



# Vreeland Street 6,500 SF Industrial Warehouse & Office Center

LODI, NJ



**OFFERING MEMORANDUM**

*PRESENTED BY:*

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

**BRUCE ELIA JR.**  
Managing Director | Fort Lee  
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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 housing and equal opportunity laws.



VREELAND INDUSTRIAL YARD & WAREHOUSE

# PROPERTY INFORMATION

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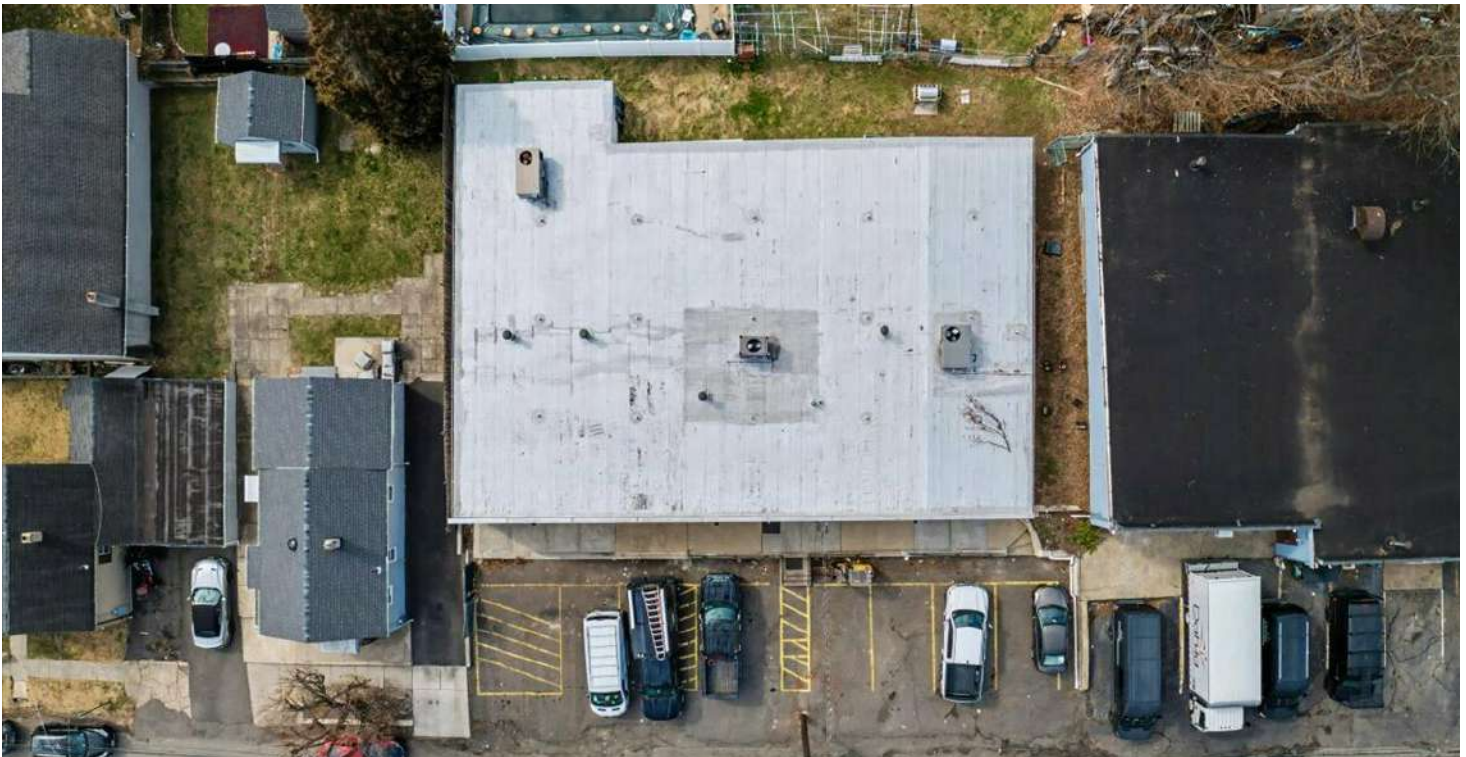
PROPERTY SUMMARY

PROPERTY DETAILS

PROPERTY DESCRIPTION

PROPERTY DETAILS

# Property Summary



### PROPERTY DESCRIPTION

Presenting an exceptional opportunity for industrial and manufacturing investors, this property offers a well-maintained 6,500 SF building with a 1955 construction, recently renovated in 2026 to meet modern operational needs. Strategically located in Northern New Jersey, the property is zoned for industrial use, providing the ideal setting for manufacturing, distribution, or logistics operations. Its versatile layout and industrial zoning make it an attractive prospect for businesses seeking a prime location to establish or expand their presence in the Northern New Jersey market. With its recent renovation and advantageous zoning, the property is poised to meet the specific needs of industrial and manufacturing businesses.

