

Industrial Warehouse Space Available

9101 Tonnelle Avenue
North Bergen, New Jersey

Location: 9101 Tonnelle Avenue
North Bergen, NJ

Space Available:
76,547 SF

Rental:
Upon Request

Possession:
Immediate

Term:
5 years minimum

Floor Load (Warehouse):
250 lbs psf

Clear Ceiling Height:
20'-26'

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

Loading Docks:
44 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:



Charlie Reese • 201-272-5202
charlie.reese@hartzmountain.com

Stephen Benoit • 201-272-5214
stephen.benoit@hartzmountain.com

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

Space Available: 76,547 SF



3D TOUR
Walk-Through
Space



Industrial Warehouse Space Available

9101 Tonnelle Avenue
North Bergen, New Jersey

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

Area Provider: PSE&G • Multiple Fiber Providers

76,547 SF Available for Lease - Immediate



For leasing information, please contact:



Charlie Reese • 201-272-5202
charlie.reese@hartzmountain.com

Stephen Benoit • 201-272-5214
stephen.benoit@hartzmountain.com