



FOR LEASE • INDUSTRIAL • FOOD MANUFACTURING

475 Bloy Street

Hillside, New Jersey 07205 • Union County

64,000^{SF}

DIVISIBLE FROM ± 10,680 SF

01 Property Overview

475 BLOY ST · HILLSIDE, NJ

A fully built-out food-manufacturing and warehouse facility in the heart of the Northern New Jersey industrial corridor. Renovated in 2024 and delivered in excellent condition, the property pairs heavy power and clean processing infrastructure with immediate access to the region's ports, airport, and interstate network.

The 64,000 SF building is offered on flexible terms and can be demised to suit — from a single 12,000 SF suite up to the full contiguous footprint — making it equally suited to a growing operator or a full-building user.

HIGHLIGHTS

- i. Renovated 2024 — excellent condition
- ii. HI zoning — food manufacturing approved
- iii. Heavy power to 1,200A / 480–800V / 3-phase
- iv. 6 dock doors, 5 levelers & 1 drive-in
- v. Secured yard & 38 parking spaces
- vi. Floor drainage in portions of the space

BUILDING SPECIFICATIONS

Total Building	64,000 SF
Available	64,000 SF · div. from ±10,680
Lot Size	2.00 Acres
Built / Renovated	1960 / 2024
Construction	Masonry
Clear Height	18'
Column Spacing	35' × 35'

Loading	6 docks · 1 drive-in
Office	5 private offices (3,500 SF)
Power	400–1,200A · 480 · 3Φ
Sprinkler	Wet
Utilities	City water & sewer · nat. gas
Zoning	HI — food mfg. approved
Availability	Immediate



02 Food Manufacturing Build-Out

HI ZONING · PROCESSING-READY

The facility is fully outfitted for food production and cold-chain use — wet processing infrastructure, on-site refrigeration, a controlled-environment room, and gas-fired heating are already in place. Approved under Hillside Township HI zoning, an operator can move in and begin production without a costly build-out.

±250 SF WALK-IN COOLER	±250 SF WALK-IN FREEZER	CE Room TEMP & HUMIDITY	Heated FULL BUILDING
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PROCESSING INFRASTRUCTURE

Floor & trench drainage	Processing areas
Stainless wash & prep sinks	Multiple stations
Controlled-environment room	Temp & humidity
Refrigeration	Cooler & freezer
Space heating	Gas-fired
Ceiling height	18' clear

POWER & UTILITIES

Electrical service	400–1,200A · 480V
Distribution	Subpanels throughout
Water & sewer	City
Gas	Natural
Sprinkler	Wet system
Zoning	HI — food mfg. approved



Hillside sits at the center of one of the country's densest logistics markets, with immediate reach to the Port of New York & New Jersey, Newark Liberty International Airport, and every major interstate serving the metro. A deep regional labor pool and last-mile access to 20+ million consumers make it a strategic base for manufacturing and distribution alike.

1 mi I-78	2 mi NJ TURNPIKE	4 mi EWR AIRPORT	5 mi PORT NEWARK	14 mi MANHATTAN
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CONNECTIVITY

Interstate 78	Direct access
Garden State Parkway	± 3 min
NJ Turnpike / I-95	± 5 min
Routes 1&9 / 22	± 4 min
Port NY & NJ	± 12 min
Newark Penn / rail	± 10 min

MARKET & WORKFORCE

Consumers within 25 mi	20M+
Regional labor draw	Deep & diverse
Foreign Trade Zone	FTZ 49 eligible
Regional consumers	Last-mile reach
Zoning	HI — industrial
Transit access	Bus & NJ Transit rail

LOCATION MAP





ARRANGE AN INSPECTION

**For terms, plans & a private
tour of 475 Bloy Street.**

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