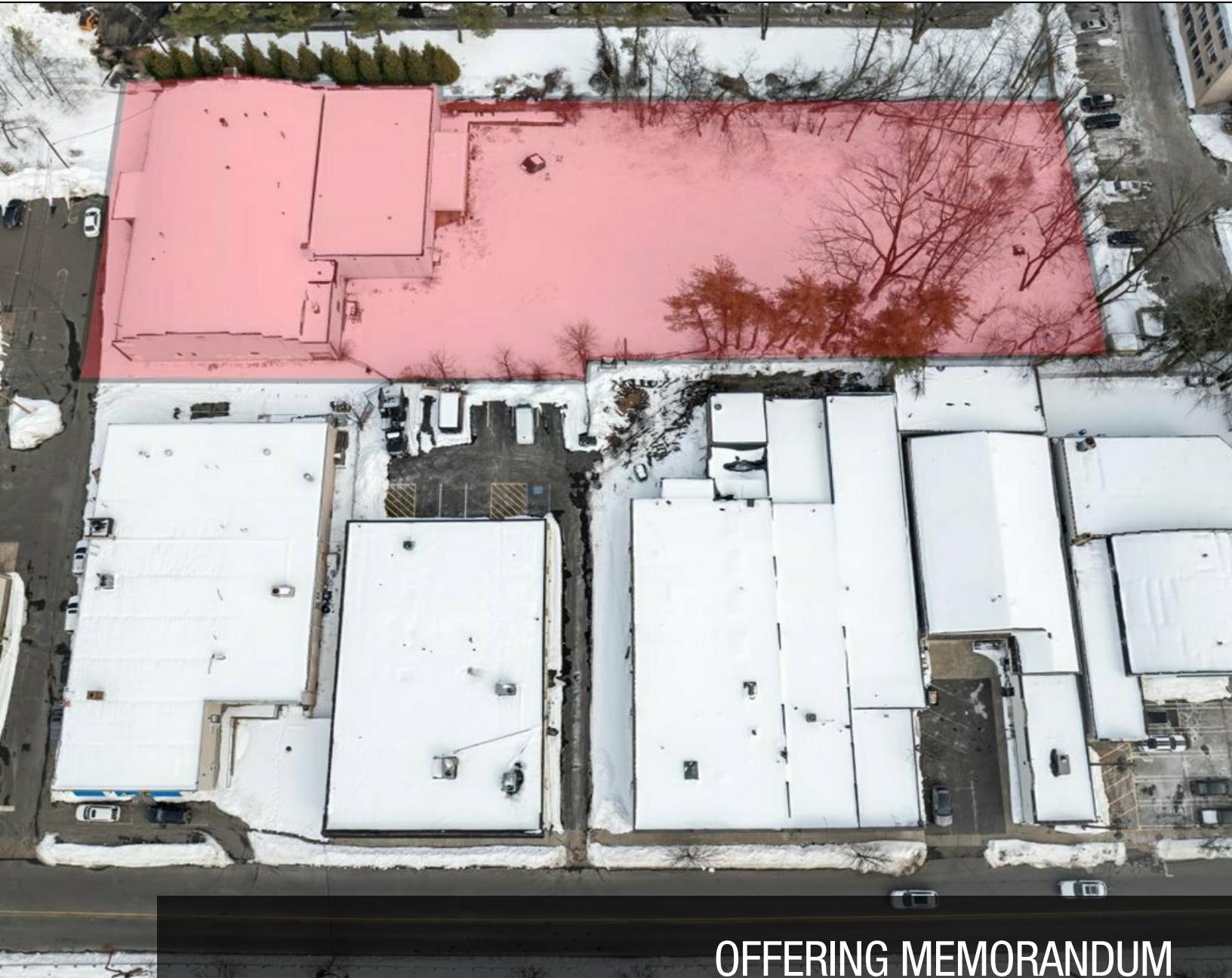


Flexible Industrial & Warehouse Space | 13,000 SF On Large Lot

15 HAROLD ST, WESTWOOD NJ



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



15 HAROLD ST

1

PROPERTY INFORMATION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

INTERIOR PHOTOS

EXTERIOR PHOTOS

Property Summary



PROPERTY DESCRIPTION

Discover an exceptional opportunity for industrial and manufacturing investment with this impressive property in the desirable Westwood area. Boasting a well-maintained 13,000 square foot building constructed in 1953, this prime asset is strategically zoned LB-1, providing flexibility for a range of industrial and manufacturing uses. The property's convenient location in Westwood ensures easy access to major transportation routes, offering seamless connectivity for logistical operations. With its solid construction, ample space, and versatile zoning, this property presents a compelling prospect for investors seeking a strategic foothold in the thriving industrial landscape of Westwood.

Proforma: \$16.00 / SF NNN + \$3.00 / SF CAM = \$19.00 / SF

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	55,573 SF
Building Size:	13,000 SF
Proforma NOI:	\$169,000.00
Proforma Cap Rate:	7.04%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	541	1,566	5,616
Total Population	1,252	3,909	15,034
Average HH Income	\$173,471	\$179,522	\$193,539

PROPERTY HIGHLIGHTS

- 13,000 square foot building
- Constructed in 1953
- Zoned LB-1
- Flexible for industrial and manufacturing use



Property Description



PROPERTY DESCRIPTION

Discover an exceptional opportunity for industrial and manufacturing investment with this impressive property in the desirable Westwood area. Boasting a well-maintained 13,000 square foot building constructed in 1953, this prime asset is strategically zoned LB-1, providing flexibility for a range of industrial and manufacturing uses. The property's convenient location in Westwood ensures easy access to major transportation routes, offering seamless connectivity for logistical operations. With its solid construction, ample space, and versatile zoning, this property presents a compelling prospect for investors seeking a strategic foothold in the thriving industrial landscape of Westwood.