### PROPERTY HIGHLIGHTS

- 17 ft clear ceiling heights
- Two loading docks
- Renovated office space with four private offices
- Dedicated conference room
- Kitchen / break area

### OFFERING SUMMARY

Sale Price:	\$1,600,000
CAM:	\$4 SF/YR
Lot Size:	0.23 Acres
Ceiling Height:	17 Feet
Loading Docks:	2
Offices:	4
Parking:	12
Conference Rooms:	1
Building Size:	6,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	864	2,531	9,325
Total Population	2,261	6,640	24,503
Average HH Income	\$133,078	\$114,296	\$115,910



# Property Details

## Property Detail Report



For property located at  
17-19 Vreeland St, Lodi, NJ 07644

APN: 31-00252-0000-00057-0000  
Generation date: 03/13/2026

### Owner(s) Information

Owners(s) name	17-19 Vreeland Street Llc	Owner For	8 years
Mailing Address	17-19 Vreeland Street	Absentee	No
City, State Zip	Lodi, NJ 07644	Corporate Owned	Yes

### Location Information

County	Bergen	Lot Acres	0.2296	Class 4 Code	
Municipality	Lodi Borough	Lot Sq Ft	10,001.38	Building Class	16
Block / Lot / Qual	252 / 57 / --	Land Use	Industrial	Building Desc	1S-CB
Additional Lots	--	Land Desc	100X100	Building Sq.Ft.	0
Census Code	340030302021003	Zoning	--	Year Constructed	1953

### Tax Information

Assessed Year	2026	Land Value	\$310,000	Tax Exemption	--
Tax Year	2025	Improved Value	\$137,700	Deductions (Amount)	0
Calculated Tax	\$15,848.58	Total Assessed Value	\$447,700	Tax Rate (2025)	3.54
Special Tax Codes	--			Tax Ratio (2025)	56.96

### Last Market Sale

Sale / Rec Date	05/21/2018 - 06/07/2018	Buyer Name	17-19 VREELAND STREET LLC	Seller Name	TALA-A INC
Sale Price	\$400,000	Buyer Street	17-19 VREELAND STREET	Seller Street	290 WEST DRIVE
Price / Sq.Ft.	--	Buyer City, State	LODI, NJ	Seller City, State	PARAMUS, NJ
Book / Page	2960 / 2369				
Assessor Code	000				

### FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34003C0189H	08/28/2019	0.22 (86.44%)	No
AE	--	34003C0189H	08/28/2019	0.02 (8.17%)	Yes
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	34003C0189H	08/28/2019	0.01 (5.4%)	No



Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



## Property Description



### PROPERTY DESCRIPTION

Presenting an exceptional opportunity for industrial and manufacturing investors, this property offers a well-maintained 6,500 SF building with a 1955 construction, recently renovated in 2026 to meet modern operational needs. Strategically located in Northern New Jersey, the property is zoned for industrial use, providing the ideal setting for manufacturing, distribution, or logistics operations. Its versatile layout and industrial zoning make it an attractive prospect for businesses seeking a prime location to establish or expand their presence in the Northern New Jersey market. With its recent renovation and advantageous zoning, the property is poised to meet the specific needs of industrial and manufacturing businesses.

### LOCATION DESCRIPTION

The location of this property places it at the heart of the thriving Northern New Jersey industrial and manufacturing market. Situated in Lodi, NJ, this area boasts convenient access to major transportation routes, including several interstates and major highways, providing easy connectivity for distribution and logistics operations. Nearby points of interest such as the Teterboro Airport, Port Newark-Elizabeth Marine Terminal, and the Meadowlands Sports Complex further enhance the area's appeal to industrial and manufacturing investors. With a strong infrastructure and proximity to key resources, the location presents an ideal opportunity for businesses looking to establish or expand their operations in the Northern New Jersey market.

### SITE DESCRIPTION

Well maintained 6,500 SF freestanding industrial building located in Lodi's established South Bergen industrial corridor. The property features approximately 17 ft ceiling heights, two loading docks, and a functional layout suitable for warehouse, contractor, or light industrial operations. The building includes two renovated office spaces with four private offices, a conference room, and a kitchen area, creating a balanced warehouse and office environment. Situated on a 0.23 acre lot with approximately 12 on site parking spaces, the property offers convenient access to Route 46, Route 17, and Interstate 80, providing strong connectivity to the greater Northern New Jersey and New York City markets.

