

50 Hollister
Road
TETERBORO, NJ

FOR SALE

14,600 SF Building
Industrial Flex Opportunity



Property Features

- ±14,600 SF single-level building on .57 acres
- Offices with new HVAC installed in 2020
- Warehouse with gas-fired heaters
- 17' ceilings clear under joists
- 2 loading docks
- 25 surface parking spaces
- Fully monitored wet sprinkler system throughout
- Zoned LH-Light industrial with office and limited retail capabilities
- Excellent connectivity near Teterboro Airport, Route 46, I-80 and NJ Transit
- Taxes (2024): \$1.05 PSF

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NAI James E. Hanson
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SERVICES OFFERED

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

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50 Hollister Road TETERBORO, NJ

PROPERTY OVERVIEW



Description

This high-functioning industrial-flex asset sits within Bergen County's business corridor. This one-story, 14,600 SF building sits on 0.57 acres zoned for light-industrial use—blending warehouse efficiency with office capabilities. Recent upgrades include a 2020 HVAC install in the office space, while the warehouse features reliable heaters, and a monitored wet-sprinkler system ensures safety. With two tailgate loading docks and a 17' ceiling height, the building supports streamlined logistics operations.

Prime Industrial Location

Situated in one of New Jersey's most accessible industrial corridors, the property offers unbeatable proximity to Teterboro Airport, major highways like Routes 46, 17, I-80, and the NJ Turnpike, and is just 10 miles from the entrance to the Lincoln Tunnel into New York City.

Teterboro is served by NJ Transit at the Teterboro train station, located on Williams Avenue near Route 17. NJ Transit provides bus service on the 161 (on Route 46), 164 and 165 routes to the Port Authority.

This strategic location places your business within reach of over 600,000 residents and a robust labor force, while also providing seamless access to regional and national distribution routes. Surrounded by national retailers, logistics hubs, and thriving commercial developments, this property positions your operation at the crossroads of convenience, connectivity, and opportunity.

Key Facts



Employment

273,228 employees
within 5 miles

921 establishments
within 1 mile



Demographics

Over 600,000 people
within 5 miles



Education (5 mi)

