

FOR LEASE: 27,500 +/- SQ. FT. INDUSTRIAL PROPERTY

REDUCED  
PRICE!



# 8701 TONNELLE AVE

NORTH BERGEN, NJ 07047

Contact **Exclusive Broker**

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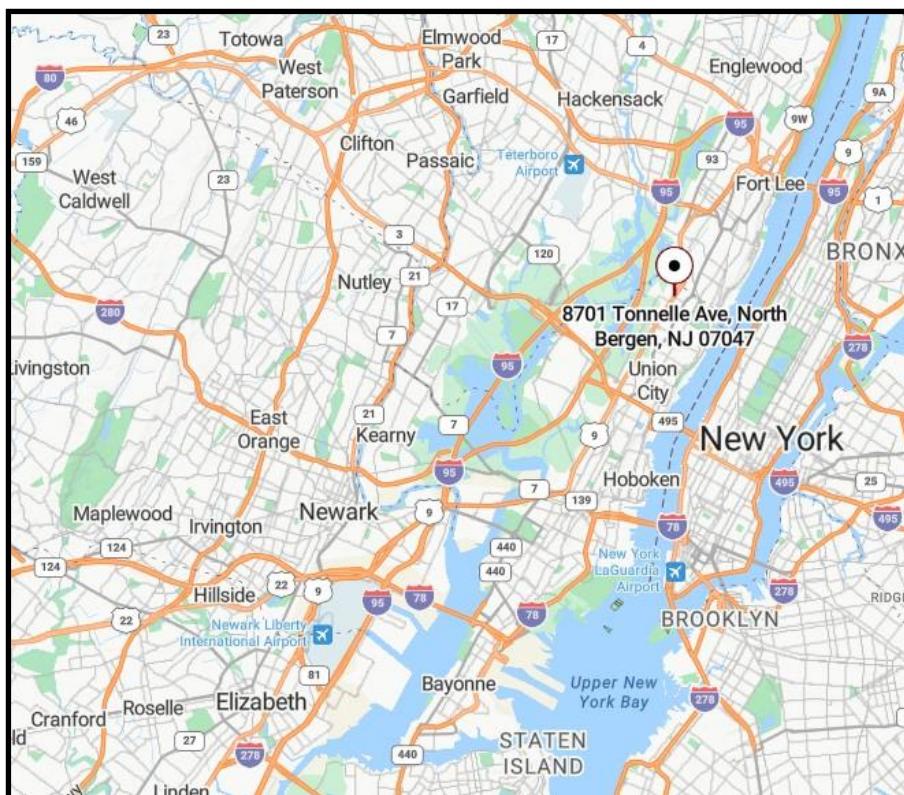
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# 8701 TONNELLE AVE // NORTH BERGEN, NJ 07606

**Team Resources** is pleased to present this 27,500 +/- sq. ft. prime industrial/flex property for lease. 8701 Tonnelle Avenue offers exceptional visibility and access along one of North Bergen's busiest commercial corridors. This highly functional industrial/flex property is ideally positioned for logistics, last-mile distribution, automotive fleet operations, light manufacturing or showroom/retail use. With a combination of high ceilings, ample loading, and excellent parking, the property presents a rare opportunity in one of the most sought-after industrial markets in Northern New Jersey. Zoned C-2.



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## Property Description

<b>Available:</b>	27,500 ± sq. ft.
<b>Building Size:</b>	27,500 ± sq. ft.
<b>Warehouse:</b>	21,500 ± sq. ft.
<b>Office:</b>	3,000 ± sq. ft.
<b>Showroom:</b>	3,000 ± sq. ft.
<b>Ceiling Height:</b>	14' ceilings
<b>Loading Doors:</b>	2 tailboards / 1 drive-in door
<b>Parking:</b>	ample car parking
<b>Sprinklers:</b>	wet
<b>Power:</b>	2 services of 400 amp/208 volts
<b>Lease Rate:</b>	\$15.50 NNN psf
<b>Tax/Opex:</b>	\$2.32/\$0.43 Total: \$2.75 psf
<b>Occupancy:</b>	120 to 180 days

## LOCATION ADVANTAGES

- **Frontage on Tonnelle Avenue (Route 1/9)** with daily traffic counts exceeding 40,000 vehicles.
- **Immediate access** to major regional arteries: Route 3, NJ Turnpike, Route 46, and Lincoln Tunnel.
- **Proximity to NYC** – only minutes to Manhattan, Port Newark/Elizabeth, and major distribution hubs.
- **Surrounded by national retailers and industrial users**, offering strong synergy and exposure.