### PARKING DESCRIPTION

12 Parking Spots

### POWER DESCRIPTION

Standard industrial electric service



# Property Details

Sale Price

**\$1,600,000**

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	0.23 Acres
APN #	31-00252-0000-00057
Lot Frontage	100 ft
Lot Depth	100 ft
Corner Property	No
Traffic Count	38000
Traffic Count Frontage	100
Amenities	17 ft clear ceiling heights Two loading docks Renovated office space with four private offices Dedicated conference room Kitchen / break area 12 on site parking spaces
Waterfront	No
Power	Yes

## LOCATION INFORMATION

Building Name	Vreeland Industrial Yard & Warehouse
Street Address	17 Vreeland Street
City, State, Zip	Lodi, NJ 07644
County	Bergen
Market	Northern New Jersey
Sub-market	South Bergen Industrial
Township	Lodi
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Route 46, Interstate 80, Route 17
Nearest Airport	Newark Liberty International Airport (EWR)

## BUILDING INFORMATION

Building Size	6,500 SF
Occupancy %	0.0%
Tenancy	Single
Number of Drive in Bays	2
Year Built	1955
Year Last Renovated	2026
Condition	Excellent
Roof	Excellent
Free Standing	Yes
Number of Buildings	1

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

## UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	5
Gas / Propane	Yes



VREELAND INDUSTRIAL YARD & WAREHOUSE

# LOCATION INFORMATION

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FLOOR PLANS

WAREHOUSE PHOTOS

OFFICE PHOTOS

EXTERIOR PHOTOS

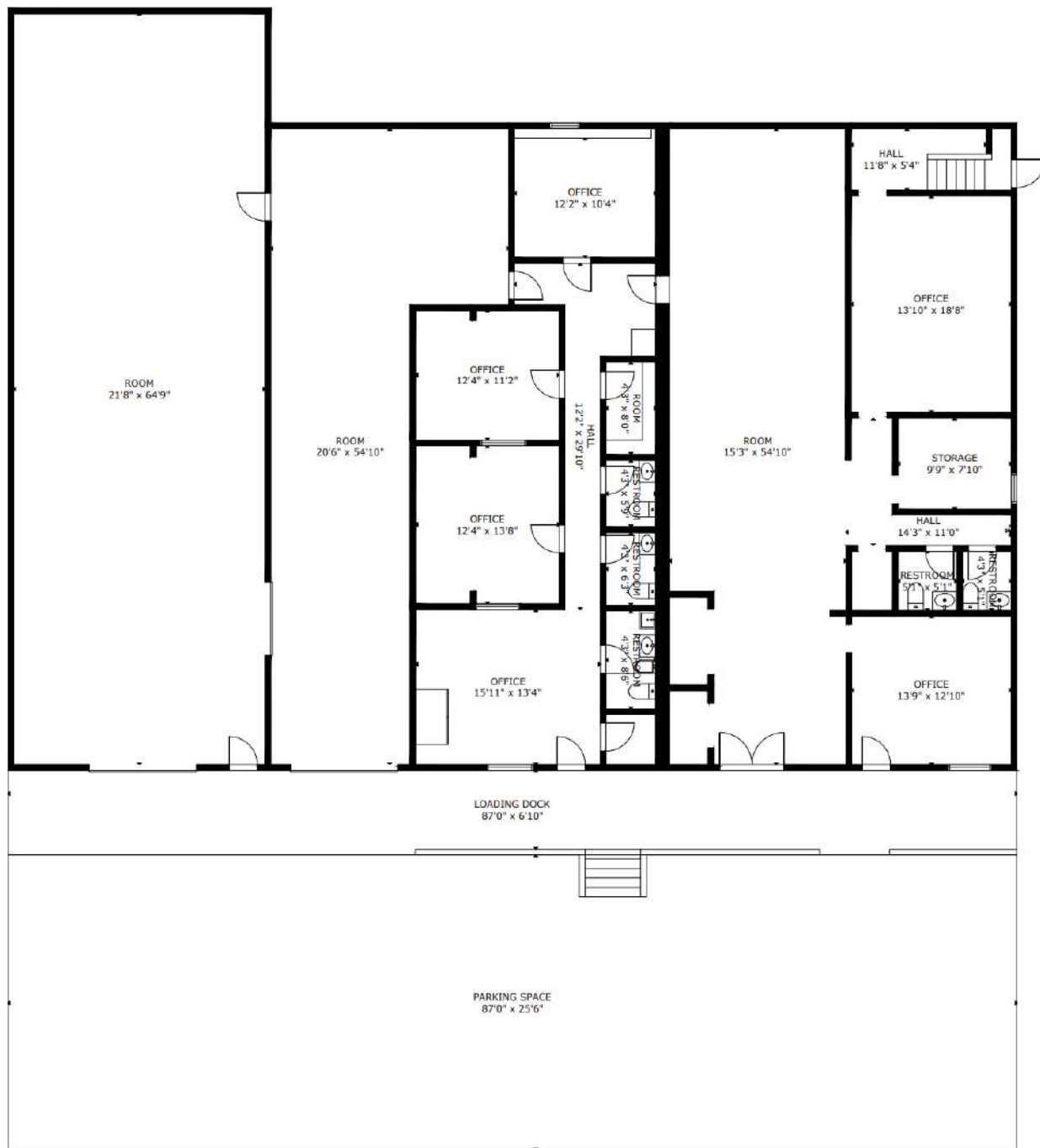
AERIAL MAP

TAX ASSESSMENT

ZONING MAP

FEMA FLOOD MAP

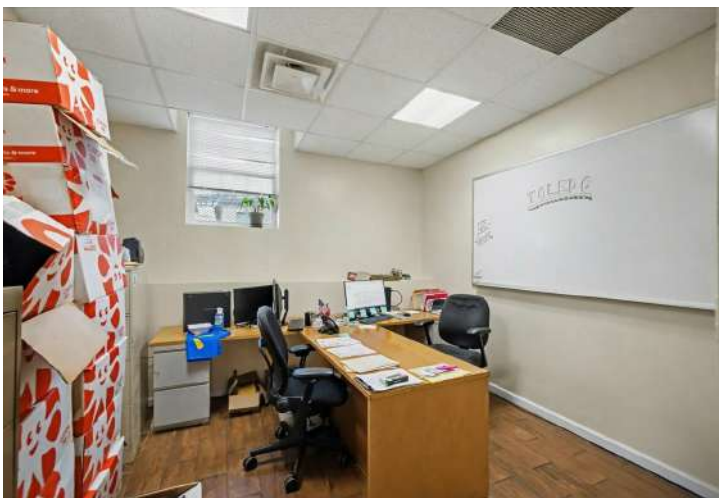
# Floor Plans



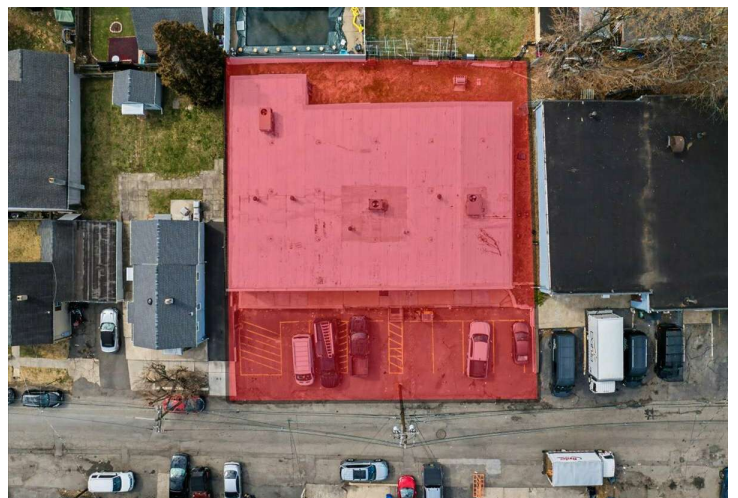
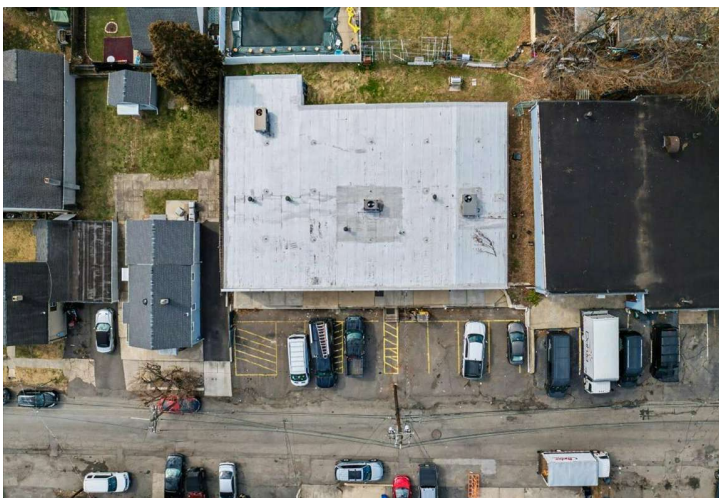
# Warehouse Photos



