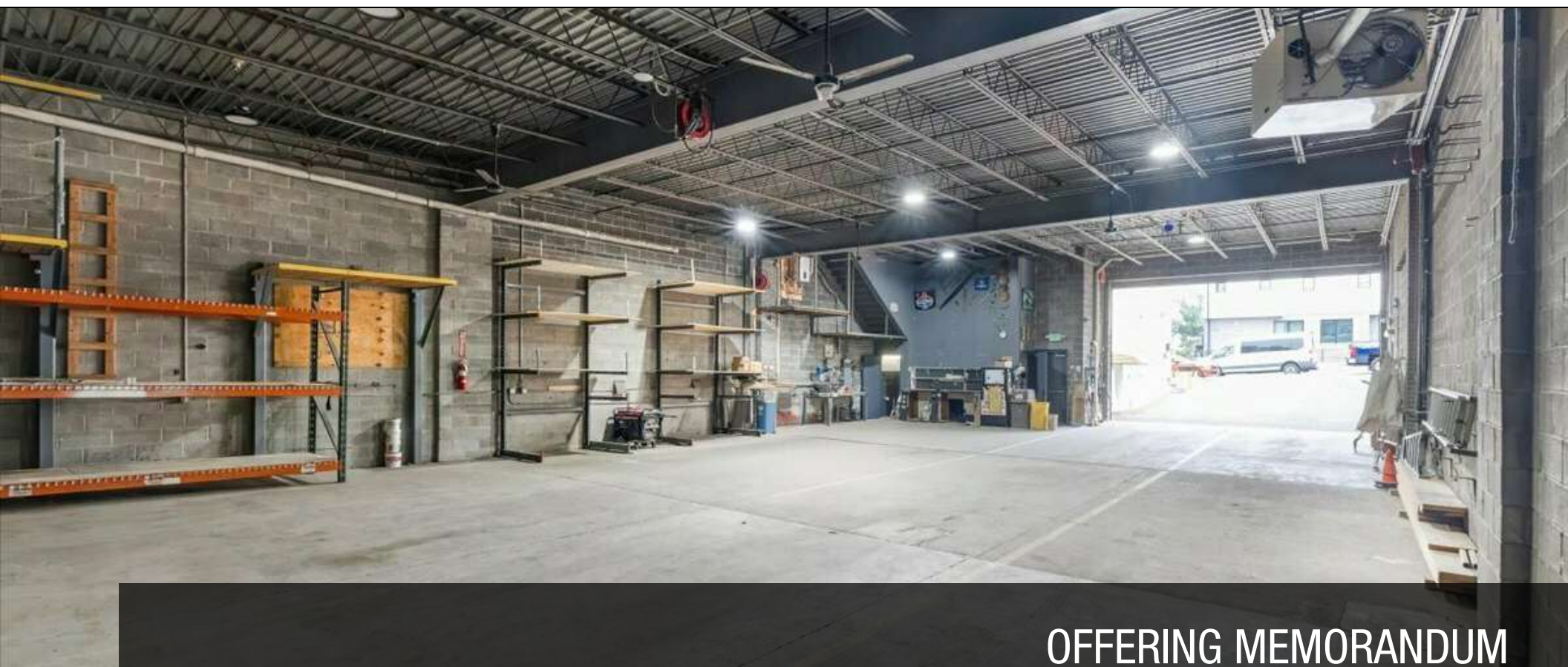


## Versatile 4,000 SF Industrial & Flex Space With Polished Office, 16' Ceilings & Impeccable Condition

456 WALKER ST, FAIRVIEW, NJ 07022



# OFFERING MEMORANDUM

**KW COMMERCIAL**  
2200 Fletcher Ave Suite 500  
Fort Lee, NJ 07024

*PRESENTED BY:*

**BRUCE ELIA JR.**  
Managing Director | Fort Lee  
O: 201.917.5884 X701  
C: 201.315.1223  
operations@ergteam.com  
NJ #0893523

