

# Industrial Warehouse Available

2075 91st Street  
North Bergen, New Jersey

**Location:** 2075 91st Street  
North Bergen, NJ

**Space Available:**  
19,154 square feet

**Rental:** Upon Request

**Possession:**  
Immediate

**Term:** 5 years minimum

**Floor Load (Warehouse):** 250 lbs psf

**Clear Ceiling Height:** 24'-2" under  
low point

**Column Spacing:** 48'-2" by 42'-2"

**Loading Docks:**  
Two (2) 8' x 8'  
Overhead Doors

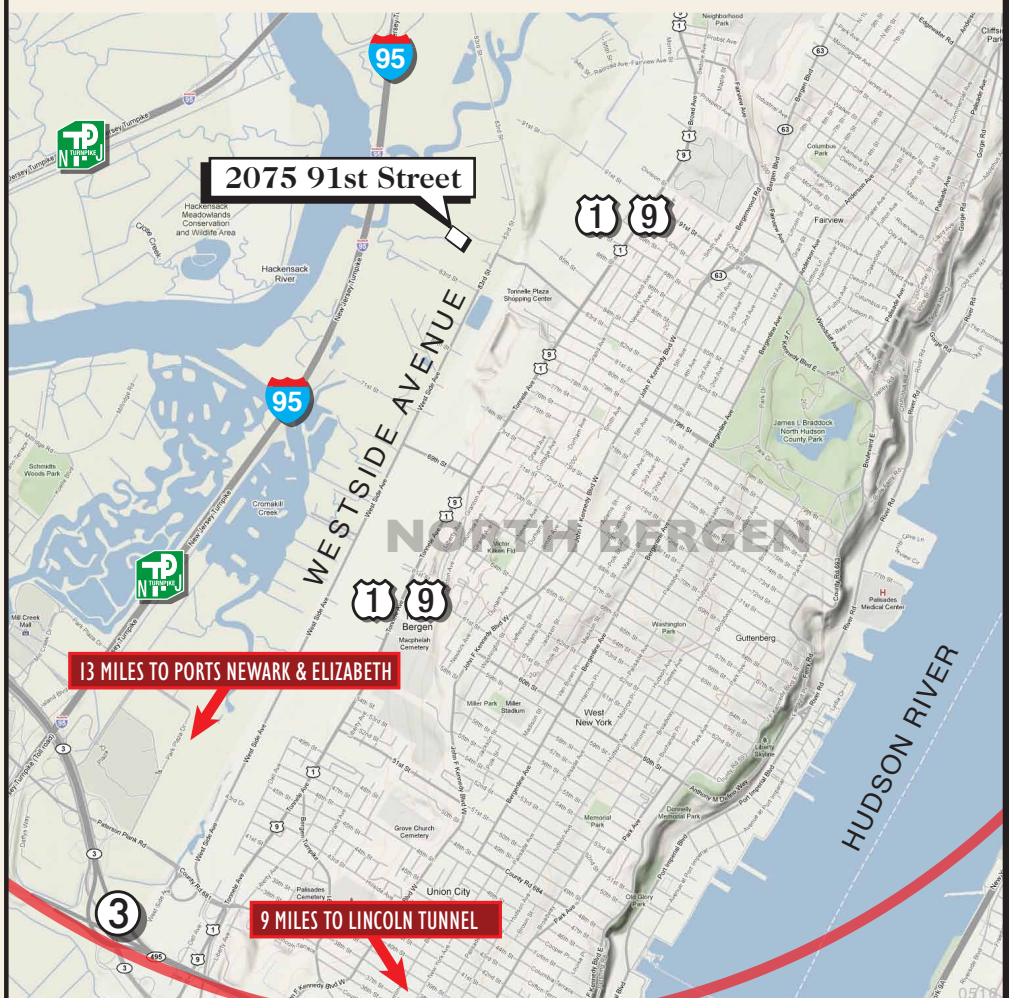
**Utilities:**  
The unit is separately metered.

## Comments:

- Excellent distribution facilities with access to all major truck routes.
- Prime industrial building located off Route 1 & 9. The building is within minutes of Manhattan and Newark International Airport. The Garden State Parkway, Routes 17, 46, 1 & 9, and arteries to I-80, I-95 and I-280 are easily accessible.
- The New Jersey Economic Development Authority (EDA) offers a multitude of incentive programs to businesses located in New Jersey or want to relocate to New Jersey. Visit [www.njeda.com](http://www.njeda.com) for more information.
- The building is located within an Urban Enterprise Zone (UEZ).



