



# 5 & 30 PAUL KOHNER PLACE

ELMWOOD PARK, NJ 07407  
WAREHOUSE FOR SALE

## CONTACT EXCLUSIVE BROKERS

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# 5 & 30 PAUL KOHNER PLACE

KalmonDolginAffiliatespresentsan exclusive saleopportunity.Located in Elmwood Park, these three industrial buildings boast two distinct addresses- 5 & 30 Paul Kohner Place, presenting a compelling investment opportunity. These industrious structures, delivered vacant and embracing a versatile industrial/flex design, sit upon a generous 7.577 acre parcel. Meticulously maintained, the combined 3 properties embody an ideal prospect, tailored for both institutional investors seeking to lease with a promising return or and owner-occupants envisioning a versatile space for their venture.

This strategically located property offers an unparalleled opportunity for businesses seeking a robust and adaptable space. With a history as a printing facility, the layout and infrastructure are designed to accommodate diverse industrial activities.

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## For More Information Contact Exclusive Brokers

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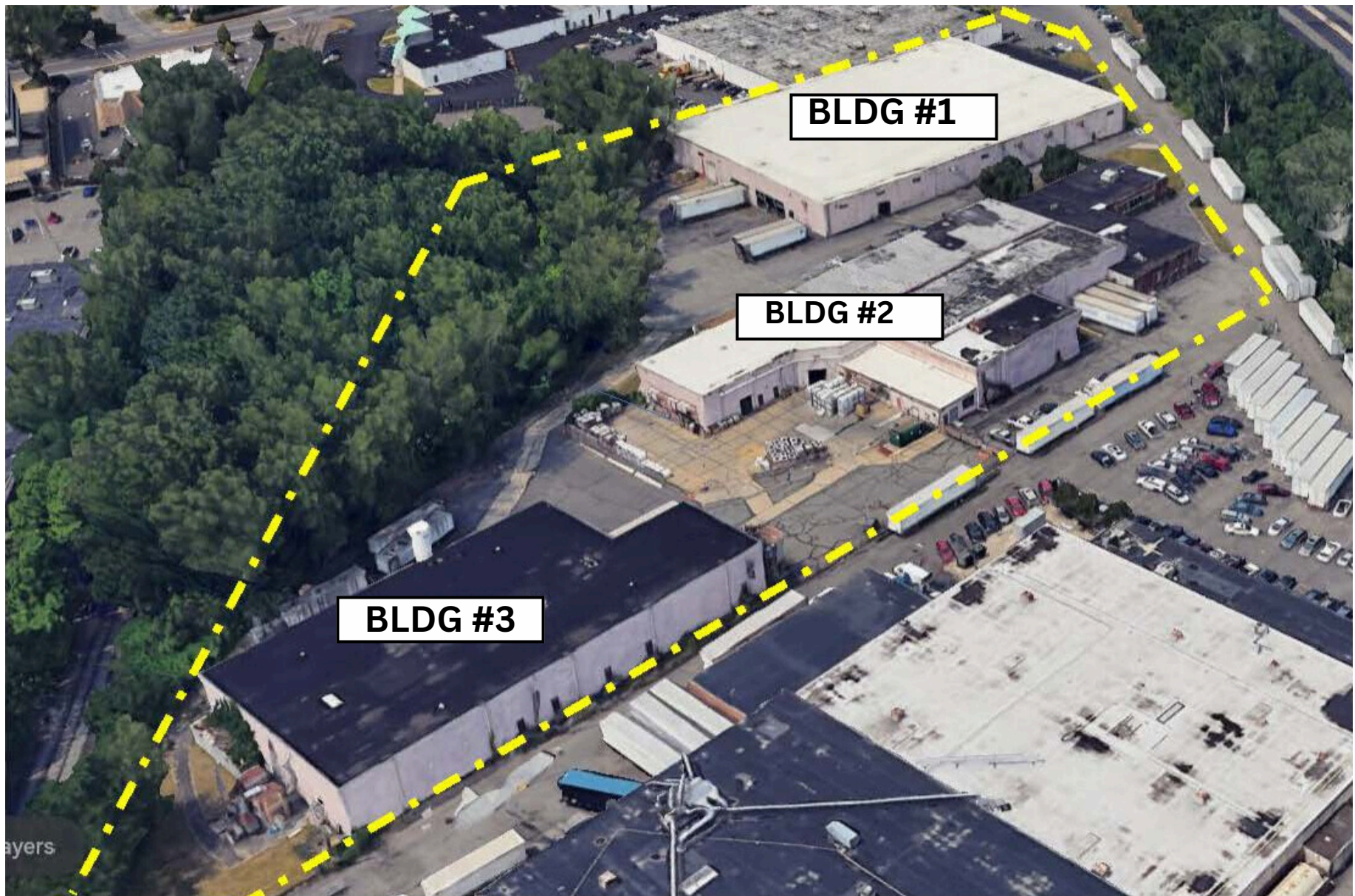
**917-209-9980 (MOBILE)**