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair

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VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITION

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

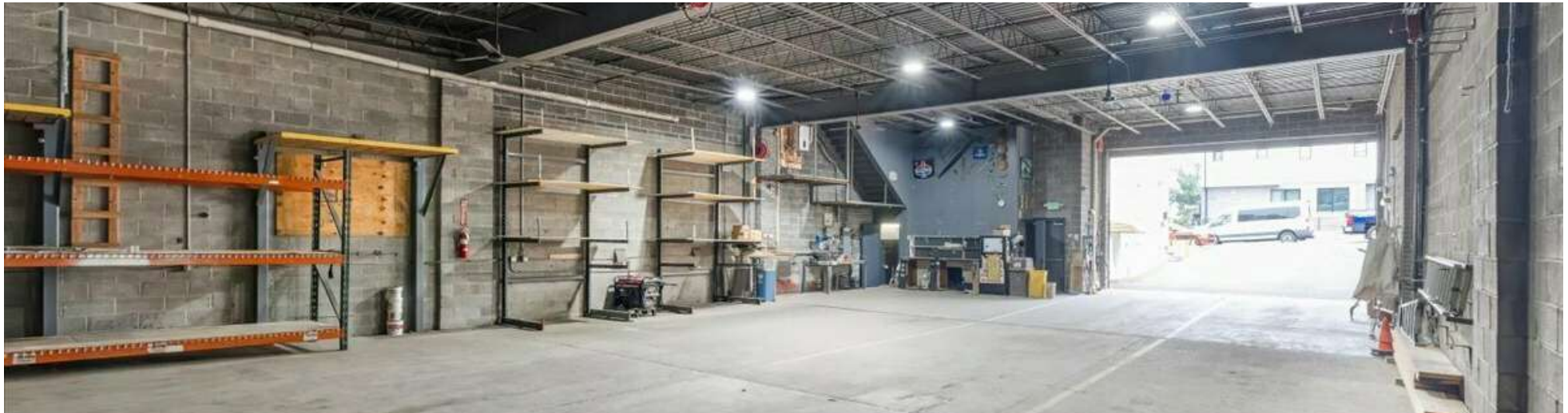
PROPERTY DETAILS

WAREHOUSE PHOTOS

EXTRA PHOTOS

OFFICE SUITE PHOTOS

# Property Summary



**VIDEO**

**PROPERTY DESCRIPTION**

Prime 4,000 SF Flex/Industrial Space for Lease – 456 Walker St, Fairview  
 OverviewExceptional industrial-flex opportunity now available in Fairview. This versatile 4,000 SF property is thoughtfully designed for efficiency and comfort—delivering both operational functionality and executive-style professionalism.

**PROPERTY HIGHLIGHTS**

- 4,000 SF Flex/Industrial Canvas — A generously sized footprint designed for operational adaptability and scale
- Impressive 16' Clear Ceilings — Ideal for racking, light manufacturing, or creative workspace — unlocking vertical potential
- Fully Renovated Office Suite — Elevated administrative space that's turnkey-ready, blending sleek finishes with strategic functionality

**OFFERING SUMMARY**

Lease Rate:	\$18.60 SF/yr (NNN)
+ Common Area Maintenance Fee (CAM):	\$3.90 SF/yr
<b>MONTHLY TOTAL:</b>	<b>\$7,500</b>
Available SF:	4,000 SF
Oversized Garage Door:	14' x 21'
Building Size:	12" Concrete Floor

**DEMOGRAPHICS**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,136	6,577	19,343
Total Population	6,503	19,169	51,976
Average HH Income	\$89,360	\$94,436	\$112,832



## Property Description



### PROPERTY DESCRIPTION

Prime 4,000 SF Flex/Industrial Space for Lease – 456 Walker St, Fairview

Overview Exceptional industrial-flex opportunity now available in Fairview. This versatile 4,000SF property is thoughtfully designed for efficiency and comfort—delivering both operational functionality and executive-style professionalism.

