

5401 TONNELLE AVE | NORTH BERGEN, NJ

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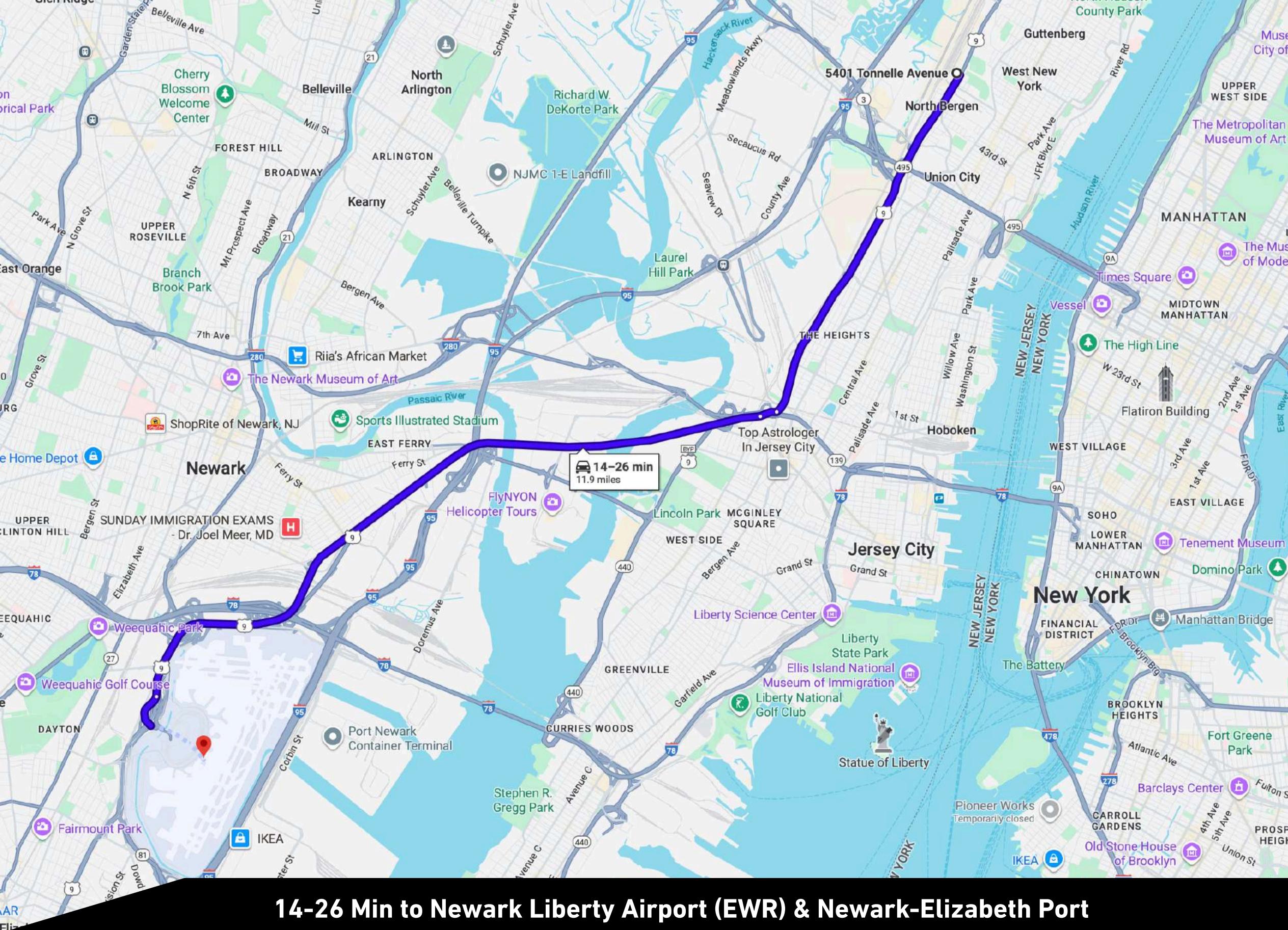
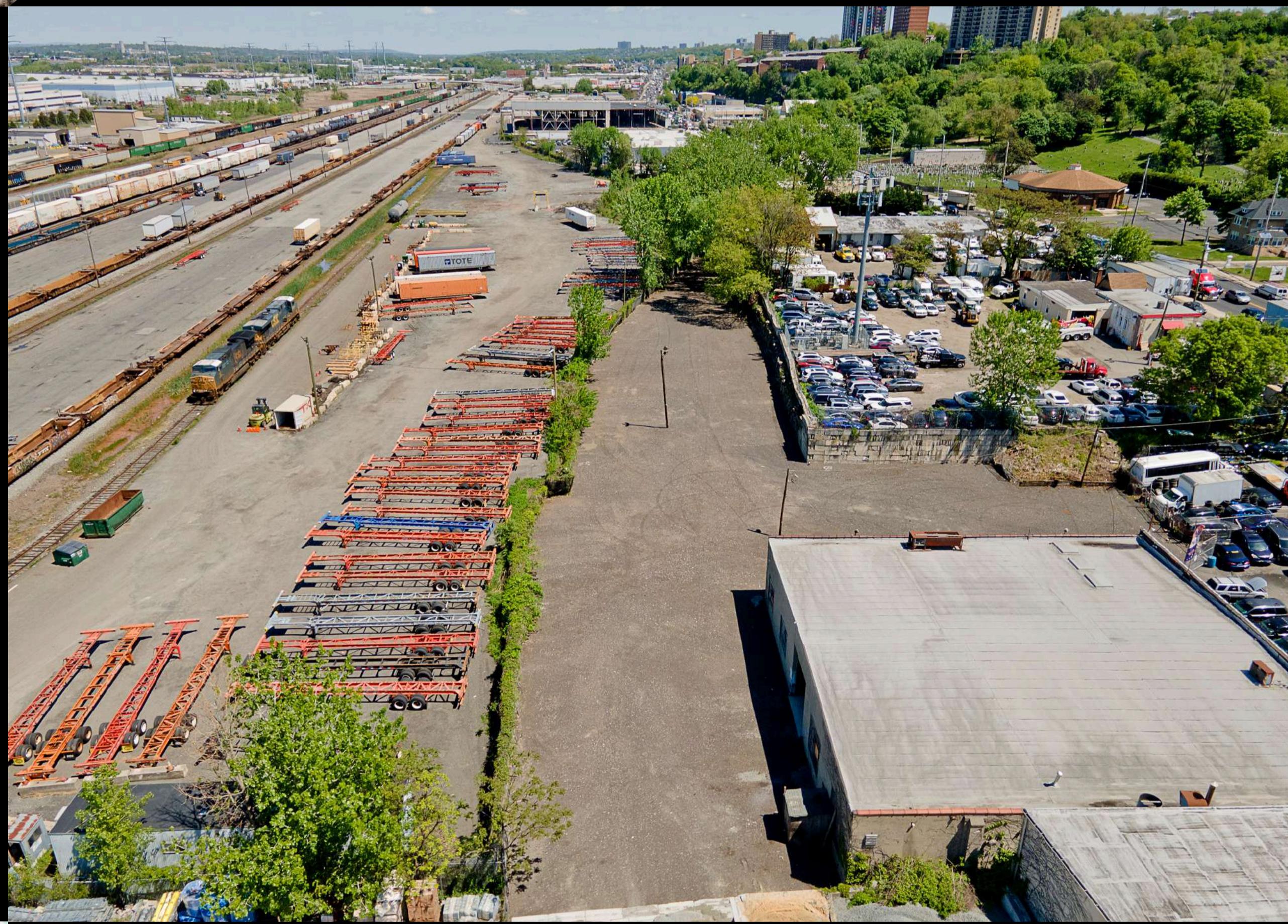
1.1 Acre IOS Facility with Excellent Yard To Building Ratio



SUPPLY CONSTRAINED IOS SUBMARKET

INDUSTRIAL OUTDOOR STORAGE IN THE HEART OF NORTHERN NEW JERSEY

Purpose-built industrial facility designed to support high-density fleet operations, vehicle staging, and next-generation mobility infrastructure. The 10,000 SF building sits on a 1.1-acre site with a fully accessible graded yard ideal for secure vehicle parking, charging-ready layouts, testing workflows, and rapid deployment in a mission-critical urban market.



14-26 Min to Newark Liberty Airport (EWR) & Newark-Elizabeth Port

FACILITY & SITE HIGHLIGHTS

- 10,000 SF industrial facility
- 22' Clear Ceiling Heights
- Located on main thoroughfare connecting Southern Bergen to all of Hudson County & Northern Essex County.
- Easy Access to RT 3, NJ Turnpike, I-495, and Lincoln Tunnel
- Approx. 20 min drive to Port Newark-Elizabeth & Newark Liberty Airport
- High yard-to-building ratio
- Two oversized drive-in doors for efficient loading & circulation
- Integrated automotive paint and spray booth system
- Multiple Rotary vehicle lifts
- 500 SF on-site office for dispatch, engineering, or operations teams
- Fully graded, secure outdoor yard suitable for controlled-access use

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5401 Tonnelle Avenue presents a highly functional industrial property with substantial Industrial Outdoor Storage (IOS) capacity in one of Northern New Jersey's most strategically located and supply-constrained industrial submarkets. Situated on a 1.1-acre site, the 10,000-square-foot, single-tenant facility is well suited for users requiring a high yard-to-building ratio to support container storage, equipment parking, material staging, or contractor-oriented operations—an increasingly scarce offering in close proximity to Port Newark / Elizabeth and the broader New York–New Jersey logistics network.

The fully accessible and graded outdoor yard allows for efficient circulation and flexible outdoor use, while the building itself supports a wide range of industrial functions. Interior features include 22-foot clear ceiling heights, two oversized drive-in doors, and existing infrastructure such as a paint and spray booth system and multiple Rotary vehicle lifts, providing immediate usability with minimal downtime. A dedicated 500-square-foot office suite supports on-site management, dispatch, or administrative personnel.

Strategically positioned within North Bergen's Urban Enterprise Zone, the property offers excellent access to Route 1&9, NJ-495, Route 3, New Jersey Turnpike, and the Lincoln Tunnel enabling efficient connectivity to port facilities, regional highways, and the greater NYC metropolitan area. Proximity to the Tonnelle Avenue Hudson-Bergen Light Rail station further enhances workforce accessibility. The location combines operational efficiency with urban accessibility, making it an ideal solution for modern IOS users seeking secure outdoor space near critical logistics infrastructure.