Proforma \$16.00 / SF NNN + \$3.00 / SF CAM = \$19.00 / SF

LOCATION DESCRIPTION

Located in the thriving industrial hub of Westwood, NJ, our property offers a prime investment opportunity for industrial and manufacturing ventures. Surrounding the area are essential amenities and resources, including access to major transportation routes like the Garden State Parkway and Route 17, facilitating seamless logistics operations. Westwood boasts a skilled workforce, making it an ideal location for companies seeking to expand or establish manufacturing facilities. Nearby, the Westwood Plaza and Bergen Town Center provide convenient shopping and dining options. With its strategic location and robust local infrastructure, the area presents an enticing opportunity for industrial and manufacturing investors looking to maximize their operational efficiency and market potential.

INTERIOR DESCRIPTION

Warehouse/MFG>Showroom located in limited business zone. Zoning requires minimum of 25% of the building to be dedicated to retail sales/showroom. Harold Street is a "Right of Way." Loading platform accommodates approximately five trucks. The building is in a flood zone and has structural concerns. It is offered in "As Is" condition.

One of the loading docks can accommodate 5 trucks the other door can accommodate 2 trucks.



Property Details

Sale Price	\$2,400,000
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PROPERTY INFORMATION

LOCATION INFORMATION

Street Address	15 Harold St
City, State, Zip	Westwood, NJ 07675
County	Bergen
Signal Intersection	No
Road Type	Gravel
Market Type	Large
Nearest Highway	All Major NJ Highways 15 Minute Drive
Nearest Airport	Newark, La Guardia, JFK all drivable within 30-60 minutes

