

Exclusive Listing for Sale

277 EAST 16TH STREET

PATERSON, NJ



SINGLE STORY INDUSTRIAL WAREHOUSE



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PATERSON, NJ

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Kassin Sabbagh Realty (KSR) has been exclusively retained to represent **277 East 16th Street**, a versatile industrial property located within Paterson's well-established I-1 industrial district. Offering 5,425 square feet of functional warehouse space on a 5,602 SF lot, this asset provides a compelling opportunity for both owner-users and investors seeking flexible industrial space in a high-demand Northern New Jersey market.

The property features a single-story warehouse structure with a 16' clear height, two drive-in doors, and an efficient open-floor layout suitable for a wide range of industrial, logistics, automotive, and service-oriented operations. Situated on a wide, low-traffic street, the site allows for easy truck maneuvering, staging, and streamlined loading activity.

The location offers excellent regional accessibility, with immediate connectivity to major transportation corridors including I-80, Route 20, Route 46, and the Garden State Parkway, ensuring direct access to Northern New Jersey distribution routes and the broader New York City metropolitan area.

Surrounding industrial and commercial uses include automotive services, wholesale suppliers, manufacturing businesses, and local retailers—creating a strong ecosystem for logistics, contractor-based operations, and light industrial users.

The property is currently leased to Orlando Auto Detailing LLC, generating \$94,542.72 in annual rental income, with 3% annual increases through the lease expiration on March 31, 2027. Ownership is working toward the ability to deliver the site vacant, presenting flexibility for prospective buyers.

\$1M

ASKING PRICE

\$184

PRICE / SQUARE FEET

PROPERTY OVERVIEW

Lot Size	5,602 SF	Zoning	I-1
Acres	0.13	Clear Height	16'
Drive Ins	2	New Roof	2022

Tenant has 15 months left on the lease – ownership is working to deliver the site vacant

Tenant	Sqft	Rent per SF	Monthly Rent	Annual Rent	Annual Increases	Lease Exp.
Orlando Auto Detailing LLC	5,425	\$ 17.43	\$ 7,878.56	\$ 94,542.72	3%	3/31/2027
Total:	5,425	\$ 17.43	\$ 7,878.56	\$ 94,542.72		

PROPERTY HIGHLIGHTS



Highly Accessible Industrial Location

The location offers excellent regional accessibility with immediate connectivity to major transportation corridors including I-80, Route 20, Route 46, and the Garden State Parkway, ensuring direct access to Northern New Jersey distribution routes and the broader New York City metropolitan area.



Functional Industrial Warehouse Configuration

The property features a single-story warehouse structure with a 16' clear height, two drive-in doors, and an efficient open-floor layout, making it suitable for a wide range of industrial, logistics, automotive, and service-oriented operations. The wide, low-traffic street allows for easy truck maneuvering, staging, and streamlined loading activity.



Supportive Surrounding Industrial Ecosystem

Surrounding industrial and commercial uses include automotive services, wholesale suppliers, manufacturing businesses, and local retailers, creating a strong ecosystem for logistics, contractor-based operations, and light industrial users.



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LOCATION OVERVIEW

- Located in the “Riverside” submarket of Paterson, NJ — a walkable, mixed-use area with existing industrial/commercial buildings nearby; the property itself is a 5,520 SF industrial-zoned building on a 0.13 acre lot.
- Grocery, basic goods & home-improvement access nearby — there are supermarkets (e.g. Bravo Supermarket, CTown Supermarket) and a big-box home-improvement store (The Home Depot) within easy reach, which supports convenience-oriented tenants or customers.

TRANSPORTATION

- Easy access to transit and major regional infrastructure: 1.8–1.9 miles from the NJ Transit Main Line commuter rail station.

BUS LINE

704, 722, 746, 749



TRANSPORTATION MAP



ABOUT PATERSON, NJ

Northern New Jersey, an integral part of the New York-Newark-Jersey City MSA, offers direct access to a consumer base of nearly 20 million residents and a diverse, highly skilled labor pool. The region's diversified economy is anchored by global employers like Johnson & Johnson, Prudential, Merck, and Amazon in foundational sectors including life sciences, finance, and technology. Passaic County, with a population exceeding 513,000 and a growing median household income, contributes significantly to this vitality, bolstered by state investments in infrastructure and high-growth sectors.

For the industrial sector, the region provides unparalleled logistical advantages centered on the Port of New York and New Jersey, the East Coast's busiest port, which handled over 4.4 million TEUs in H1 2025. This global gateway is supported by a dense network of interstate highways, including I-80 and the New Jersey Turnpike, facilitating efficient last-mile delivery across the Northeast. The industrial market reflects this strategic importance, with strong leasing from third-party logistics (3PL) firms and a tight vacancy rate of 5.9% as of Q3 2025, solidifying its status as a premier location for operators serving one of the world's most affluent consumer markets.

DEMOGRAPHICS

160,463

POPULATION

49,688

HOUSEHOLDS

\$73,306

AVG INCOME



FOR MORE INFORMATION, PLEASE CONTACT:

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