



# 5 & 30 PAUL KOHNER PLACE

## ELMWOOD PARK, NJ 07407

### WAREHOUSE FOR SALE

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# 5 & 30 PAUL KOHNER PLACE

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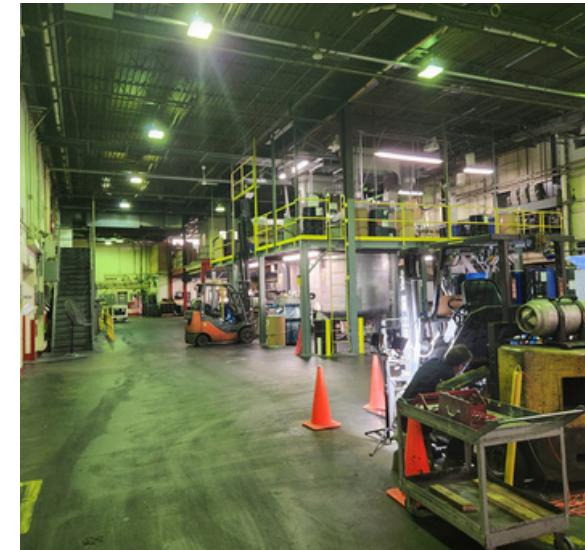
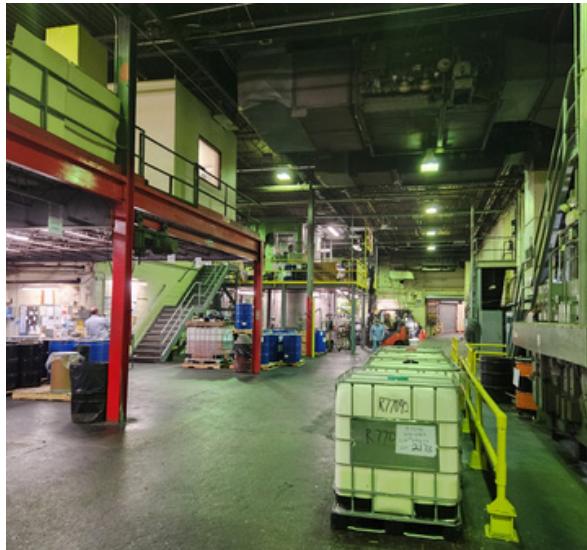
	<b>BLDG #1 5 PAUL KOHNER PL 58,370 SF</b>	<b>BLDG #2 30 PAUL KOHNER PL 40,000 SF</b>	<b>BLDG #3 REAR BLDG OF 30 PAUL KOHNER PL</b>
<b>AVAILABLE SPACE</b>	49,614 SF SINGLE STORY WAREHOUSE	30,000 SF SINGLE STORY PRODUCTION	18,443 SF
<b>OFFICE/MEZZAZINE</b>	8,756 SF OFFICE	10,000 SF OFFICE	
<b>CEILING HEIGHT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

# 5 & 30 PAUL KOHNER PLACE



ARIAL VIEW

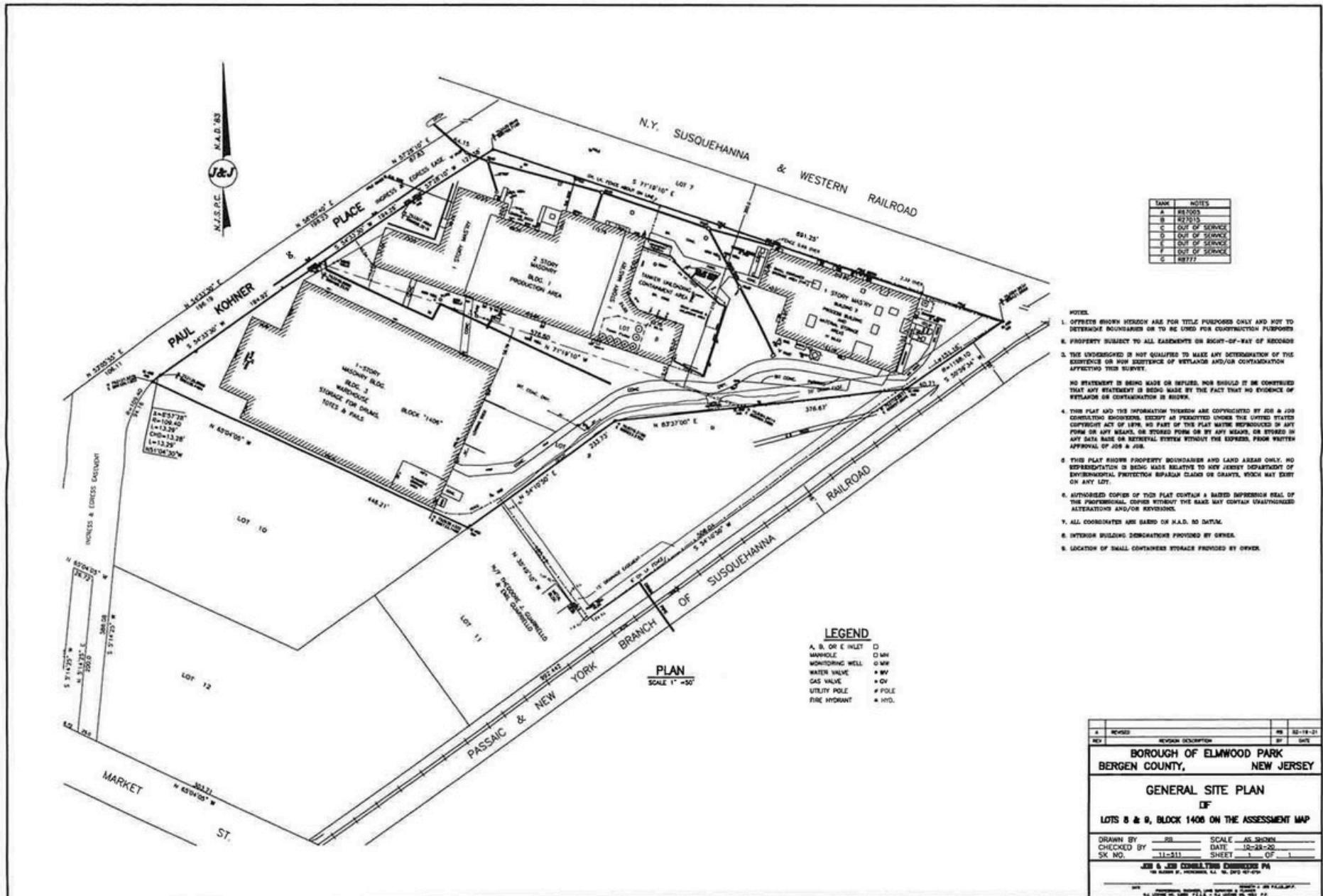
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PHOTOS

