

3100 BERGENLINE AVENUE

UNION CITY, NJ

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3,000 SF GROUND FLOOR & 9,000 SF LOWER LEVEL | FOR LEASE



AVAILABLE
GROUND: 3,000 SF
LOWER: 9,000 SF

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SITE INFORMATION



SIZE

3,000 SF - Ground Floor
9,000 SF - Lower Level

FRONTAGE

38 FT 6 IN on 32nd Street

BUILDING SIZE

60,600 SF

GROSS RENT

Call for Quote

TRAFFIC COUNTS

32nd Street - 5,927 VPD
Bergenline Avenue - 3,497 VPD

NOTES

- Updated facade
- Delivered as a cold dark shell
- Additional signage opportunity on 31st Street
- Lower level can be leased separately with a private entrance and vertical transportation in place

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EXTERIOR PHOTOS



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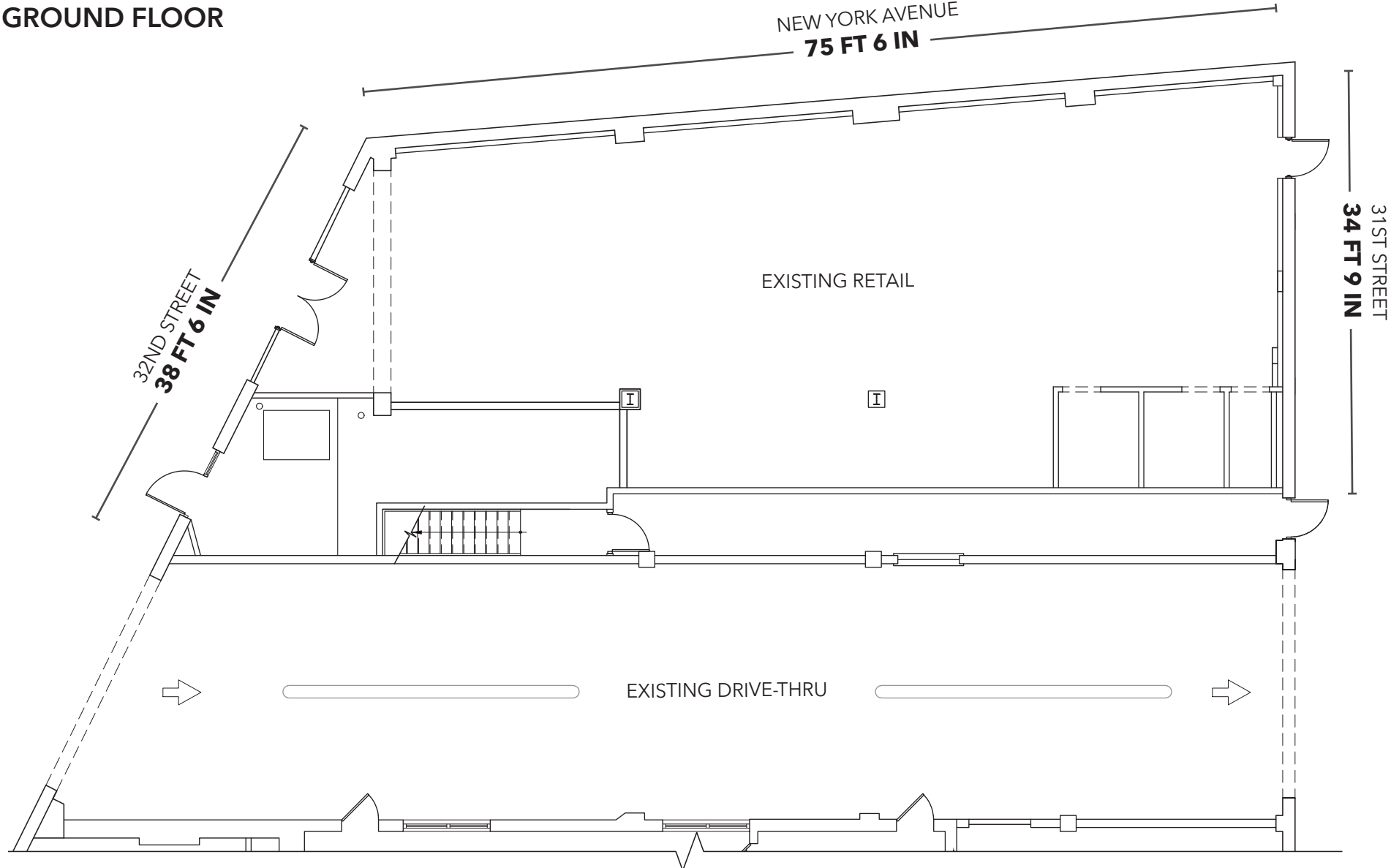
INTERIOR PHOTOS



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GROUND FLOOR



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For more information, please contact our exclusive brokers:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	91,446	686,685	2,018,817
AVERAGE HHI	\$131,785	\$216,755	\$221,835
HOUSEHOLDS	36,322	332,849	990,745



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