Move Your Warehouse **closer** to Manhattan  
**NORTH BERGEN** – direct access to **1 9**



For leasing information, please contact:

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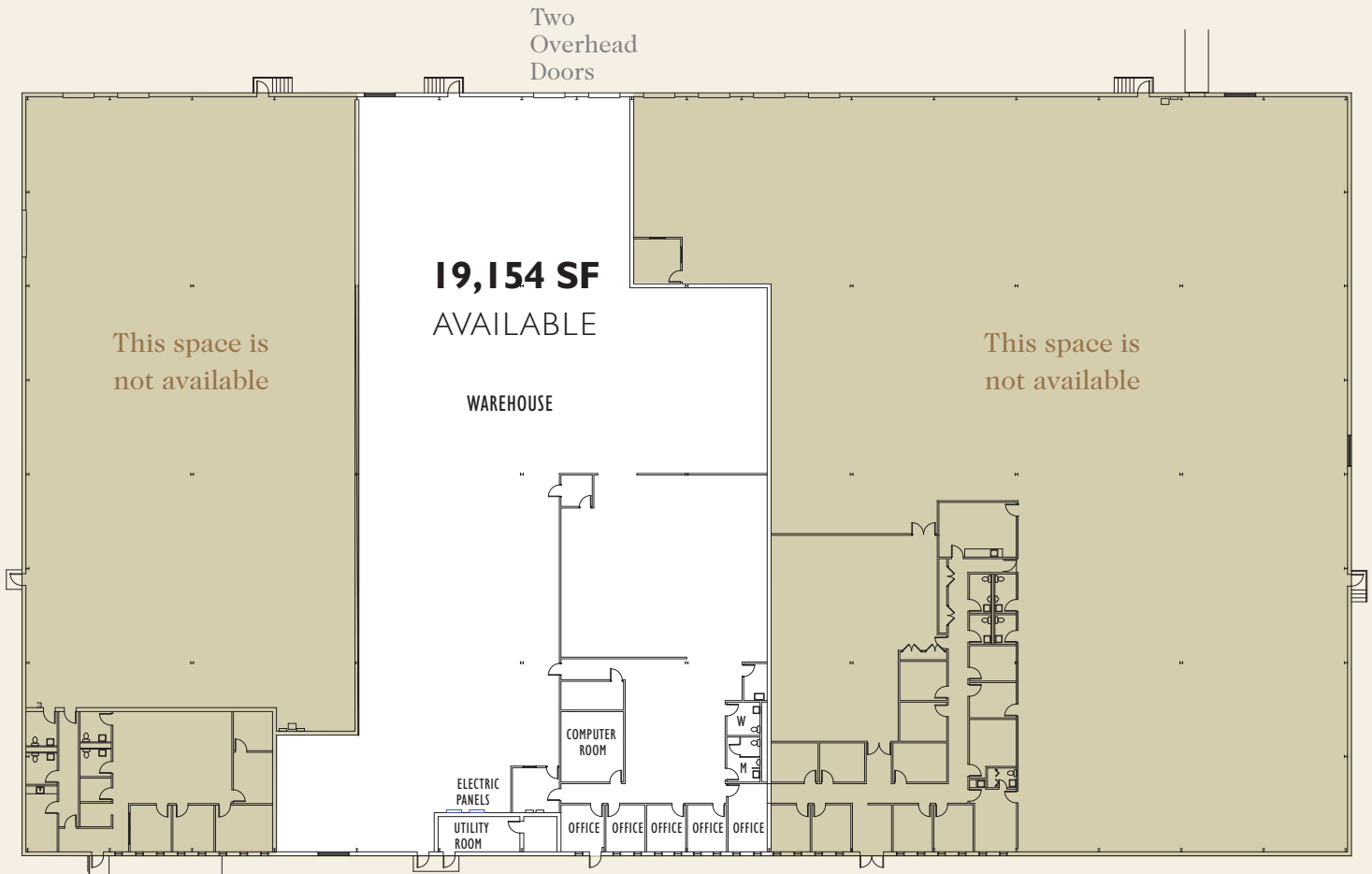
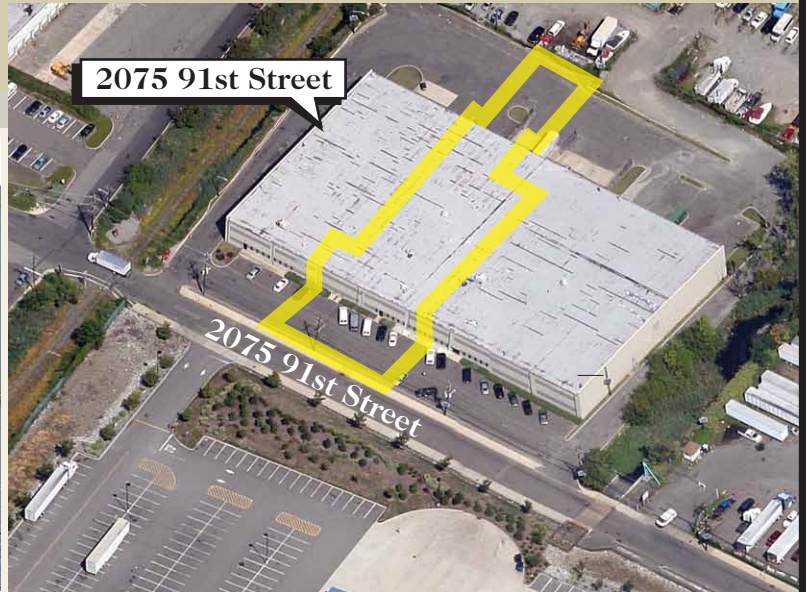
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Move Your Warehouse closer to Manhattan  
**NORTH BERGEN** - direct access to **119**



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