Key Features:

- Spacious Layout: Open flex/warehouse area with 16-foot ceiling height—ideal for light manufacturing, storage, production, or logistics.
- Office Excellence: Second-floor fully renovated office suite, equipped to support administrative and operational needs.
- Top-Tier Amenities: Includes clean, well-maintained interiors, a block masonry exterior, and a like-new roof condition—minimizing long-term maintenance.
- Smart Access: Dual-street entry ensures seamless vehicular flow and enhanced loading access.

Lease Terms:

- \$19.00 SF/year (NNN)
- Minimum Lease: 5 years

Ideal For Businesses that require flexible, functional workspace—with on-site office capability and easy logistics support. Perfect for light industrial, creative production, fulfillment, distribution, and professional services.

### LOCATION DESCRIPTION

Discover the vibrant surroundings of Northern NJ from the highly coveted location at 456 Walker St in Fairview. Embrace unparalleled convenience with immediate access to a plethora of dining, retail, and leisure offerings. Enjoy seamless connectivity to major highways and public transportation, providing easy access for employees and visitors. Nearby, the iconic MetLife Stadium offers unparalleled entertainment, while the scenic James J. Braddock North Hudson County Park provides a retreat from the bustle of the city. Take advantage of a diverse range of local amenities and cultural attractions that infuse the area with energy and opportunity for your staff and clients.



# Property Details

Lease Rate **\$19 SF/YR**

## LOCATION INFORMATION

Building Name Versatile 4,000 SF Industrial & Flex Space with Polished Office, 16' Ceilings & Impeccable Condition  
 Street Address 456 Walker St  
 City, State, Zip Fairview, NJ 07022  
 County Bergen  
 Market Northern NJ  
 Sub-market Hudson River Corridor  
 Township Fairview  
 Signal Intersection No  
 Road Type Paved  
 Market Type Large  
 Nearest Highway All NJ major highways 15 minute drive  
 Nearest Airport Newark Airport 30 Mins; La Guardia 40 Mins; JFK 60 mins

## BUILDING INFORMATION

Building Size 4,000 SF  
 Tenancy Single  
 Number of Cranes 0  
 Ceiling Height 16 ft  
 Minimum Ceiling Height 16 ft

## PROPERTY INFORMATION

Property Type Industrial  
 Property Subtype Flex Space  
 Zoning R-C  
 Lot Size 4,808 SF  
 APN # 0218\_311\_4  
 Corner Property No  
 Waterfront No  
 Power Yes  
 Rail Access No

## PARKING & TRANSPORTATION

Street Parking Yes  
 Parking Type Surface  
 Number of Parking Spaces 10

## UTILITIES & AMENITIES

Security Guard No  
 Handicap Access Yes  
 Freight Elevator No  
 Central HVAC Yes  
 Gas / Propane Yes