Over 61% have obtained
some college experience

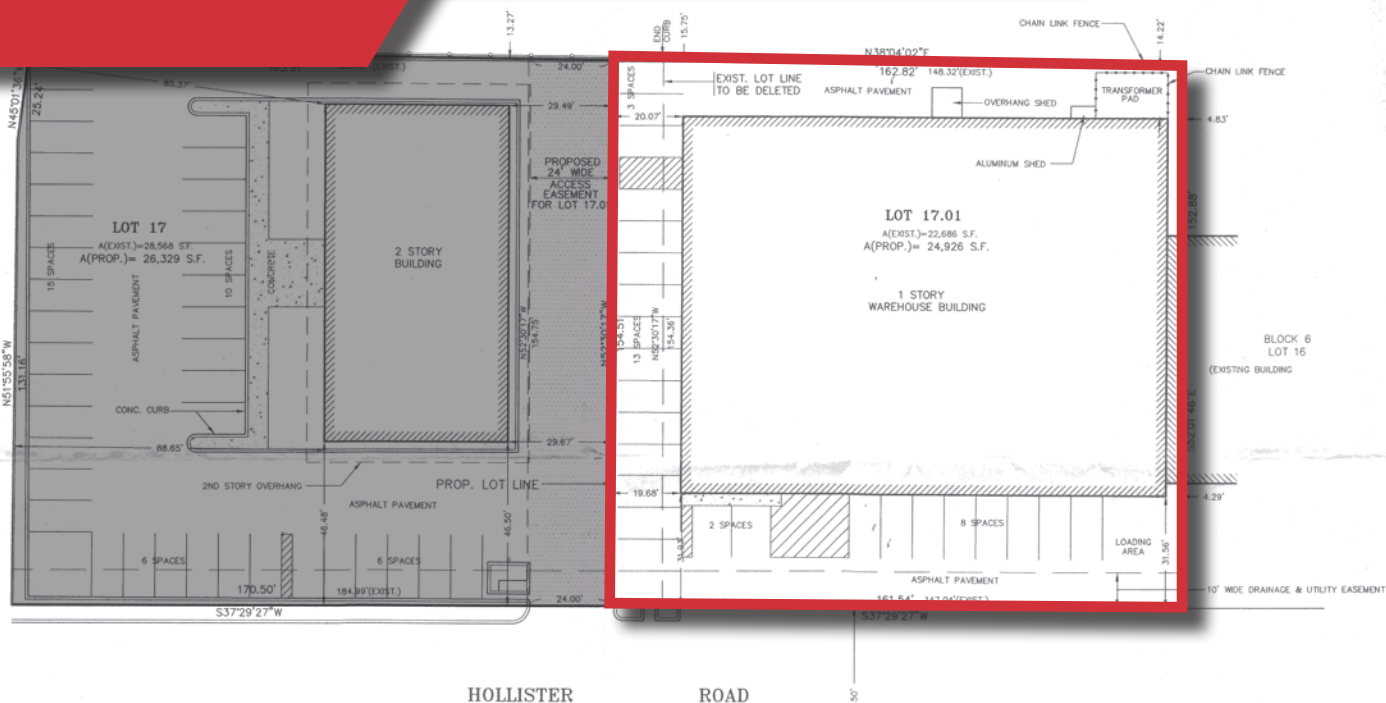
9.3% Master's Degree

39% bachelor degree or
higher

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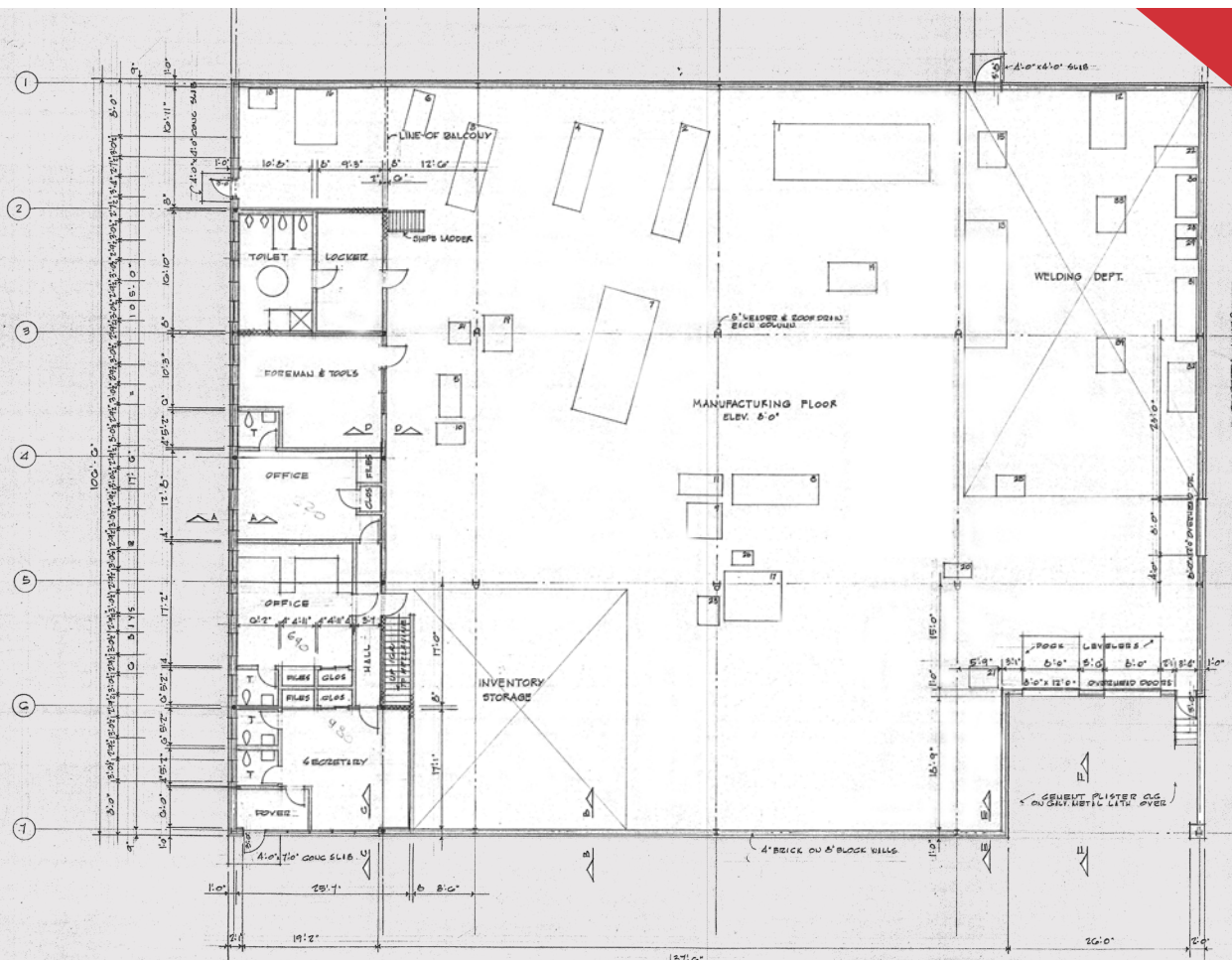
SITE PLAN & FLOOR PLAN