PARKING & TRANSPORTATION

BUILDING INFORMATION

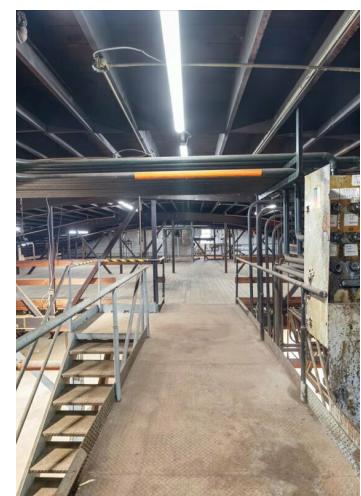
Building Size	13,000 SF
Proforma NOI	\$169,000.00
Proforma Cap Rate	7.04
Tenancy	Single
Number of Dock High Doors	2
Number of Drive in Bays	0
Number of Cranes	0
Ceiling Height	16 ft
Number of Floors	1
Year Built	1953
Gross Leasable Area	13,000 SF
Construction Status	Existing
Condition	Fair
Roof	Good
Free Standing	Yes
Number of Buildings	1

UTILITIES & AMENITIES

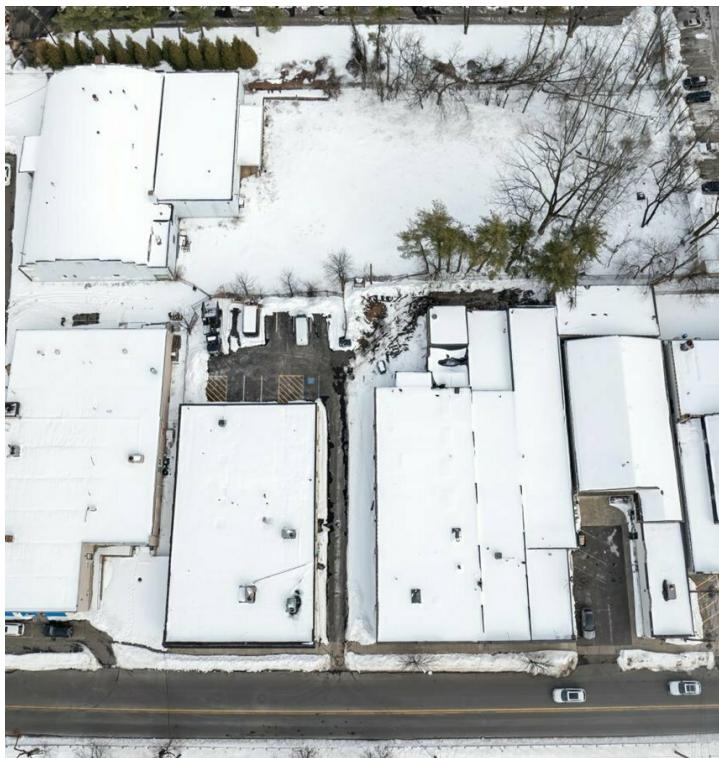
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	LB-1
Lot Size	55,573 SF
APN #	0267_701_13
Lot Depth	3,830 ft
Parking Type	Surface
Freight Elevator	No
Central HVAC	No
Restrooms	Yes