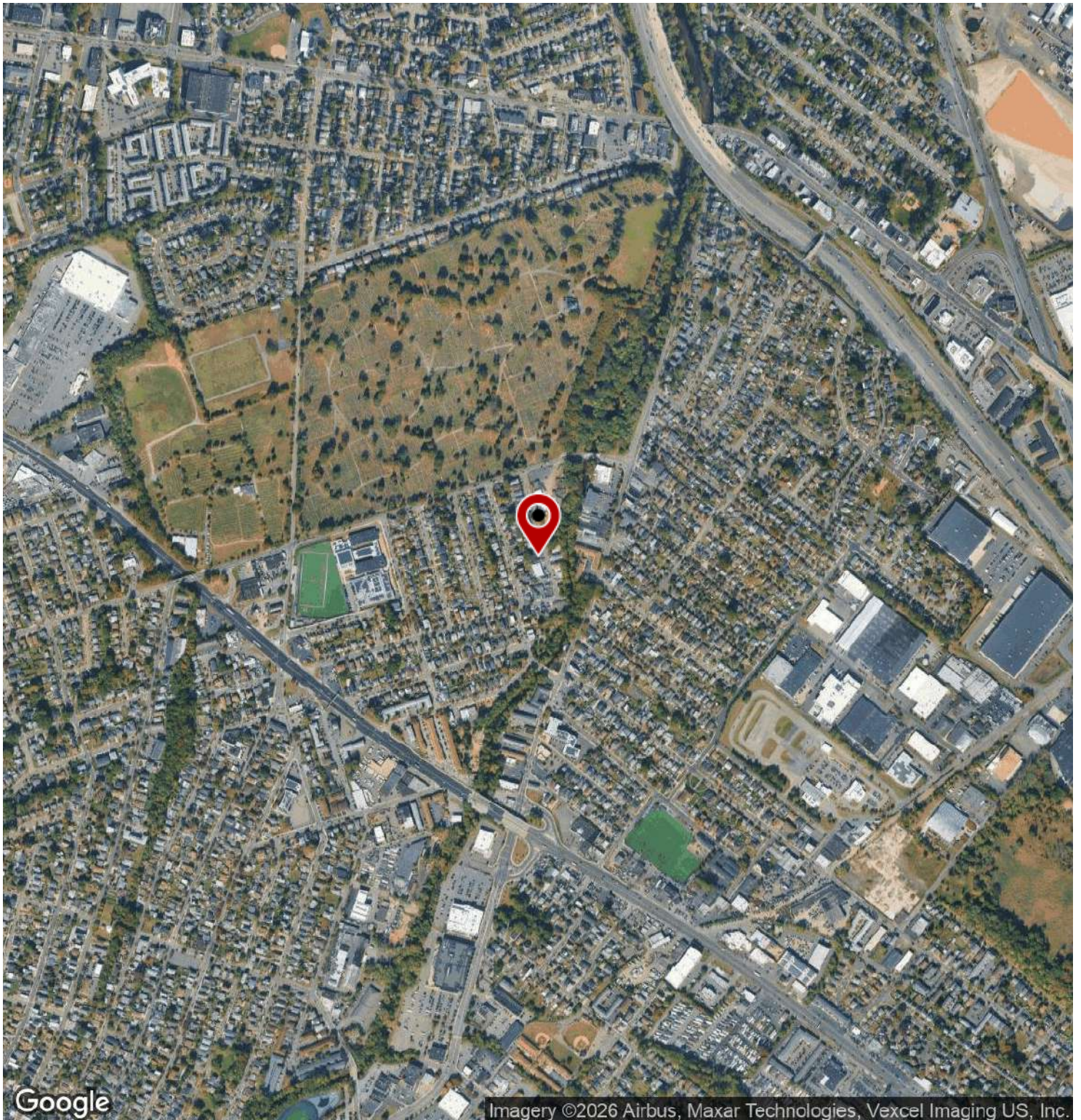
# Office Photos



# Exterior Photos



# Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



# Tax Assessment

## Property Detail Report

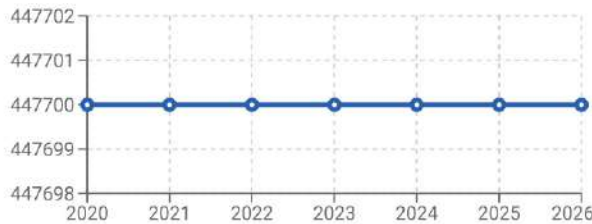
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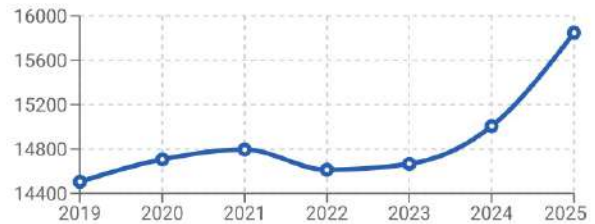
APN: 31-00252-0000-00057-0000  
Generation date: 03/13/2026

