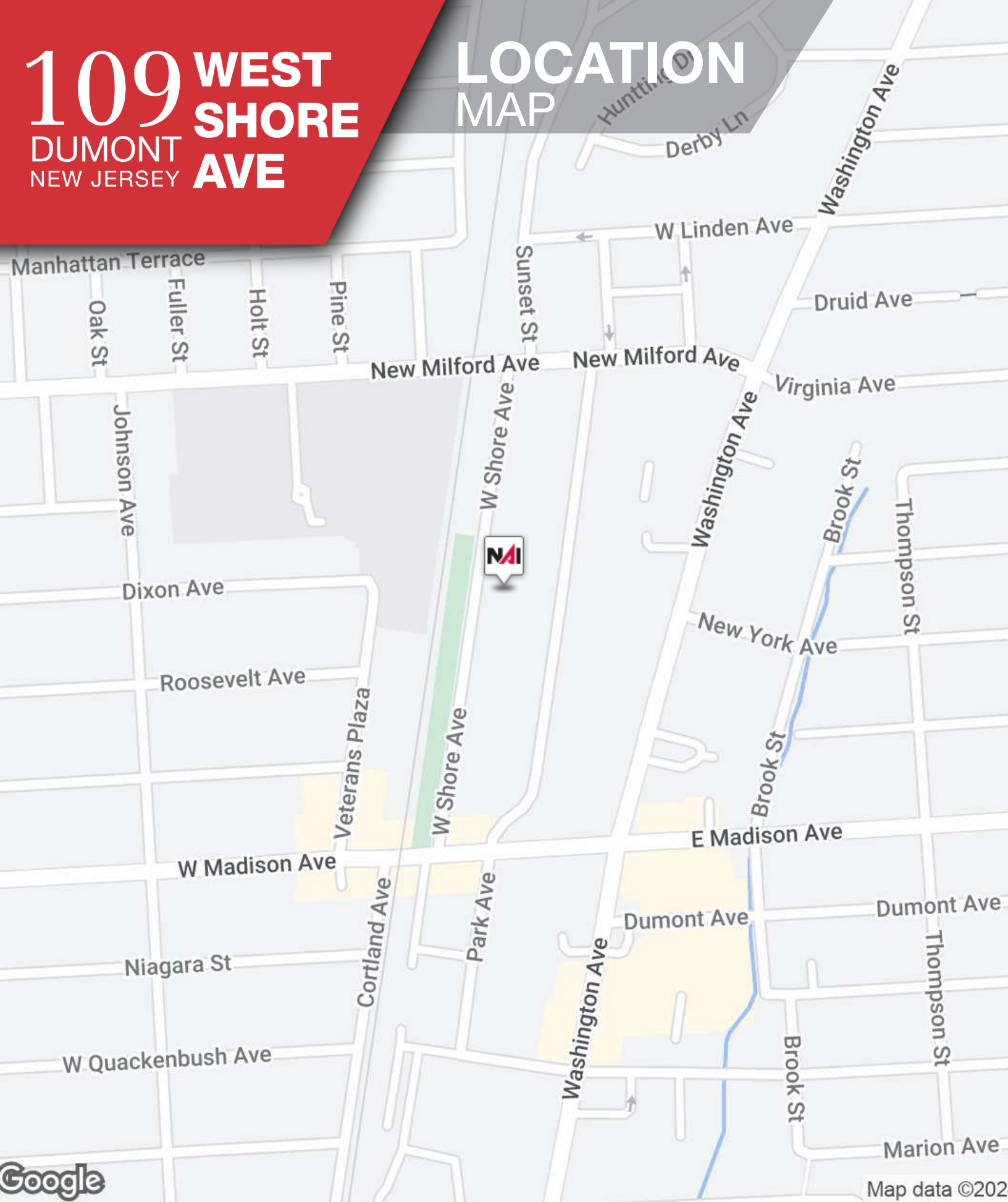
DISTRICT "B₂" : BUSINESS 2-1/2 STORY
DISTRICT "P" : PARKS AND PUBLIC USE
DISTRICT "LI" : LIGHT INDUSTRIAL
ROW : 60' RIGHT OF WAY



[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)