Interior Photos



Exterior Photos



15 HAROLD ST

LOCATION INFORMATION

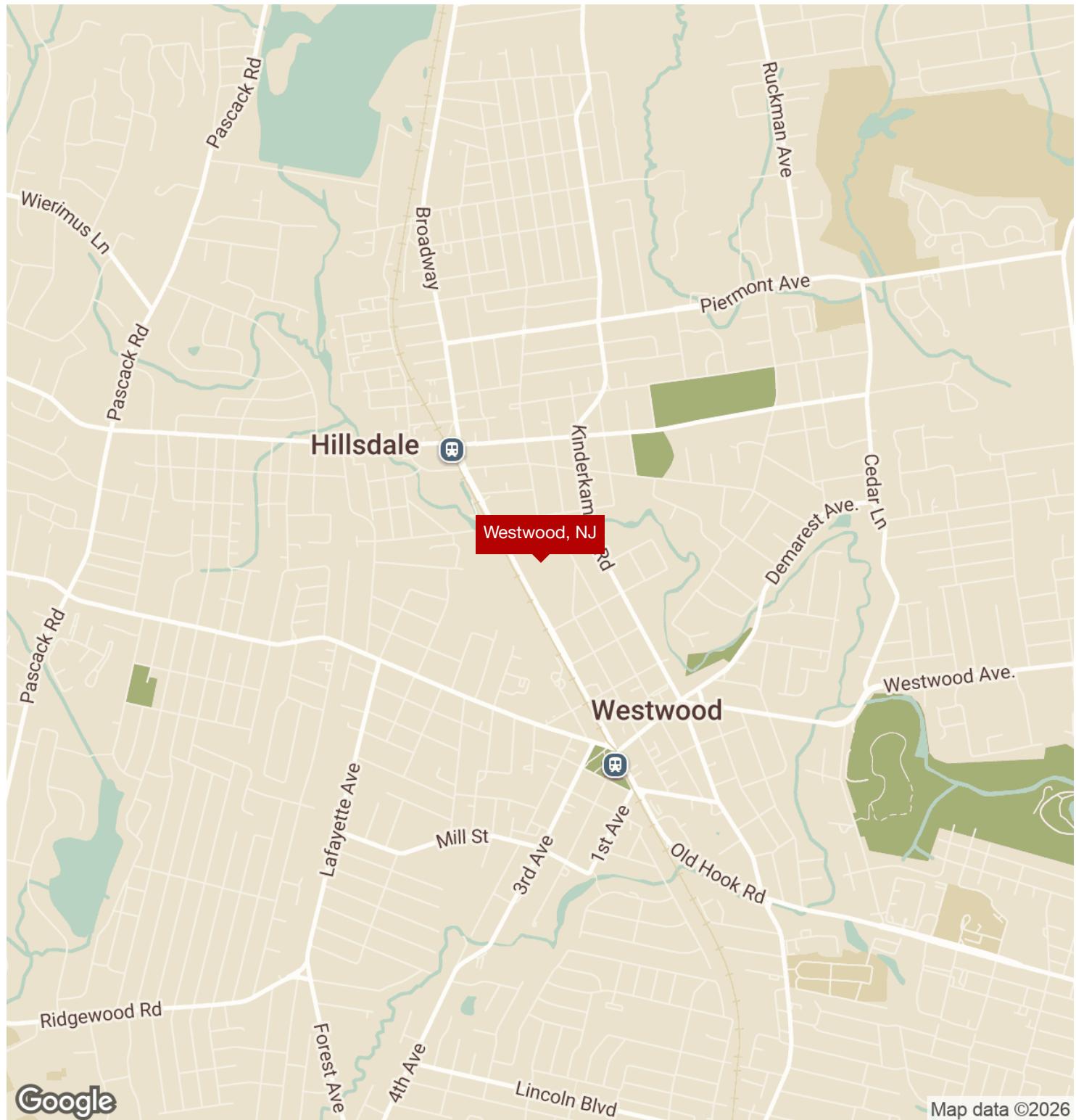
2

REGIONAL MAP

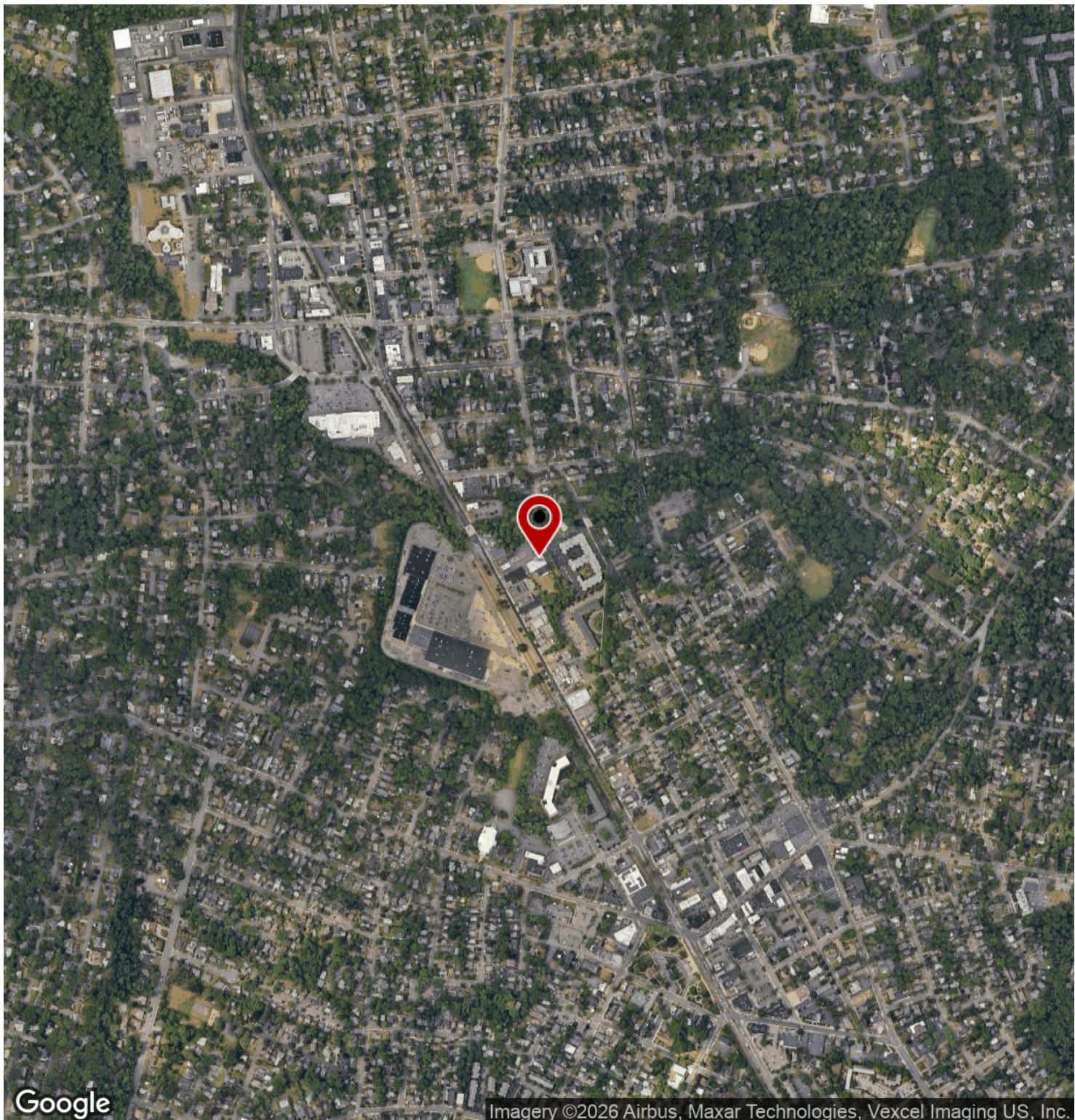
AERIAL MAP

FLOOD PLAIN DETERMINATION REPORT

Regional Map



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

