

**475** S. Dean  
Street  
Englewood, NJ

**Newly  
Renovated**



# 43,540 SF Industrial/Warehouse Freestanding Building For Lease Divisible to 20,045 SF | Office Size To Suit!






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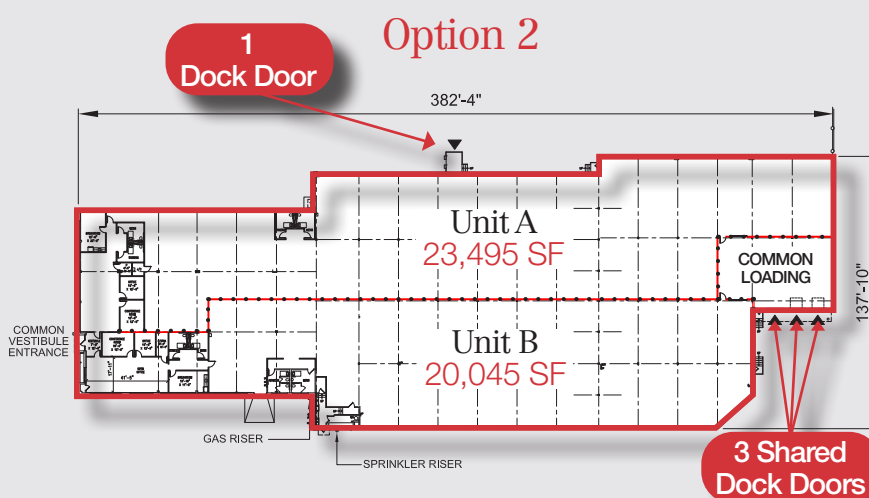
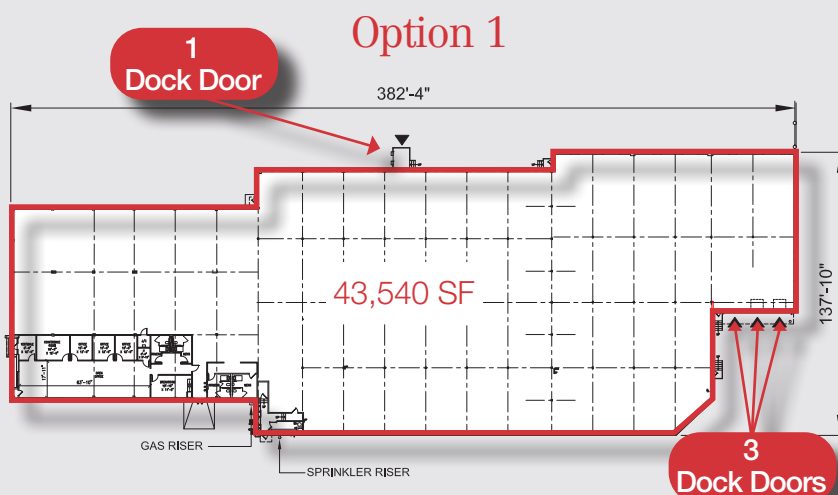
# 475 S. Dean Street Englewood, NJ

Premier 43,540 SF Freestanding Warehouse for Lease (Divisible to 20,045 SF) - This industrial building sits on 1.71 acres and offers flexible leasing options, allowing tenants to lease the full space or divide into multiple configurations.

## Property Features

- 43,540 SF available for lease
- LED lighting
- 13'-15' ceiling height
- Wet sprinkler system
- On-site parking available with an additional ±42-car parking lot

## Property Description & Floor Plan



## ◦ Divisible Spaces ◦

### Unit A

- 23,495 SF (not divisible)
- 4 Tailgates (3 Shared)
- 1,950 SF Office (air conditioned)

### Unit B

- 20,045 SF
- 3 shared tailgates
- 1,900 SF office offers flexible configuration (air conditioned)

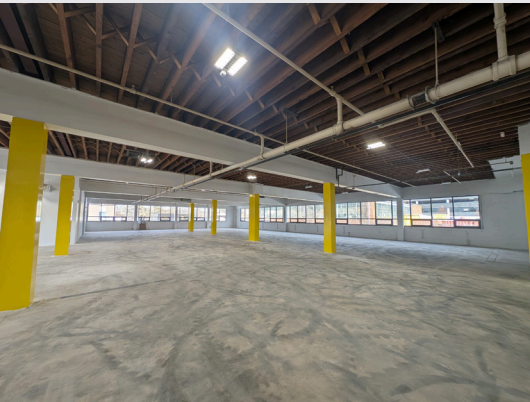
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## Property Overview



Total Building Size	43,540 SF	Dock Doors	4
Office	To Suit	Land Area	1.71 Acres
Ceiling Height	13' - 15'	Interior Lighting	LED
Column Spacing	30'5" x 20'	Power	3-phase; 1,400a
Sprinkler System	Yes; Wet	Car Parking	41
Notes:	Additional lot offers ±42-car parking Roof has 20 year warranty; installed 2014		

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NEW YORK

GEORGE  
WASHINGTON  
BRIDGE



## Location Description

Situated in the heart of Englewood, NJ, 475 S. Dean St. offers exceptional accessibility just minutes from major highways, including Route 4, I-80, and the NJ Turnpike (I-95). This property ensures seamless access to New York City, the Port of Newark, and key distribution hubs across the tri-state area.

With close proximity to major retail and commercial centers, the location provides convenience for employees, customers, and logistics operations alike. The site is well-positioned to serve e-commerce, distribution, and light manufacturing needs with ample parking, multiple tailgates, and flexible configurations. This is a highly accessible, business-friendly location in one of Bergen County's most desirable industrial corridors.

## Demographics Report

Population	1 Mile	3 Miles	5 Miles
Total Population	17,013	192,991	1,137,545
Average Age	42	43	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,585	72,337	420,868
Average HH Income	\$172,616	\$153,358	\$100,537



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