### Assessment History

#### Tax Assessment Value



#### Total Tax

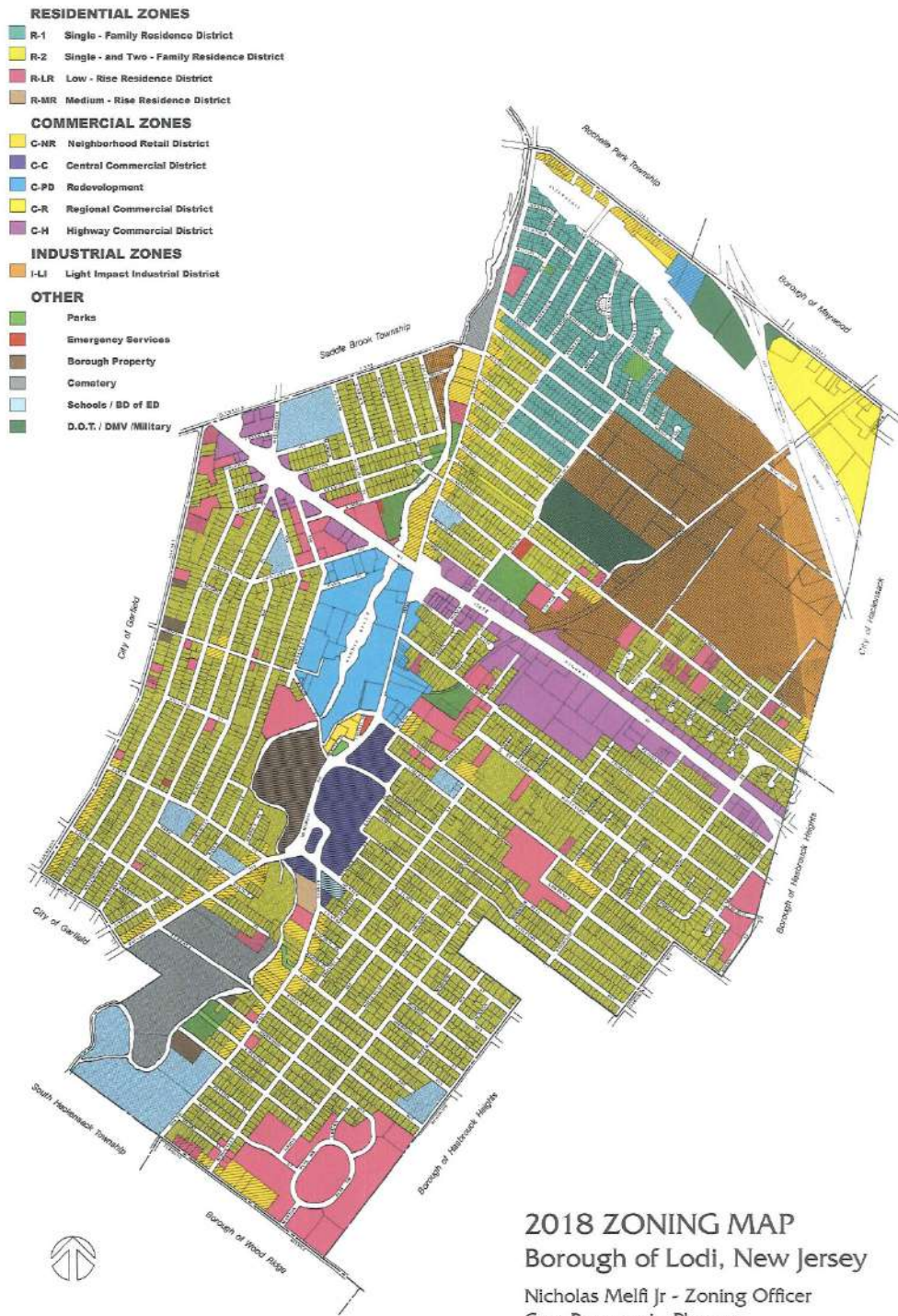


### Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$15,848.58	\$841.68	5.61%	\$310,000	\$137,700	\$447,700
2024	\$15,006.90	\$340.25	2.32%	\$310,000	\$137,700	\$447,700
2023	\$14,666.65	\$53.72	0.37%	\$310,000	\$137,700	\$447,700
2022	\$14,612.93	-\$183.56	-1.24%	\$310,000	\$137,700	\$447,700
2021	\$14,796.49	\$89.54	0.61%	\$310,000	\$137,700	\$447,700
2020	\$14,706.95	\$201.47	1.39%	\$310,000	\$137,700	\$447,700
2019	\$14,505.48	-\$26.86	-0.18%	\$310,000	\$137,700	\$447,700
2018	\$14,532.34	\$17.91	0.12%	\$310,000	\$137,700	\$447,700
2017	\$14,514.43	\$0	—%	\$310,000	\$137,700	\$447,700
2016	\$14,514.43	\$174.6	1.22%	\$310,000	\$137,700	\$447,700
2015	\$14,339.83	\$44.77	0.31%	\$310,000	\$137,700	\$447,700
2014	\$14,295.06	\$58.2	0.41%	\$310,000	\$137,700	\$447,700
2013	\$14,236.86	\$344.73	2.48%	\$310,000	\$137,700	\$447,700
2012	\$13,892.13	\$170.12	1.24%	\$310,000	\$137,700	\$447,700
2011	\$13,722.01	\$564.11	4.29%	\$310,000	\$137,700	\$447,700
2010	\$13,157.90	\$537.24	4.26%	\$310,000	\$137,700	\$447,700
2009	\$12,620.66	\$129.83	1.04%	\$310,000	\$137,700	\$447,700
2008	\$12,490.83	\$223.85	1.82%	\$310,000	\$137,700	\$447,700
2007	\$12,266.98	\$716.32	6.2%	\$310,000	\$137,700	\$447,700
2006	\$11,550.66	\$805.86	7.5%	\$310,000	\$137,700	\$447,700
2005	\$10,744.80	\$716.32	7.14%	\$310,000	\$137,700	\$447,700
2004	\$10,028.48	-\$2,149.45	-17.65%	\$310,000	\$137,700	\$447,700
2003	\$12,177.93	\$533.34	4.58%	\$146,300	\$150,000	\$296,300
2002	\$11,644.59	\$385.19	3.42%	\$146,300	\$150,000	\$296,300