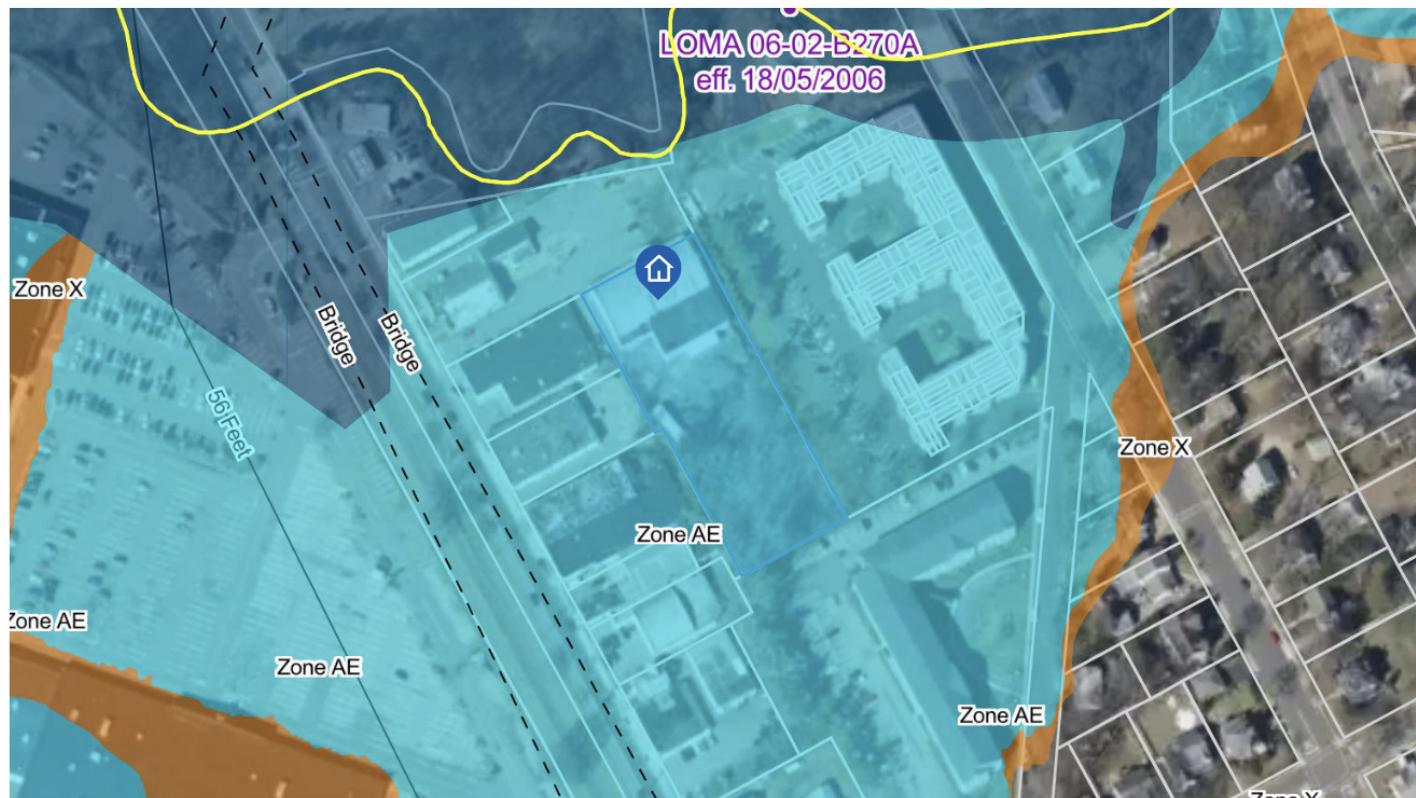


Flood Plain Determination Report

15 Harold Ave, Westwood, NJ 07675

Generation date: 02/10/2026

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
AE	--	1.28 (100%)	34003C0181H	Yes	<ul style="list-style-type: none">● Floodway● 1% Annual Chance Flood Hazard● 0.2% Annual Chance Flood Hazard● Undetermined



15 HAROLD ST

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,400,000
Proforma Price per SF	\$184
Proforma CAP Rate	7.04%

OPERATING DATA

Proforma Net Operating Income	\$169,000
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FINANCING DATA



