

Industrial Warehouse Space Available

9101 Tonnelle Avenue
North Bergen, New Jersey

Location: 9101 Tonnelle Avenue
North Bergen, NJ

Space Available: 118,784 SF

North Building: 76,547 SF

South Building: 42,237 SF

Rental: Upon Request

Possession: 6/1/24

Term: 5 years minimum

Floor Load (Warehouse): 250 lbs psf

Clear Ceiling Height:

North Building: 20'-26'

South Building: 20'

Column Spacing: 44'-6" by 41'-0"

Loading Docks: 96 Doors Total

North Building:

44 Overhead Loading Doors

South Building:

52 Overhead Loading Doors

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.

Economic Incentives:

- The building is located within an Urban Enterprise Zone (UEZ).
- 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 for more information.

For leasing information, please contact:



Move Your Warehouse **closer** to Manhattan
NORTH BERGEN – direct access to **11** **9** & Westside Ave

Space Available: 118,784 SF



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Move Your Warehouse

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NORTH BERGEN – direct access to   & Westside Ave

Area Provider: PSE&G • Multiple Fiber Providers

118,784 SF Available for Lease on June 1, 2024



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