# Zoning Map Lodi



# FEMA Flood Map

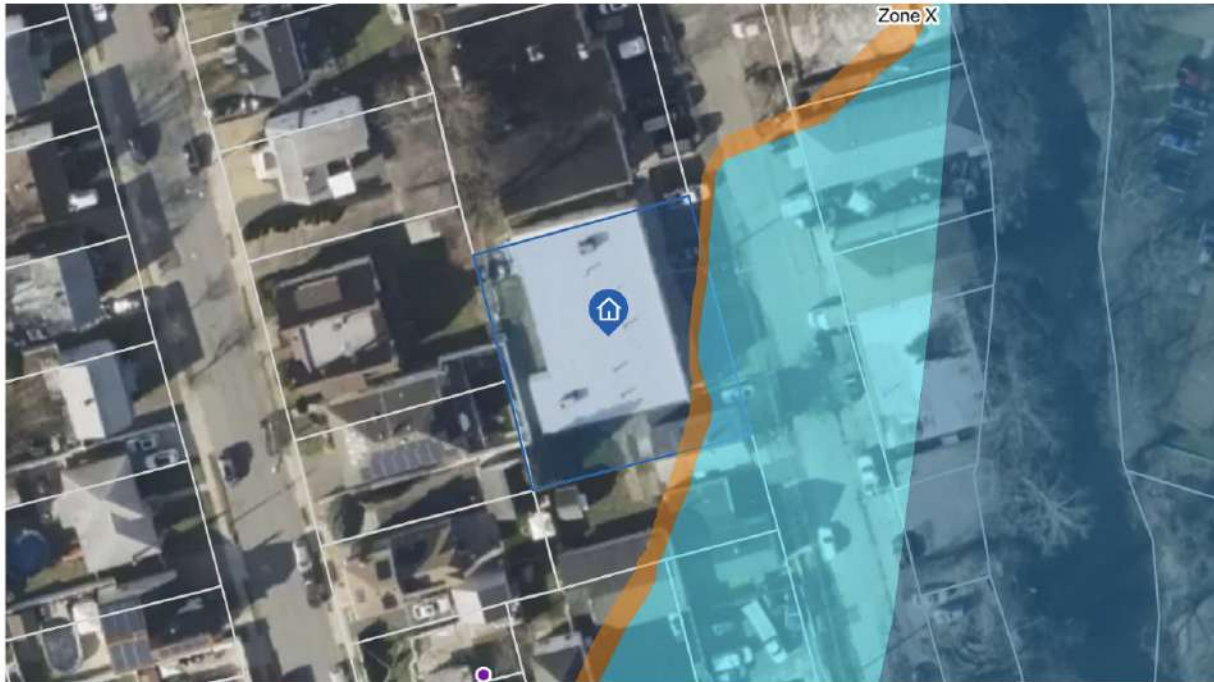
## Property Detail Report



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 **PropertyRecords**

APN: 31-00252-0000-00057-0000  
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### FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.22 (86.44%)	34003C0189H	No	 Floodway
AE	---	0.02 (8.17%)	34003C0189H	Yes	 1% Annual Chance Flood Hazard
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	0.01 (5.4%)	34003C0189H	No	 0.2% Annual Chance Flood Hazard
					 Undetermined



VREELAND INDUSTRIAL YARD & WAREHOUSE

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$1,600,000
Price per SF	\$246