109 WEST SHORE DUMONT NEW JERSEY AVE

LOCATION MAP



Google

Map data ©2022

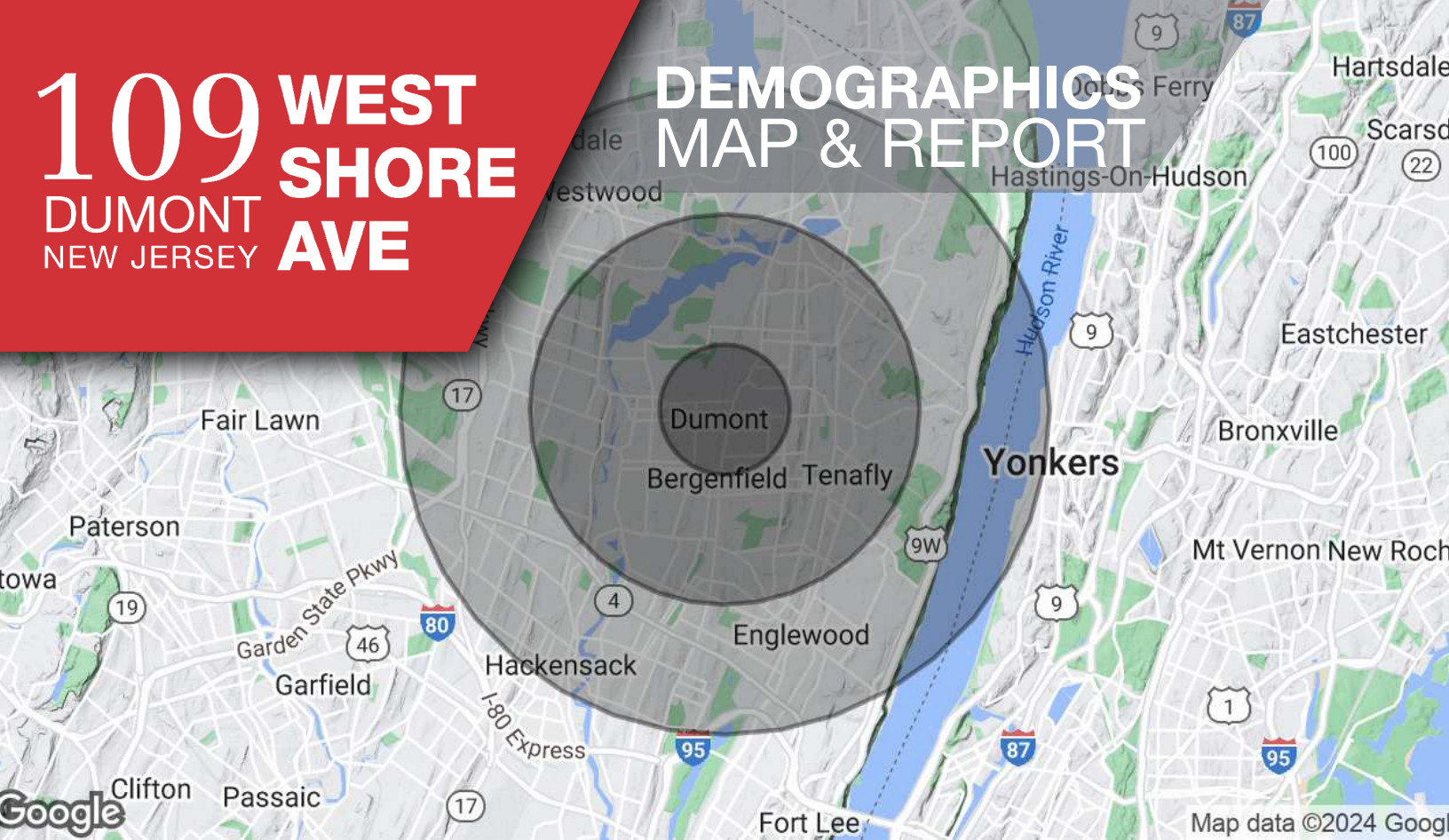
NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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109 WEST SHORE AVE

DUMONT
NEW JERSEY

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	27,797	142,578	385,959
Average Age	43	42	42
Average Age (Male)	42	40	41
Average Age (Female)	44	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	9,683	47,923	137,672
# of Persons per HH	2.9	3	2.8
Average HH Income	\$153,540	\$186,935	\$162,912
Average House Value	\$554,234	\$738,884	\$672,419

Demographics data derived from AlphaMap