NEW JERSEY STATE HIGHWAY ROUTE NO. 46



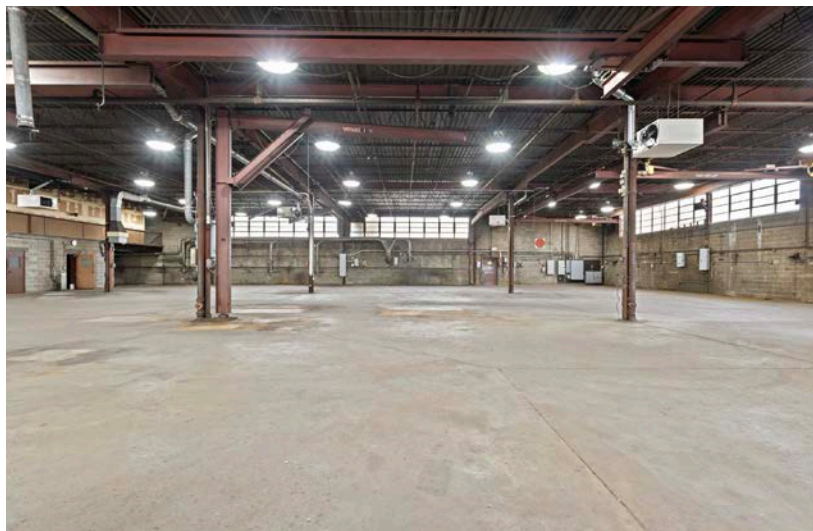
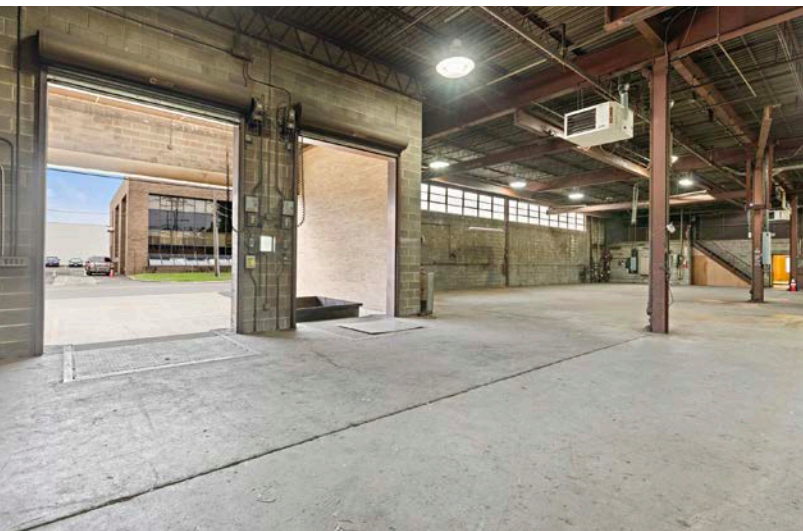
HOLLISTER ROAD