# 5 & 30 PAUL KOHNER PLACE

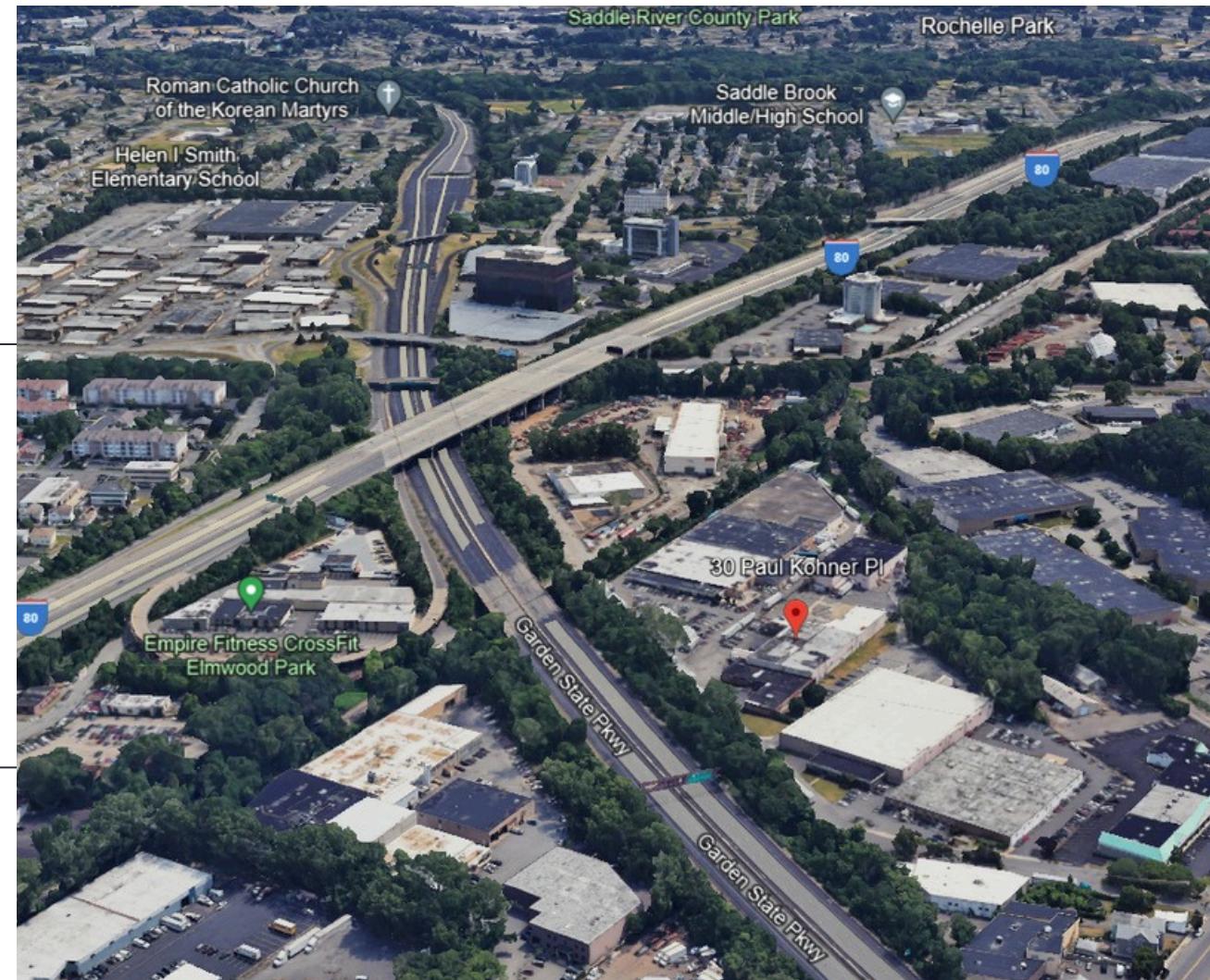


**SURVEY**

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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



## MAP & LOCAL INFO

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