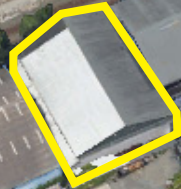


4011

DELL AVENUE

NORTH BERGEN NEW JERSEY



INDUSTRIAL WAREHOUSE FOR LEASE

4011

DELL AVENUE

NORTH BERGEN NEW JERSEY
07047

4011 Dell Avenue is a versatile industrial property located in North Bergen, NJ, currently available for lease. Strategically positioned just minutes from Route 495, the New Jersey Turnpike, and the Lincoln Tunnel, the facility offers exceptional access to key distribution routes throughout the New York Metro area. The building features approximately 10,000 square feet of column free warehouse space, boasting a 22-foot clear ceiling height, and one drive-in door. Equipped with 600 Amp, 3-phase electrical service and gas-fired heating, the property supports a wide range of industrial operations. Zoned for light industrial use (L-1), 4011 Dell Avenue is an ideal location for logistics, distribution, or light manufacturing tenants.

PROPERTY OVERVIEW

Property Type	Industrial Warehouse
Lot Size	±1.75 acres
Building SF	±10,000 SF
Column Spacing	N/A
Ceiling Heights	22 Feet
Drive In	1
Heavy Power	



INDUSTRIAL
WAREHOUSE
FOR LEASE





Lincoln Tunnel	2.5 miles
I-95 (exit 16)	5.9 miles
NJ Turnpike (exit 14)	8.9 miles
GW Bridge	10.2 miles
Newark Airport	12.6 miles
Port Newark/Elizabeth	13.4 miles
Goethals Bridge	17.0 miles

FOR MORE INFORMATION,
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