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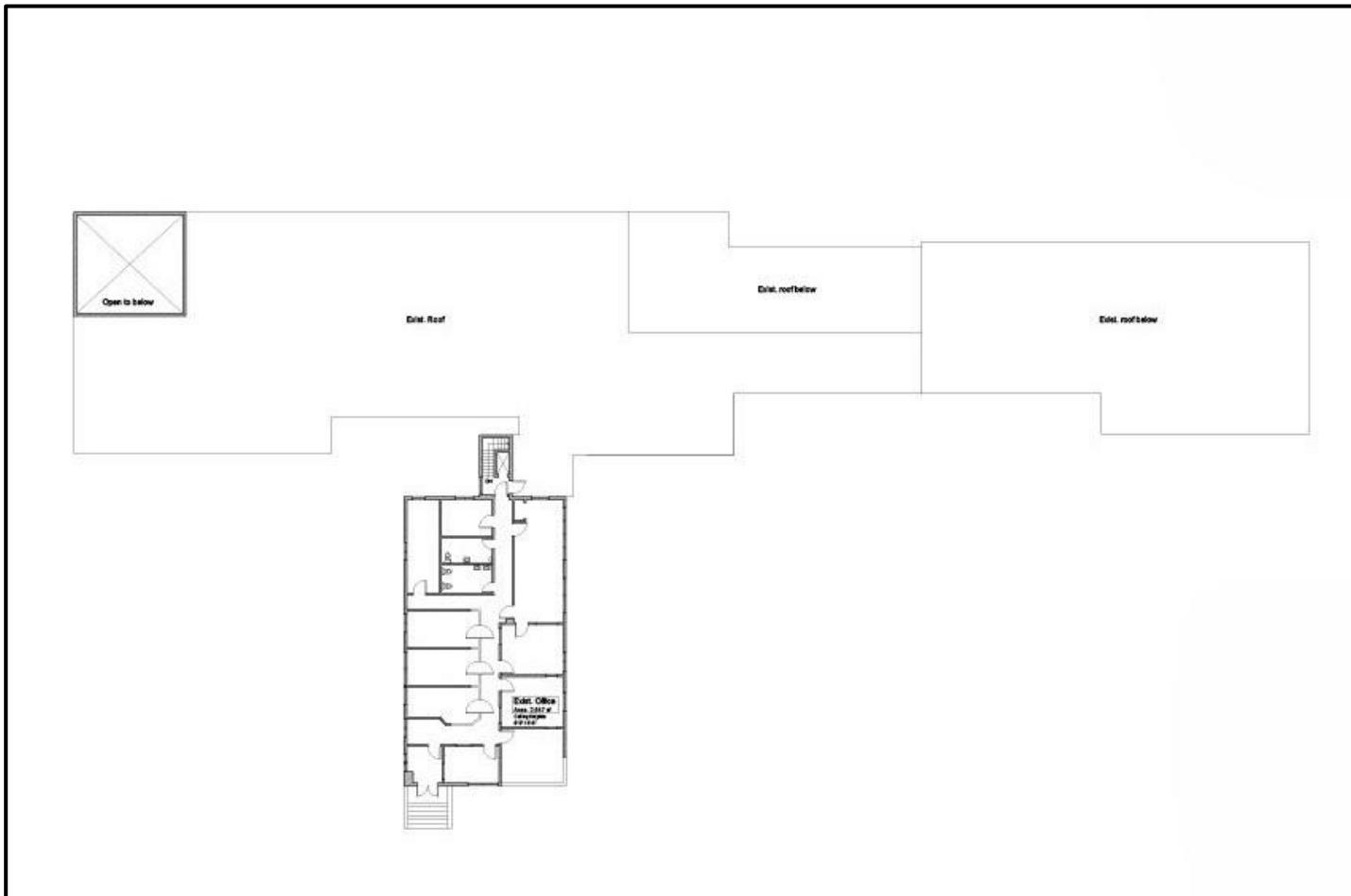
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## PROPERTY PHOTOS