## Warehouse Photos



## Extra Photos



## Office Suite Photos



VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITION

## LOCATION INFORMATION

# 2

DRONE PHOTOS

REGIONAL MAP

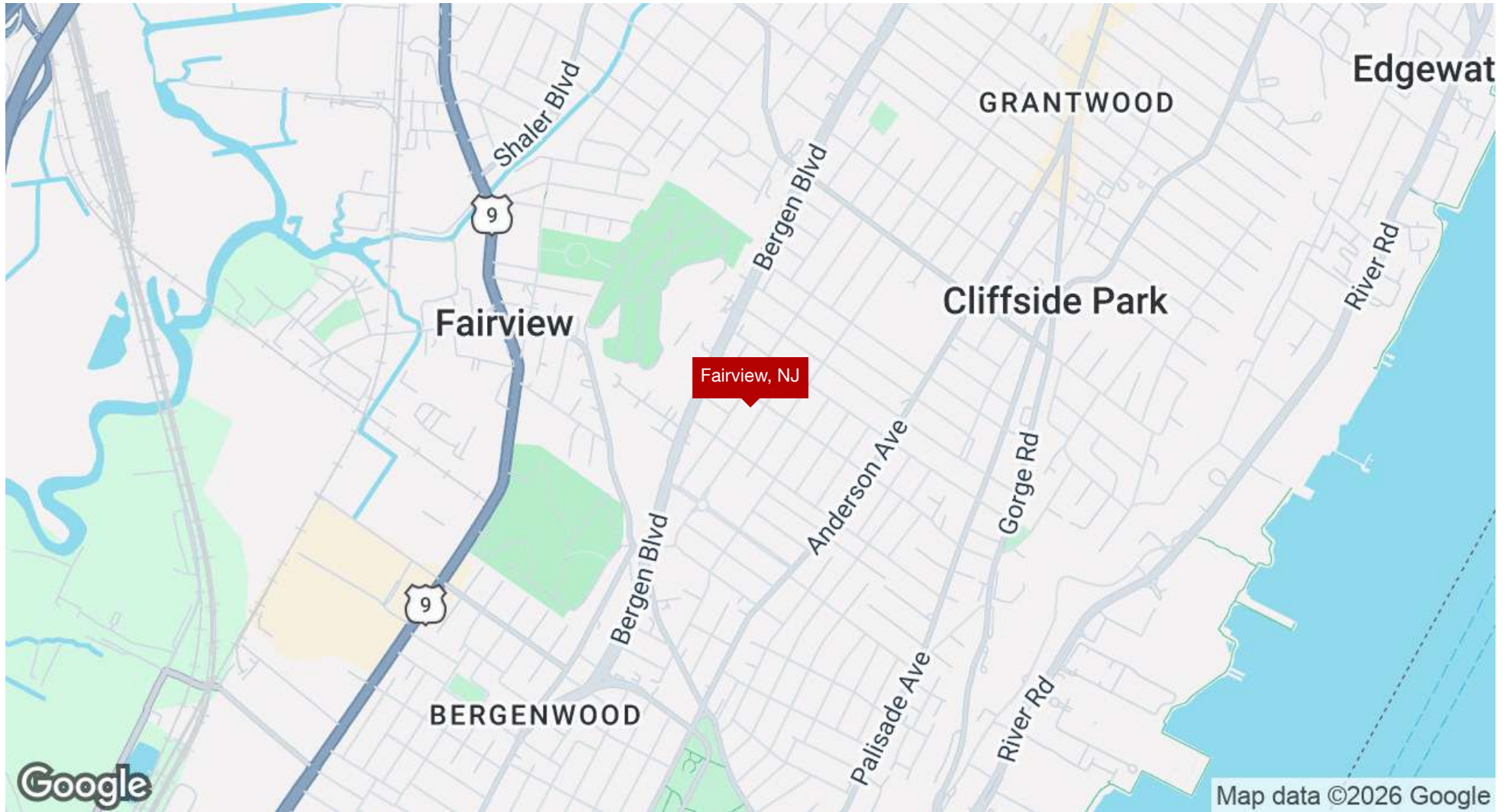
LOCATION MAP

AERIAL MAP

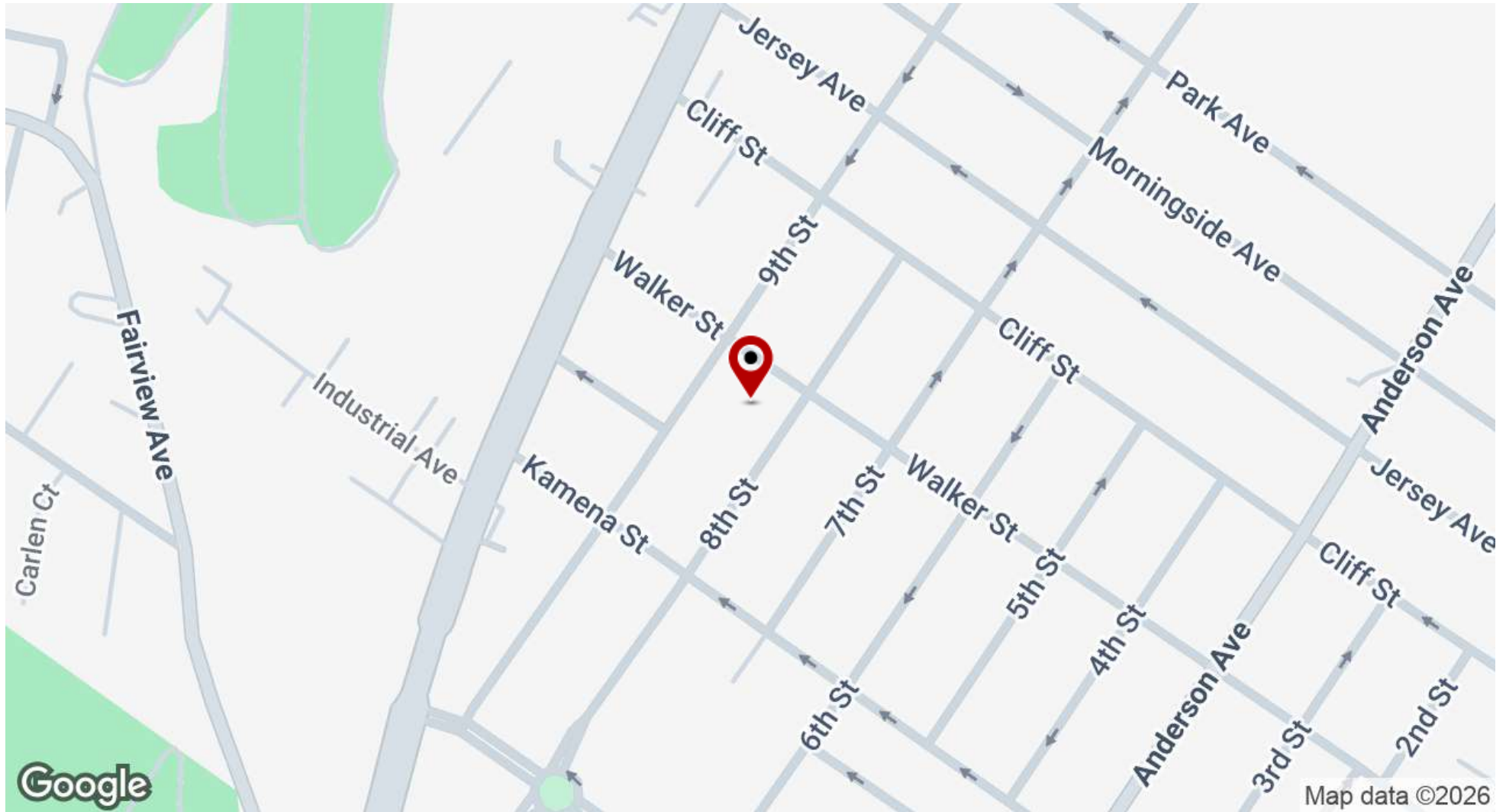
# Drone Photos



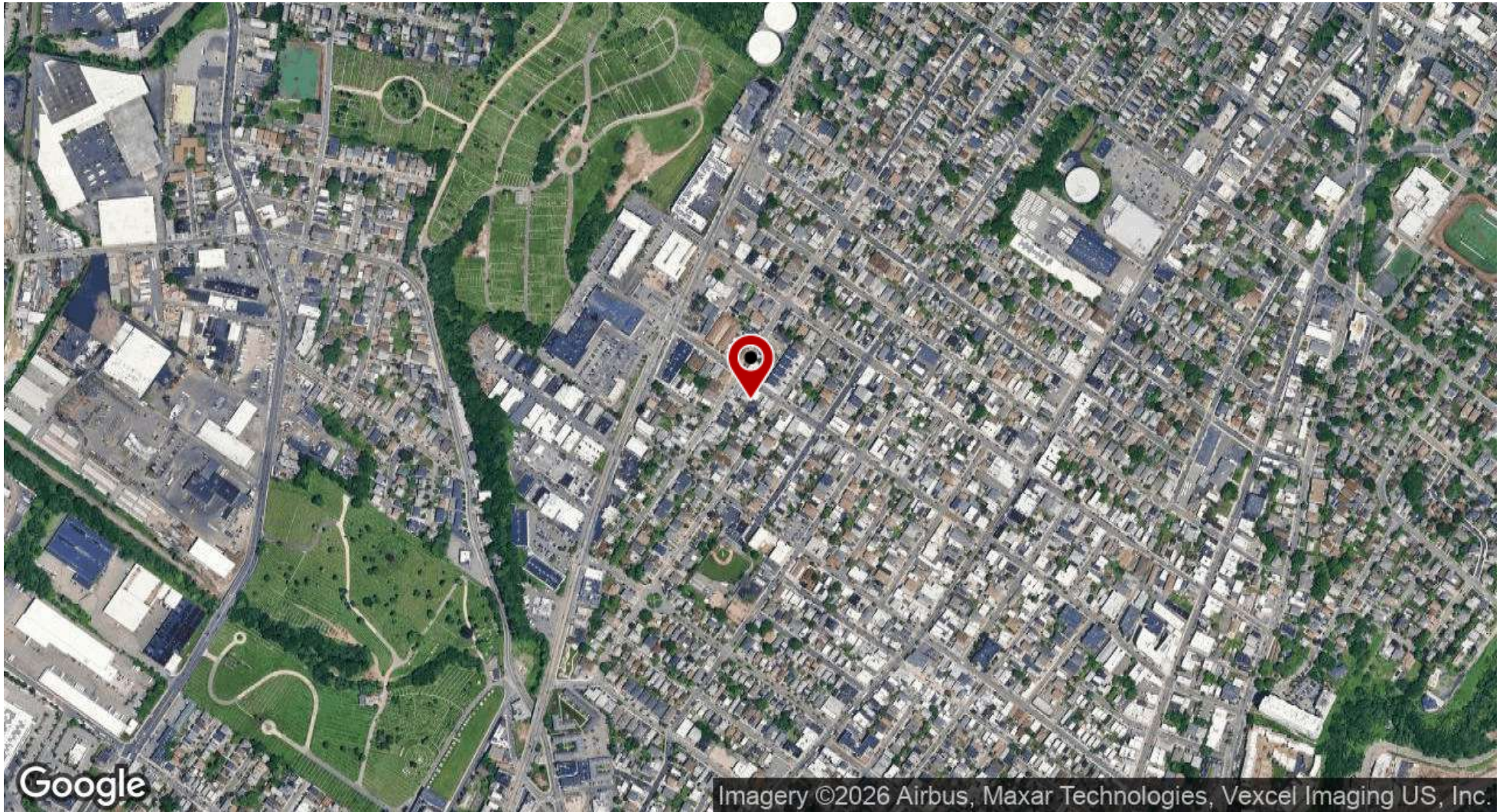