## OPERATING DATA

## FINANCING DATA



VREELAND INDUSTRIAL YARD & WAREHOUSE

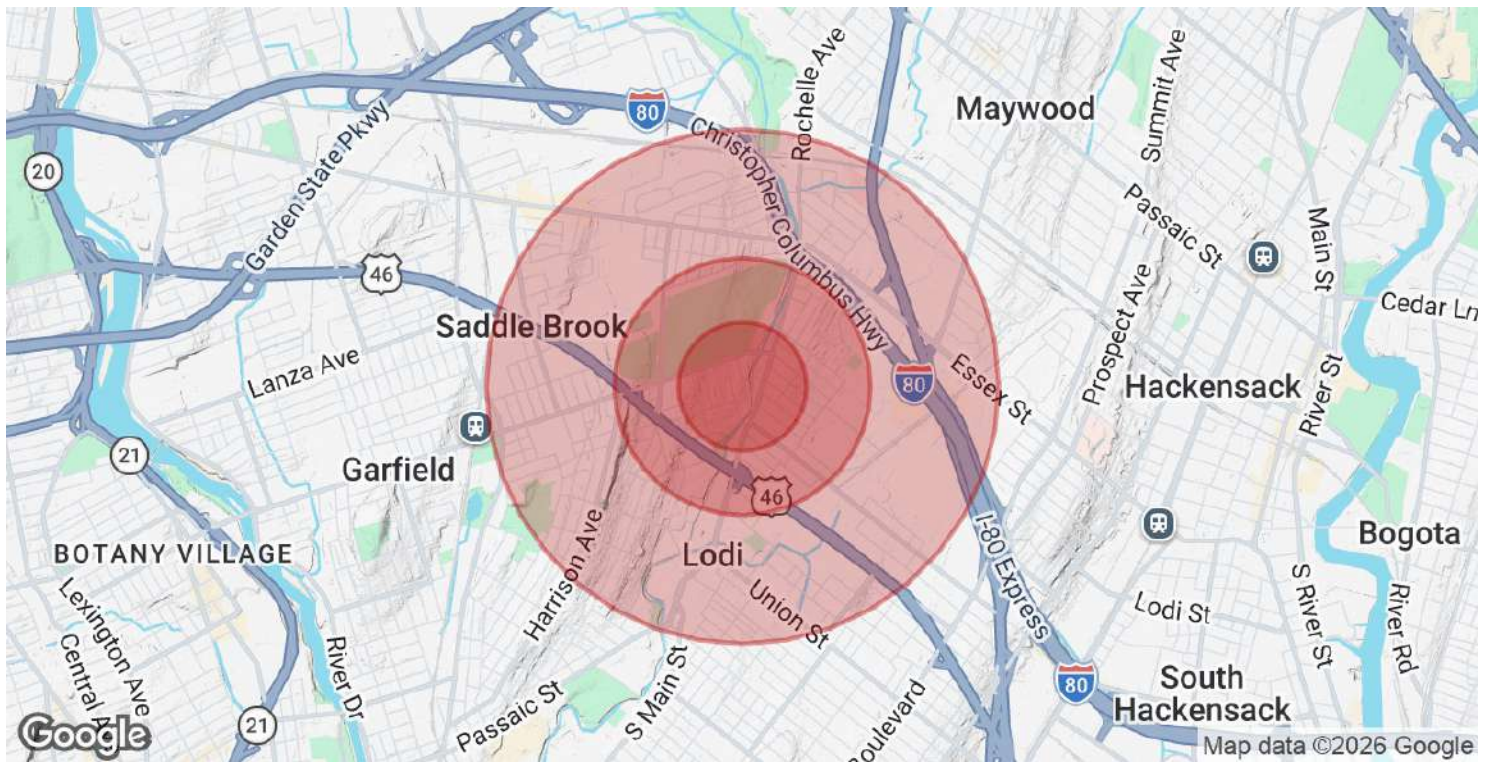
# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,261	6,640	24,503
Average Age	43.5	41.8	42.4
Average Age (Male)	42.2	42.0	41.7
Average Age (Female)	44.1	40.3	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	864	2,531	9,325
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$133,078	\$114,296	\$115,910
Average House Value	\$516,816	\$454,424	\$434,687

2023 American Community Survey (ACS)



## Advisor Bio | Managing Director | KW Commercial | Fort Lee



### **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. is a Commercial and Residential Real Estate Broker with over 14 years of experience in the New Jersey market. After beginning his career on Wall Street with PHD Capital, he transitioned into real estate in 2009 and is now a founding partner of Keller Williams City Views in Fort Lee. Bruce leads a team of over 355 real estate professionals who collectively close more than \$500 million in annual sales.

### **EDUCATION**

Sales-Associate License - April 2008'  
 Bachelor Degree - University of New Hampshire - June 2008'  
 Broker-Associate License - May 2011'  
 Certified Negotiation Expert (C.N.E.)  
 Financial Analysis for Commercial Real Estate (C.C.I.M)  
 Feasibility Analysis for Commercial Real Estate (C.C.I.M)  
 Financial Modeling for Real Estate Development (C.C.I.M)  
 RE Development: Acquisitions (C.C.I.M)  
 Industrial Designation - Financial Analysis (C.C.I.M)  
 Multi-family Feasibility and Analysis (C.C.I.M)

### **MEMBERSHIPS**

KW Commercial Advertised on 300+ Websites  
 Premium Level Co-Star, Loopnet, & Crexi Commercial Websites  
 NJMLS, HCMLS, GSMLS  
 Eastern Bergen County Board of Realtors  
 Platinum Circle of Excellence Award Recipient

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