**NEIL@KALMONDOLGIN.COM**

	BLDG #1 5 PAUL KOHNER PL 58,370 SF	BLDG #2 30 PAUL KOHNER PL 40,000 SF	BLDG #3 REAR BLDG OF 30 PAUL KOHNER PL
AVAILABLE SPACE	49,614 SF SINGLE STORY WAREHOUSE	30,000 SF SINGLE STORY PRODUCTION	18,443 SF
OFFICE/MEZZAZINE	8,756 SF OFFICE	10,000 SF OFFICE	
CEILING HEIGHT	22'	22'	21'
LOADING DOCS	EXTERIOR	3 EXTERIOR	2 EXTERIOR
DRIVE IN	2	2	2
COLUMNS	40' COLUMN SPAN 4 ROW X 8 ROW	25' COLUMN SPAN SINGLE ROW	25' COLUMN SPAN 3 ROWS
PARKING	15 CAR ON SITE LOT	50 CAR ON SITE LOT ELECTRONIC GATED ENTRANCE	On Site
POWER	600 AMPS 3 PHASE ELECTRIC	3,500 AMPS 3 PHASE ELECTRIC	1,600 AMPS
SPRINKLERED	100 % WET SPRINKLER SYSTEM	100 % WET SPRINKLER SYSTEM	100% Wet Sprinkler System
CONSTRUCTION	CONCRETE BLOCK, STEEL JOIST	CONCRETE BLOCK, STEEL JOIST	Concrete Block, Steel Joist
MISC	Florescent Lighting	GAS BLOWERS NEEDS NEW ROOF	GAS MODINE BLOWERS SODIUM VAPOR LIGHTING
PROPERTY TAXES	\$76, 725/YR	\$58,532/YR	