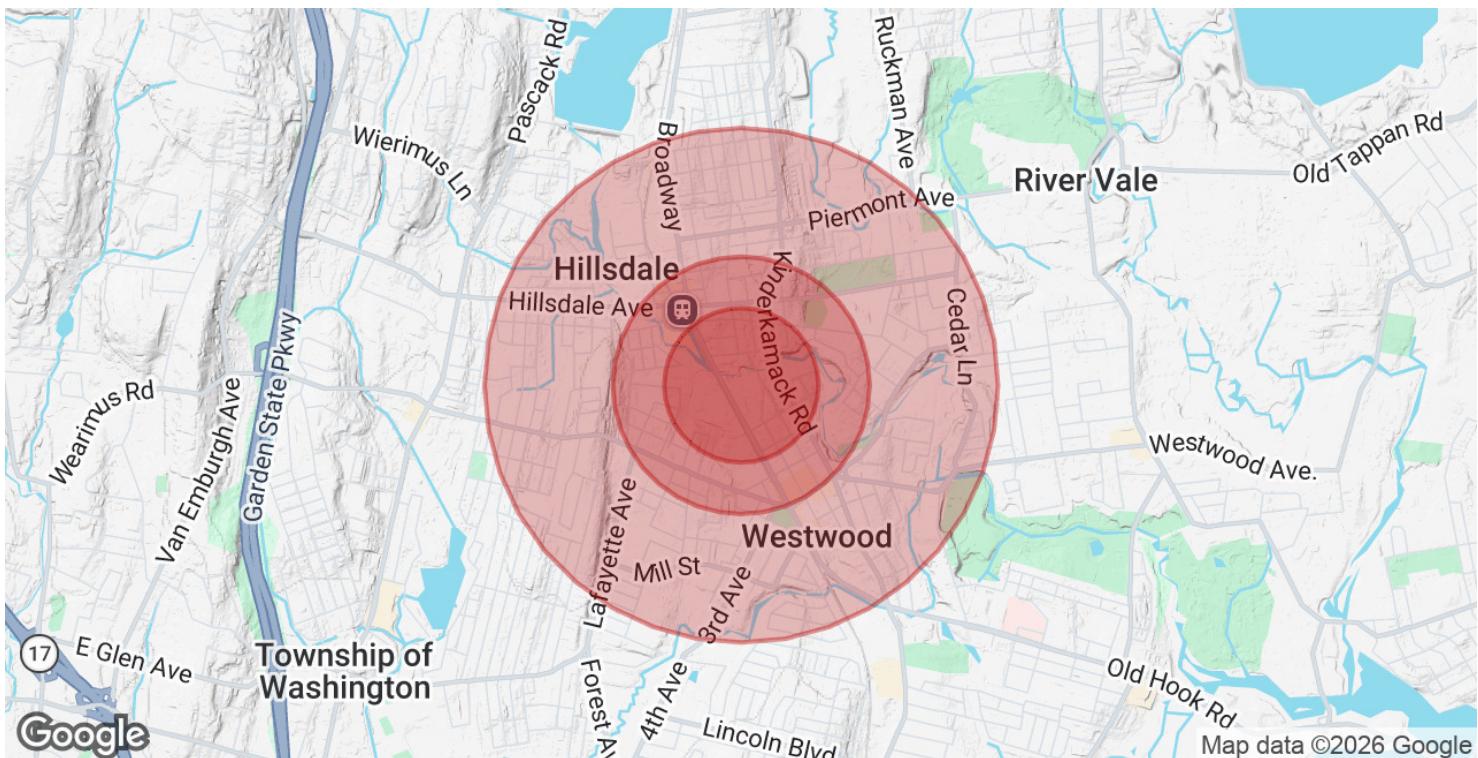
15 HAROLD ST

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,252	3,909	15,034
Average Age	45	44	43
Average Age (Male)	43	42	41
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	541	1,566	5,616
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$173,471	\$179,522	\$193,539
Average House Value	\$660,518	\$671,503	\$678,678

Demographics data derived from AlphaMap



15 HAROLD ST

5

ADDITIONAL INFORMATION

ADVISOR BIO 1

Advisor Bio | KW Commercial | Managing Director



BRUCE ELIA JR.

Managing Director | Fort Lee

operations@ergteam.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having very varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

KW Commercial | Bruce Elia Jr. | Fort Lee
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