

AVAILABLE NOW

5901 Tonnelle Avenue | North Bergen, NJ



± 71,864 SF Final Mile Warehouse situated on ± 3.9 acres

HIGH FLOW THROUGH INDUSTRIAL FACILITY

- 6 dock-high doors
- 2 drive-in doors
- Paved/ Fenced parking
- I (industrial) zoning
- Potential for 6 additional dock-high doors
- Current clear height ±16'
- Potential to lift roof to 32' clear
- Drive through capabilities

PROPERTY DETAILS

- County: Hudson
- Lot Size: ±3.9 acres
- Zoning: I (Industrial)
- Warehouse: ± 62,010
- Office: ± 9,854
- Conditioned Space
- Electrical System: (1) 2,500-amp, 277/480-volt (2) 3,800-amp, 277/480-volt
- Column Spacing: Width (31'-41') Length (37'-43')

LOCATION

- Located within 3 miles of I-95, and just minutes from the Lincoln Tunnel and I-280 / I-78 and Holland Tunnel / George Washington Bridge and I-80
- Less than 7 miles from Midtown Manhattan and less than 9 miles from Downtown Manhattan
- Less than 14 miles from the Port of Newark

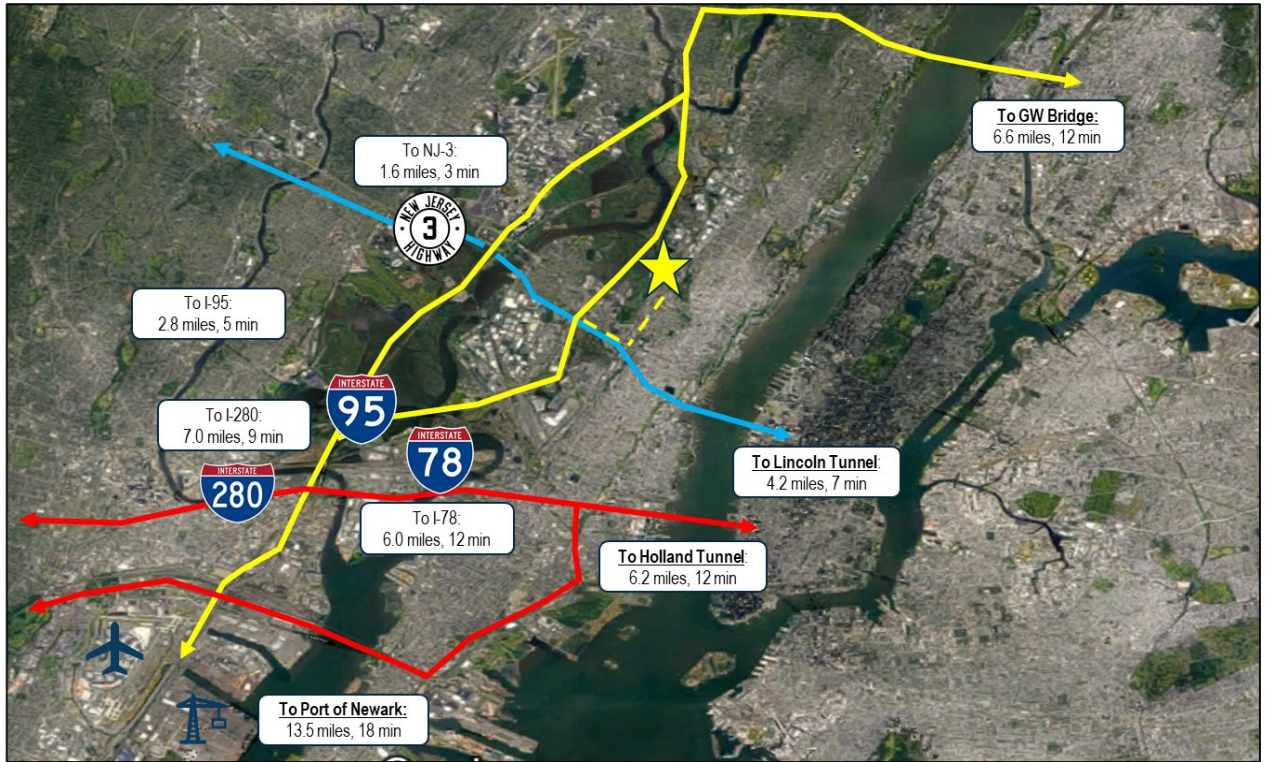


CHAUS REALTY LLC

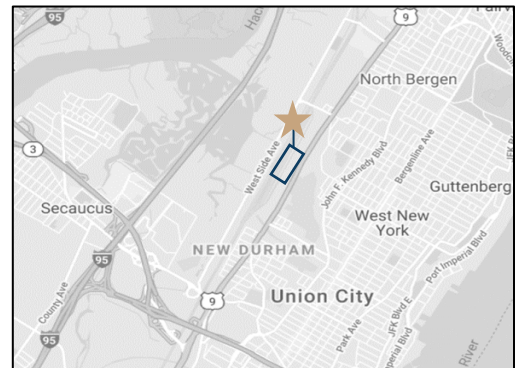
Brian Scheuer
201.232.1979
brian@chausrealty.com

Jeff Chaus
201.723.9440
jeff@chausrealty.com

PREMIER LOGISTICS LOCATION

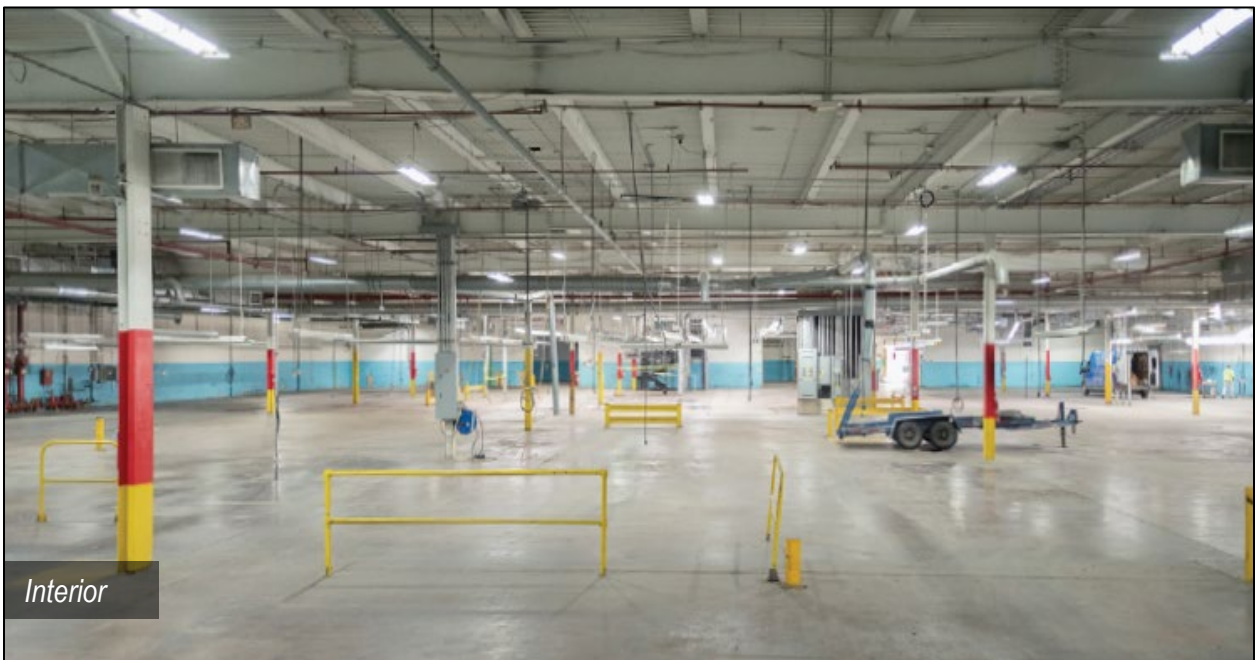
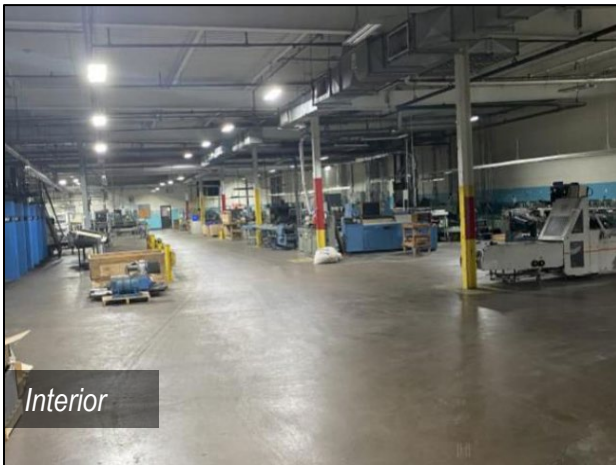