Floor Plan



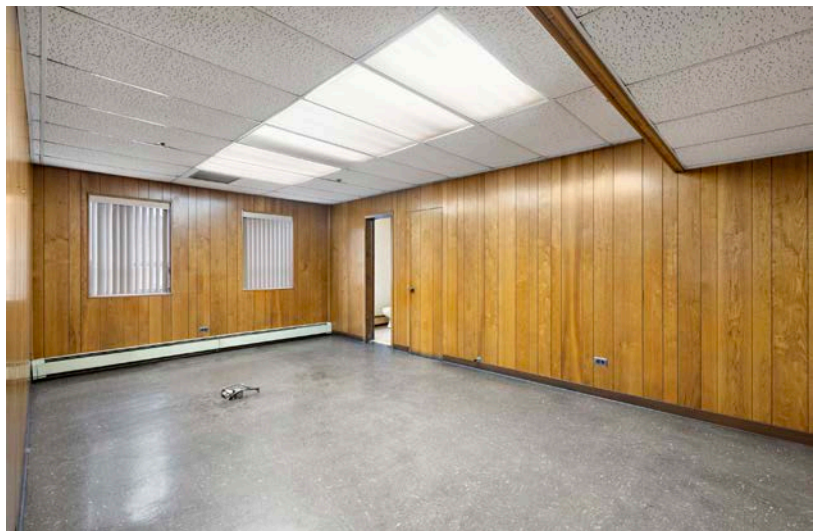
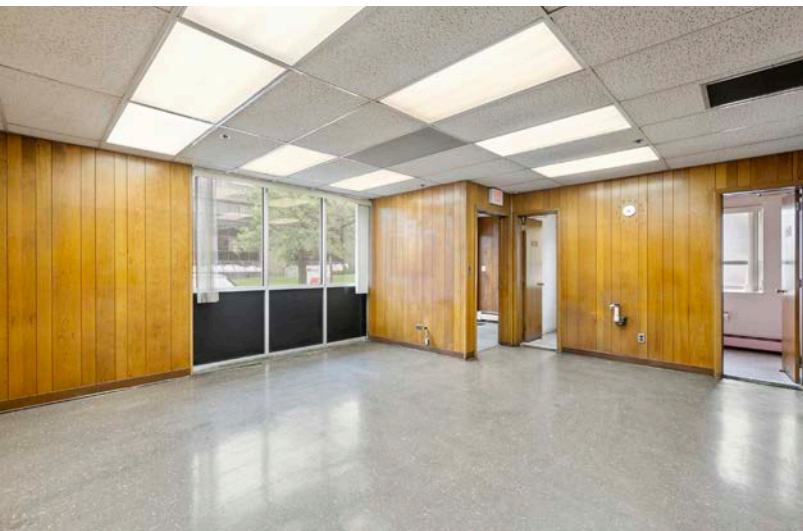
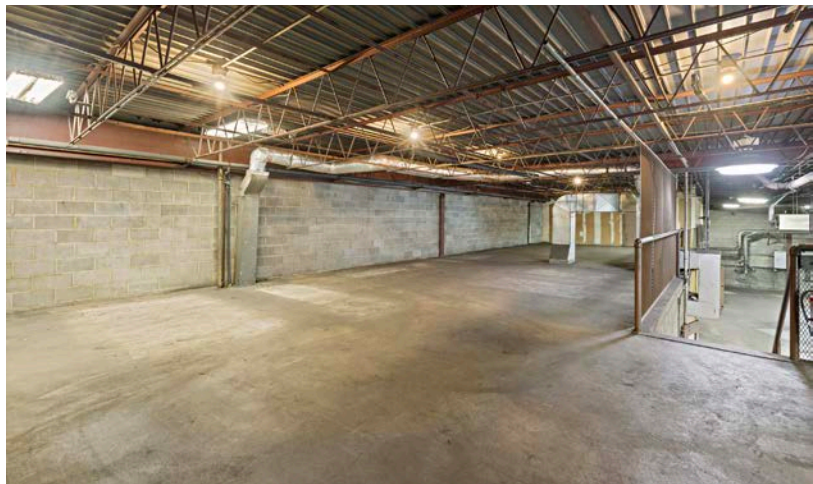
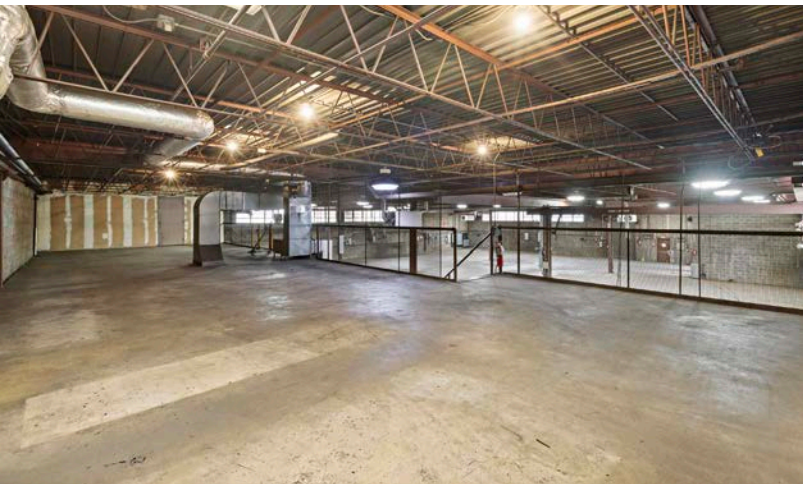
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**PROPERTY
PHOTOS**



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PROPERTY PHOTOS



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ZONING INFO & AERIAL

Zoned LID - Light Industrial Zone, this zoning is designed to accommodate a wide range of industrial, distribution, commercial and business uses that generate a minimum of detrimental environmental effects.

Possible uses include manufacturing, fabrication, processing, testing, repair, and storage of goods, business offices accessory to these operations, research & development facilities with related accessory manufacturing, business/commercial support services catering to industrial clients.

