

475 S. Dean
Street
Englewood, NJ

**Newly
Renovated**



43,540 SF Industrial/Warehouse Freestanding Building For Lease Divisible to 20,045 SF | Office Size To Suit!

Andrew Somple, SIOR | Senior Vice President
201 488 5800 x151 | asomple@naihanson.com

Jessica Curry, CCIM | Associate Vice President
201 488 5800 x199 | jcurry@naihanson.com



FOLLOW US!      | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON.

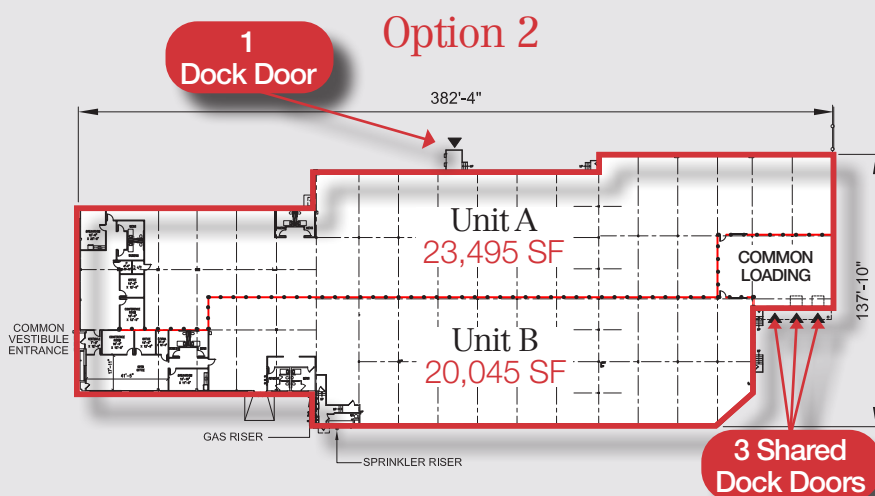
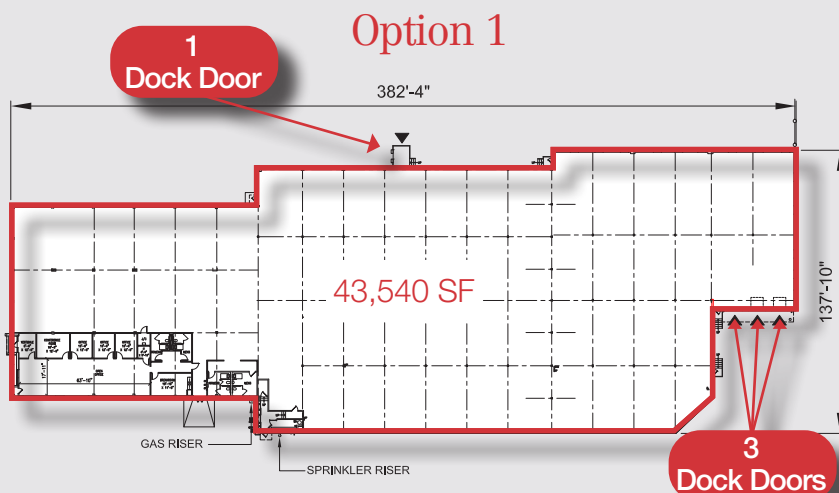
475 S. Dean Street Englewood, NJ

Premier 43,540 SF Freestanding Warehouse for Lease (Divisible to 20,045 SF) - This industrial building sits on 1.71 acres and offers flexible leasing options, allowing tenants to lease the full space or divide into multiple configurations.

Property Features

- 43,540 SF available for lease
- LED lighting
- 13'-15' ceiling height
- Wet sprinkler system
- On-site parking available with an additional ±42-car parking lot

Property Description & Floor Plan



◦ Divisible Spaces ◦

Unit A

- 23,495 SF (not divisible)
- 4 Tailgates (3 Shared)
- 1,950 SF Office (air conditioned)

Unit B

- 20,045 SF
- 3 shared tailgates
- 1,900 SF office offers flexible configuration (air conditioned)

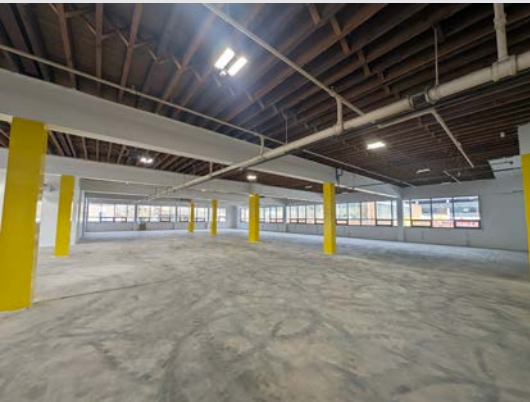
475 S. Dean Street Englewood, NJ

Property Overview



Total Building Size	43,540 SF	Dock Doors	4
Office	To Suit	Land Area	1.71 Acres
Ceiling Height	13' - 15'	Interior Lighting	LED
Column Spacing	30'5" x 20'	Power	3-phase; 1,400a
Sprinkler System	Yes; Wet	Car Parking	41
Notes:	Additional lot offers ±42-car parking Roof has 20 year warranty; installed 2014		

475 S. Dean
Street
Englewood, NJ



475 S. Dean Street
Englewood, NJ

NEW YORK

GEORGE
WASHINGTON
BRIDGE

4

475

95

Location Description

Situated in the heart of Englewood, NJ, 475 S. Dean St. offers exceptional accessibility just minutes from major highways, including Route 4, I-80, and the NJ Turnpike (I-95). This property ensures seamless access to New York City, the Port of Newark, and key distribution hubs across the tri-state area.