Location	Distance to Subject
CSX North Bergen	1 minutes, 0.2 miles
I-95	5 minutes, 2.8 miles
Croxtan Intermodal	7 minutes, 3.9 miles
Lincoln Tunnel	7 minutes, 4.2 miles
I-280	9 minutes, 7.0 miles
I-78	12 minutes, 6.0 miles
Holland Tunnel	12 minutes, 6.2 miles
George Washington Bridge	12 minutes, 6.6 miles
CSX South Kearny Yard	12 minutes, 6.8 miles
I-80	12 minutes, 10.5 miles
Newark Liberty International	14 minutes, 12.2 miles
Port of Newark	18 minutes, 13.5 miles



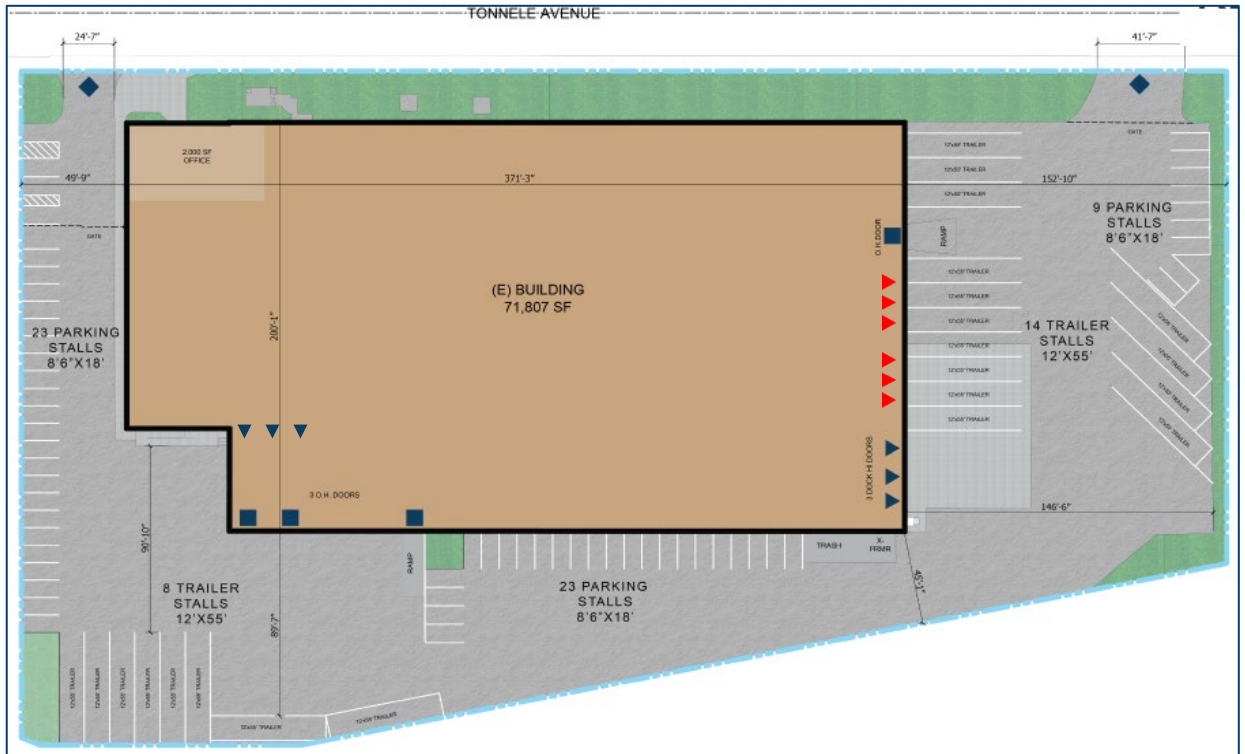
POTENTIAL USER TYPES *

- Motor freight and parcel operations
- Last mile delivery and services
- Food & Beverage distribution
- Secure parking / Storage / Staging area
- Fleet and transit management yard
- Distribution / Consolidation
- Reverse logistics
- Building / Construction materials supply
- Many more possibilities





PROPERTY SITE PLAN

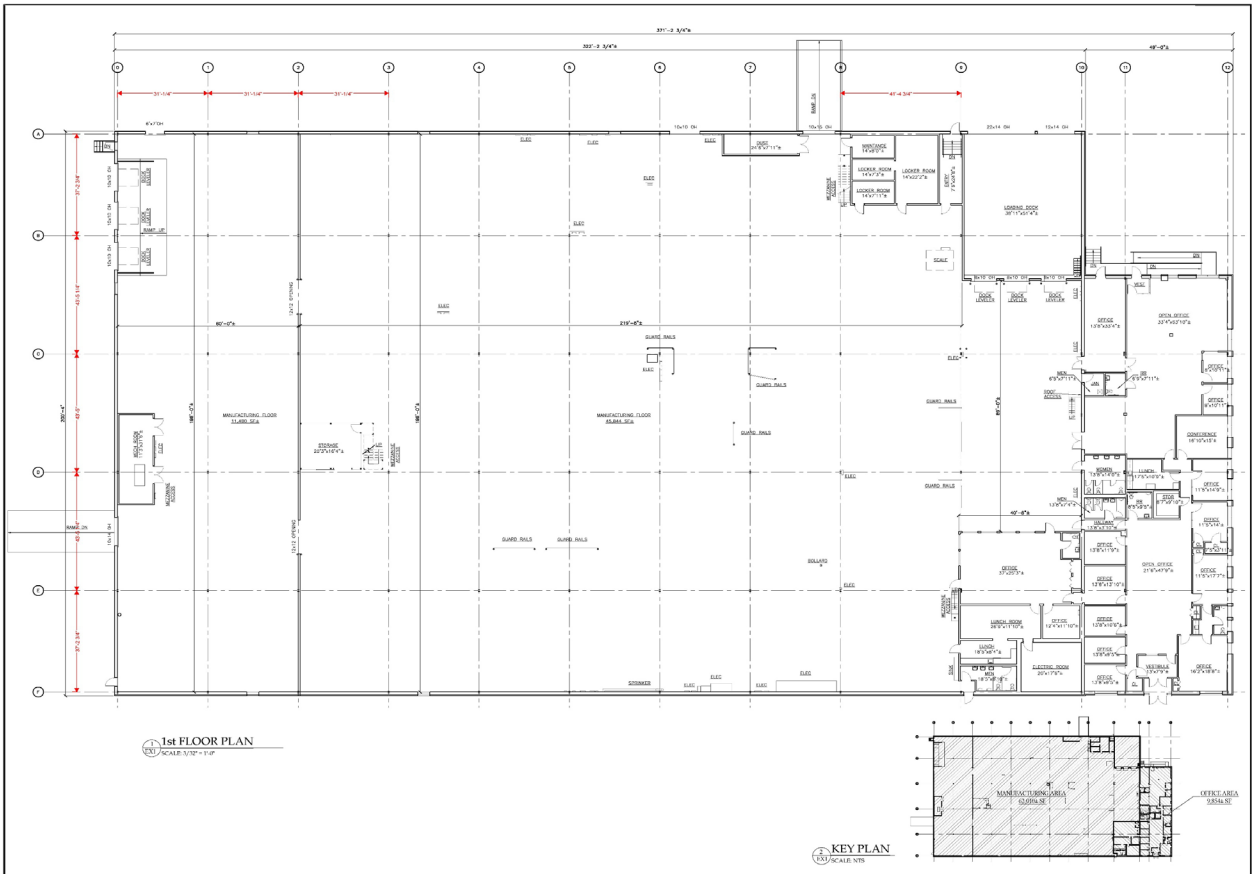
Potential Configuration



Property Characteristics

	Existing Doors
	Potential Doors

PROPERTY COLUMN SPACING & AERIAL



LEASING INQUIRIES

Jeff Chaus

201.723.9440

jeff@chausrealty.com

Brian Scheuer

201.232.1979

brian@chausrealty.com



CHAUS REALTY LLC

PROPERTY INQUIRIES

Bear Hutchinson

443.758.5013

bhutchinson@realterm.com

