

**FOR SALE: 7,435 +/- SQ. FT. INDUSTRIAL PROPERTY**



# 1516 UNION TPKE

**NORTH BERGEN, NJ 07074**

**Contact Exclusive Brokers**

**Alex Rosenberg**

Office (201) 438-1177

Mobile (551) 427-8835

[arosenberg@teamresourcesinc.com](mailto:arosenberg@teamresourcesinc.com)

**David Cantor**

Office (201) 438-1177

Mobile (201) 314-2495

[dcantor@teamresourcesinc.com](mailto:dcantor@teamresourcesinc.com)

**Greg Sholom**

Office (201) 438-1177

Mobile (201) 755-2628

[gsholom@teamresourcesinc.com](mailto:gsholom@teamresourcesinc.com)

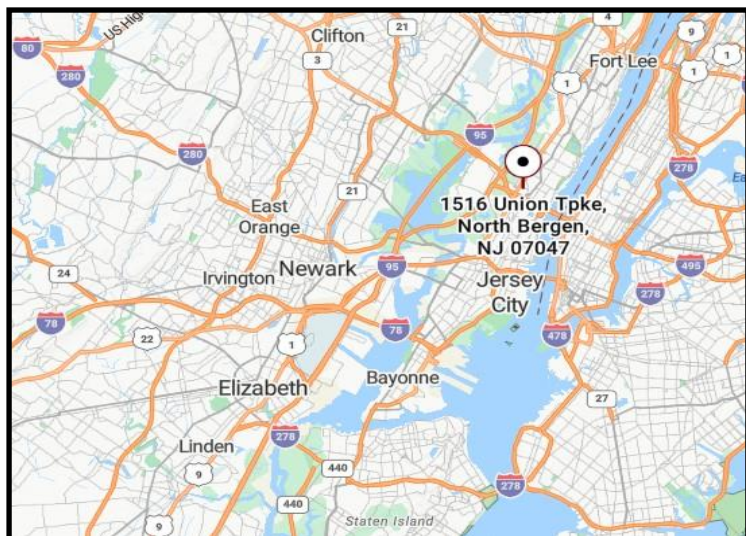


**1050 Wall Street West | Lyndhurst, NJ 07071 | [info@teamresourcesinc.com](mailto:info@teamresourcesinc.com) | 201.438.1177**



# 1516 UNION TPKE // NORTH BERGEN, NJ 07047

**Team Resources** is pleased to present this prime industrial property for sale. Nestled in the heart of **North Bergen, NJ, 1516 Union Turnpike** is a strategically located industrial land parcel just moments from the **Lincoln Tunnel** with a building footprint of approximately **7,435 sq ft** consisting of a main building and separate garage. Originally constructed in 1938, the property sits on a compact but highly functional **0.23-acre** lot. Zoned **R1**, the property is currently classified under light industrial/general industrial.



## KEY DISTANCES

Lincoln Tunnel	4 +/- miles
Ports	10 +/- miles
GWB	13 +/- miles

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### Property Description

<b>Available Space:</b>	7,435 ± sq. ft.
<b>Building Size:</b>	7,435 ± sq. ft.
<b>Acreage:</b>	0.23 ± acres
<b>Office Space:</b>	2,200 ± sq. ft.
<b>Ceiling Height:</b>	12' ceilings
<b>Loading Doors:</b>	1 tailboard door
<b>Parking:</b>	ample
<b>Power:</b>	heavy
<b>Sale Price:</b>	Upon request
<b>Taxes:</b>	\$29,349.60 (2024)

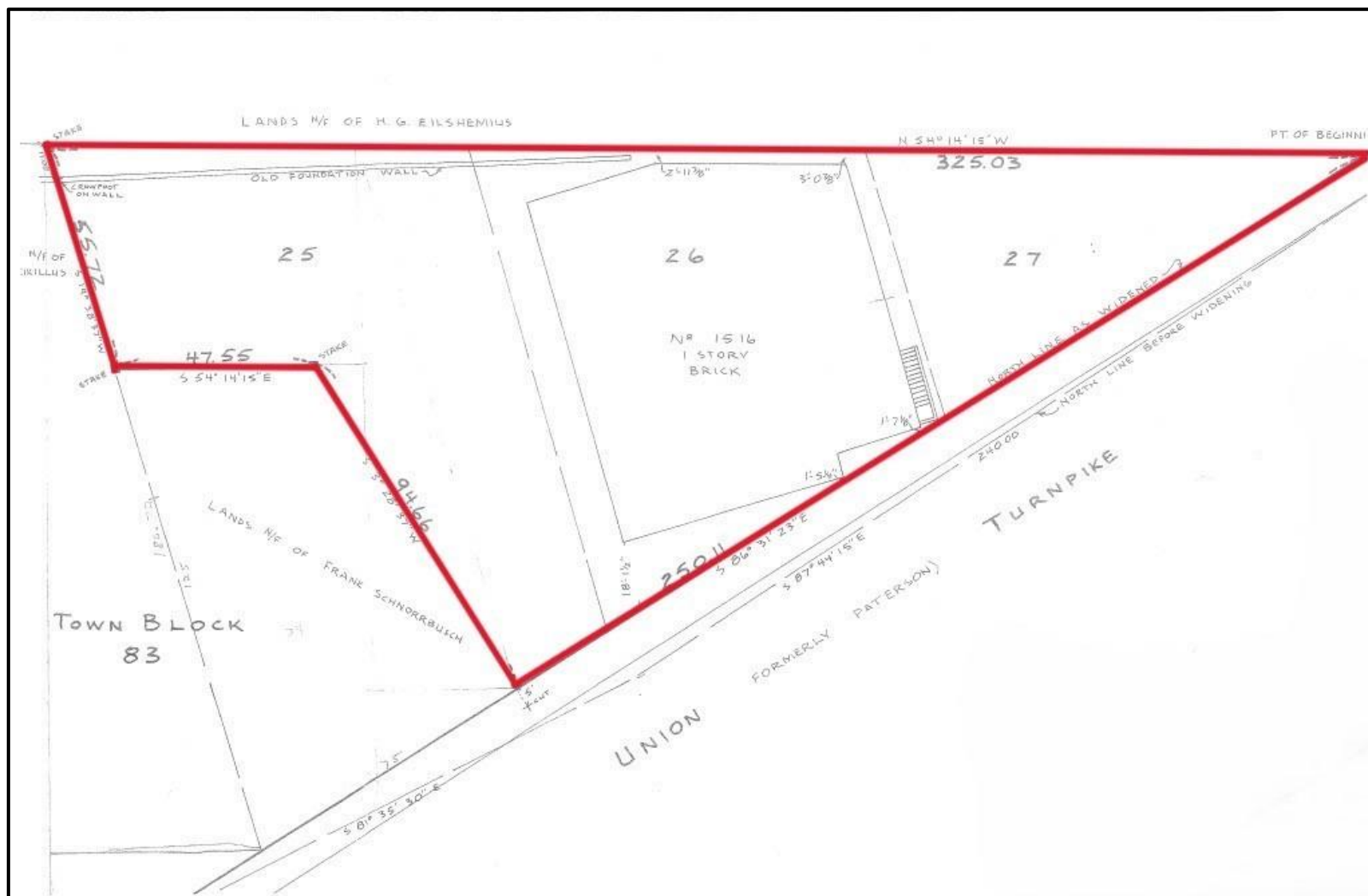
## OVERVIEW

The site's versatile industrial designation allows for a wide range of operational uses, making it ideal for light manufacturing, warehousing, or small-scale distribution. The parcel is part of the highly active Secaucus/North Bergen submarket – a region that benefits from both local and regional economic drivers.

**Enterprise Zone Benefits:** North Bergen is part of a New Jersey Urban Enterprise Zone, offering incentives for investment and economic activity.



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