# 5 & 30 PAUL KOHNER PLACE





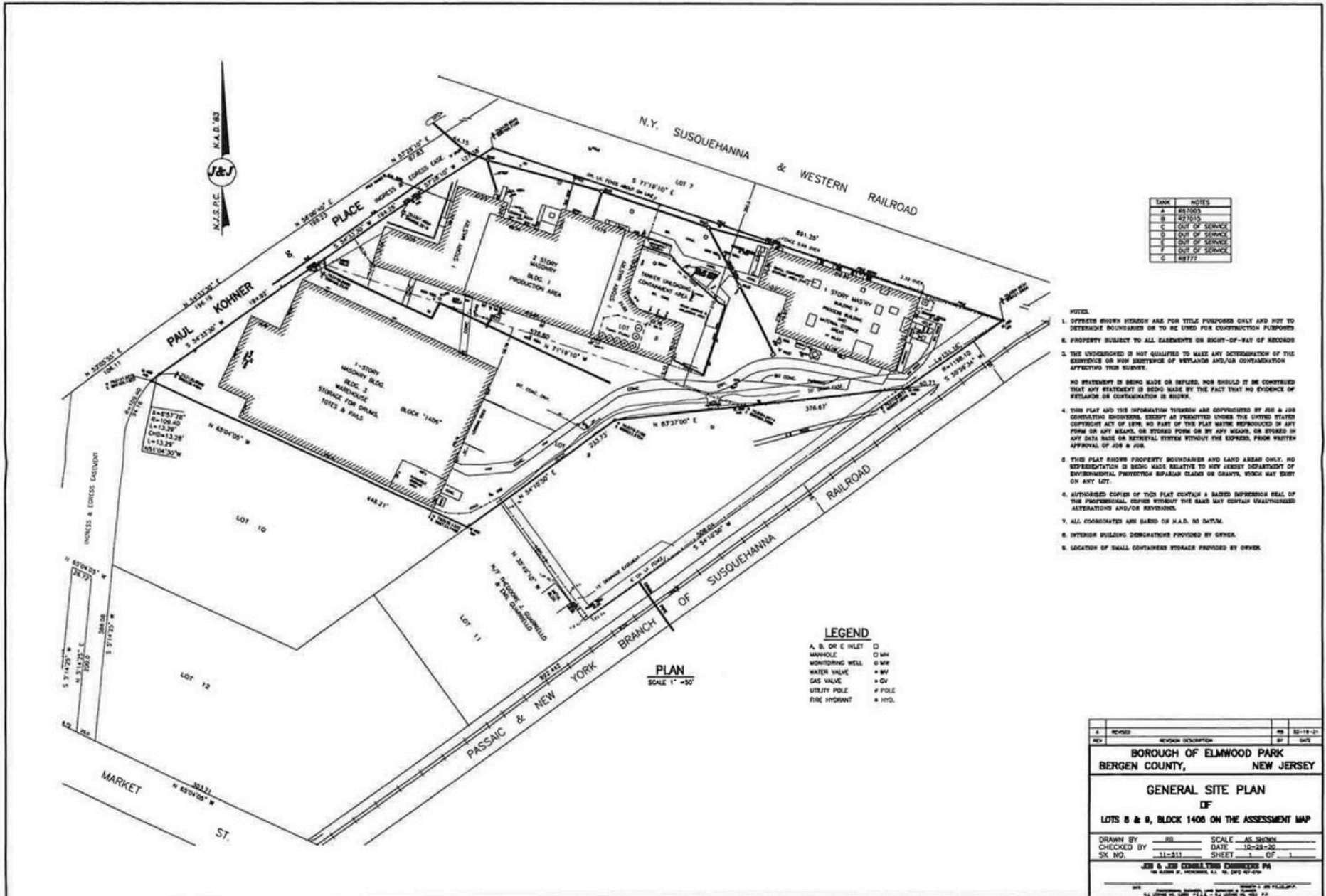
# 5 & 30 PAUL KOHNER PLACE



PHOTOS



# 5 & 30 PAUL KOHNER PLACE



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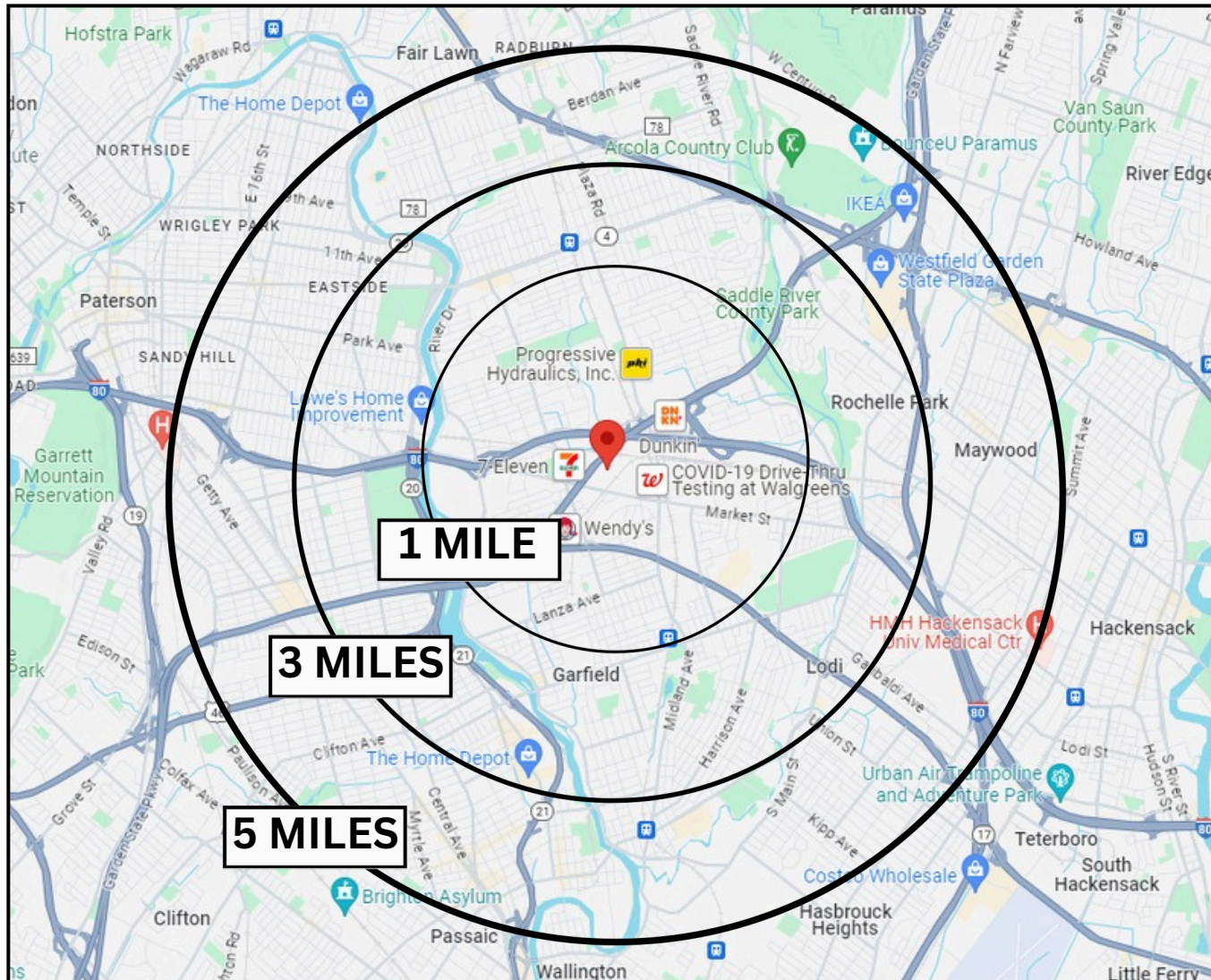
## LOCATION HIGHLIGHTS

1.4 MI to Plauderville Commuter Rail  
2.6 MI to Broadway Commuter Rail  
1.1 MI to Elmwood Park, NJ  
4.7 MI to Hackensack, NJ  
11.8 MI to New York City  
12 MI to American Dream's Nickelodeon Universe  
20.3 MI to Newark Liberty International Airport  
21.4 MI to LaGuardia Airport  
37.2 MI to Westchester County Airport





# 5 & 30 PAUL KOHNER PLACE



Daytime Population

**220,035**

3 Mile Radius



Average HH Income

**\$102,870**

3 Mile Radius

## POPULATION

1 Mile	3 Miles	5 Miles
22,741	266,266	662,489

## HOUSEHOLD

1 Mile	3 Miles	5 Miles
8,255	91,577	231,498

## AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$135,566	\$102,870	\$112,106