## Regional Map



# Location Map



## Aerial Map



VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITION

# DEMOGRAPHICS

# 3

DEMOGRAPHICS MAP & REPORT

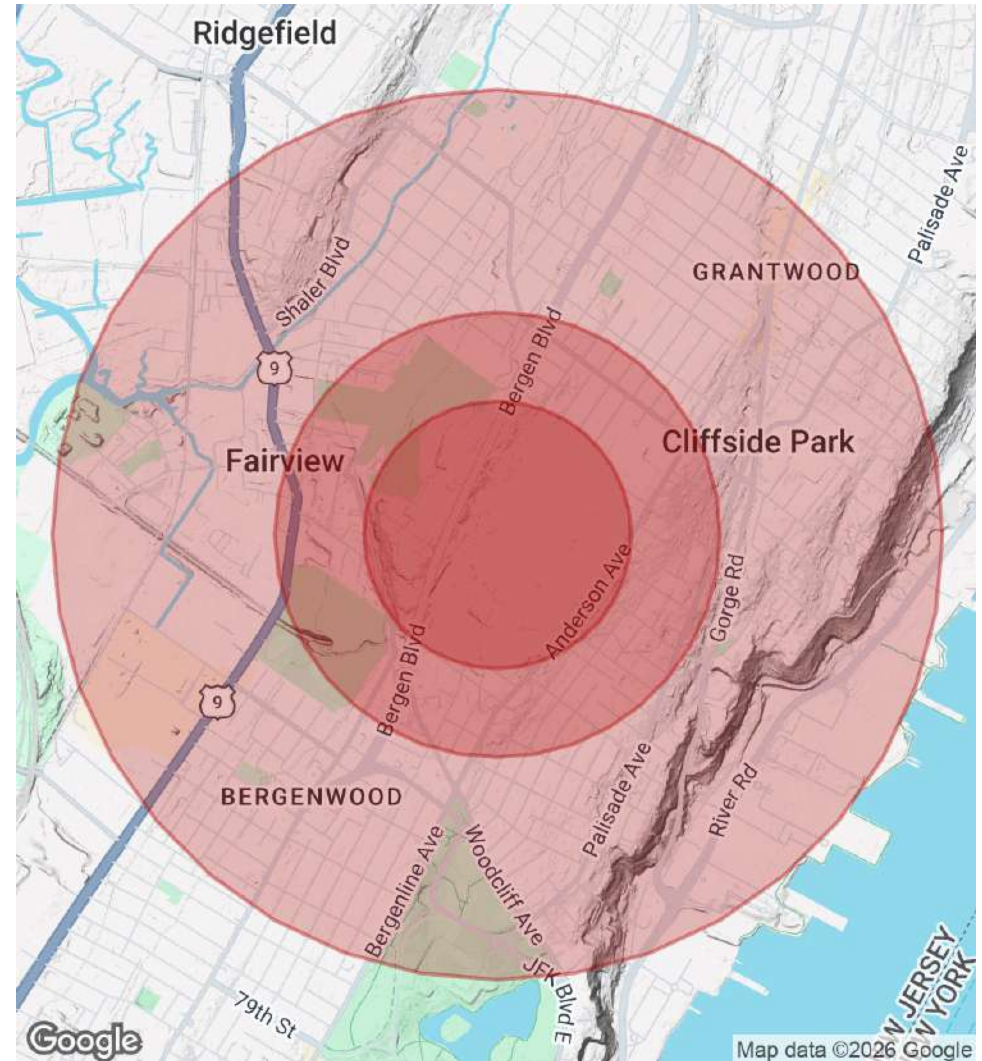
# Demographics Map & Report

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	6,503	19,169	51,976
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	39	39	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,136	6,577	19,343
# of Persons per HH	3	2.9	2.7
Average HH Income	\$89,360	\$94,436	\$112,832
Average House Value	\$562,727	\$591,505	\$628,400

Demographics data derived from AlphaMap



VERSATILE 4,000 SF INDUSTRIAL & FLEX SPACE WITH POLISHED OFFICE, 16' CEILINGS & IMPECCABLE CONDITION

## ADDITIONAL INFORMATION

4

ADVISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL

## Advisor Bio | Managing Director | KW Commercial

**BRUCE ELIA JR.**

Managing Director | Fort Lee

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

### PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Real Estate Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in todays New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

### EDUCATION

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

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