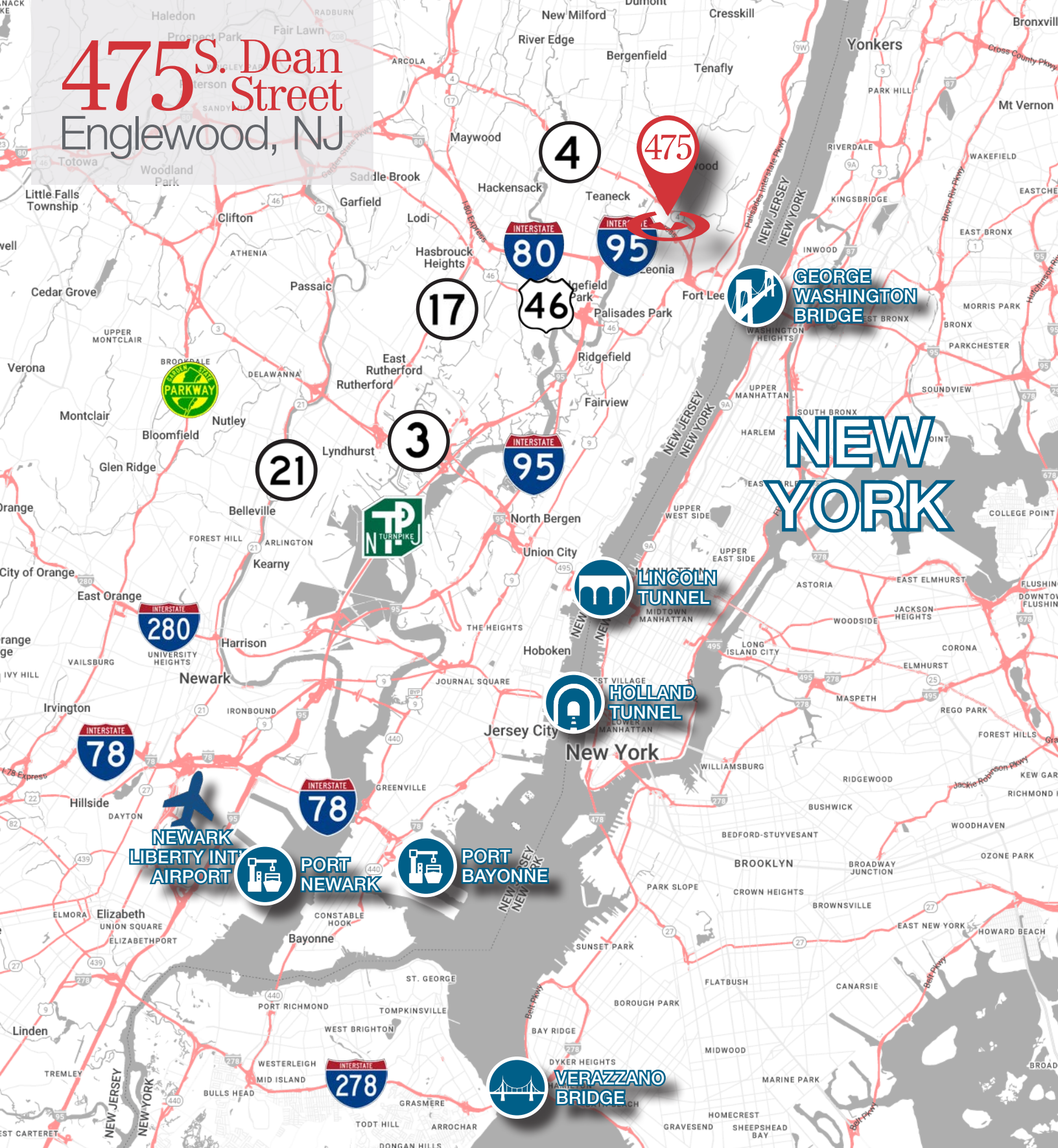
With close proximity to major retail and commercial centers, the location provides convenience for employees, customers, and logistics operations alike. The site is well-positioned to serve e-commerce, distribution, and light manufacturing needs with ample parking, multiple tailgates, and flexible configurations. This is a highly accessible, business-friendly location in one of Bergen County's most desirable industrial corridors.

Demographics Report

Population	1 Mile	3 Miles	5 Miles
Total Population	17,013	192,991	1,137,545
Average Age	42	43	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,585	72,337	420,868
Average HH Income	\$172,616	\$153,358	\$100,537



475 S. Dean Street
Englewood, NJ



Andrew Sample, SIOR | Senior Vice President
201 488 5800 x151 | asample@naihanson.com

Jessica Curry, ccim | Associate Vice President
201 488 5800 x199 | jcurry@naihanson.com

NA James E. Hanson
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide