

RARE BERGEN COUNTY OPPORTUNITY 19,000 SF BUILDING FOR LEASE

100 Leyland Drive, Leonia, NJ 07605

Existing recreational facility with 24' clear ceilings, 45 parking spaces, and immediate access to one of the most densely populated and affluent consumer markets in Northern New Jersey.



45 CAR PARKING



24' CLEAR HEIGHT



HVAC



1 DRIVE-IN



1 MI FROM GWB



ZONED FOR RECREATIONAL USE

PROPERTY OVERVIEW

BUILDING SF:	37,000 SF
AVAILABLE SF:	±19,000 SF
CEILING HEIGHT:	24' Clear
LOADING:	1 Drive-in
PARKING:	45 Private car parking spaces
COMMENTS:	- Fully air-conditioned - Existing recreational facility layout - Large open-span floor area - Dense population base with strong household incomes
LOCATION:	- Prime Bergen County location - One mile from the George Washington Bridge - Immediate Access to Northern NJ, Manhattan & Hudson County

IDEAL USES:

- Gymnastics
- Cheerleading
- Dance Studios
- Martial Arts
- Sports Performance Training
- Youth Sports Academies
- Indoor Recreation
- Children's Enrichment Programs
- Camps
- Fitness Concepts
- Specialty Training Facilities

FOR MORE
INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKERS:

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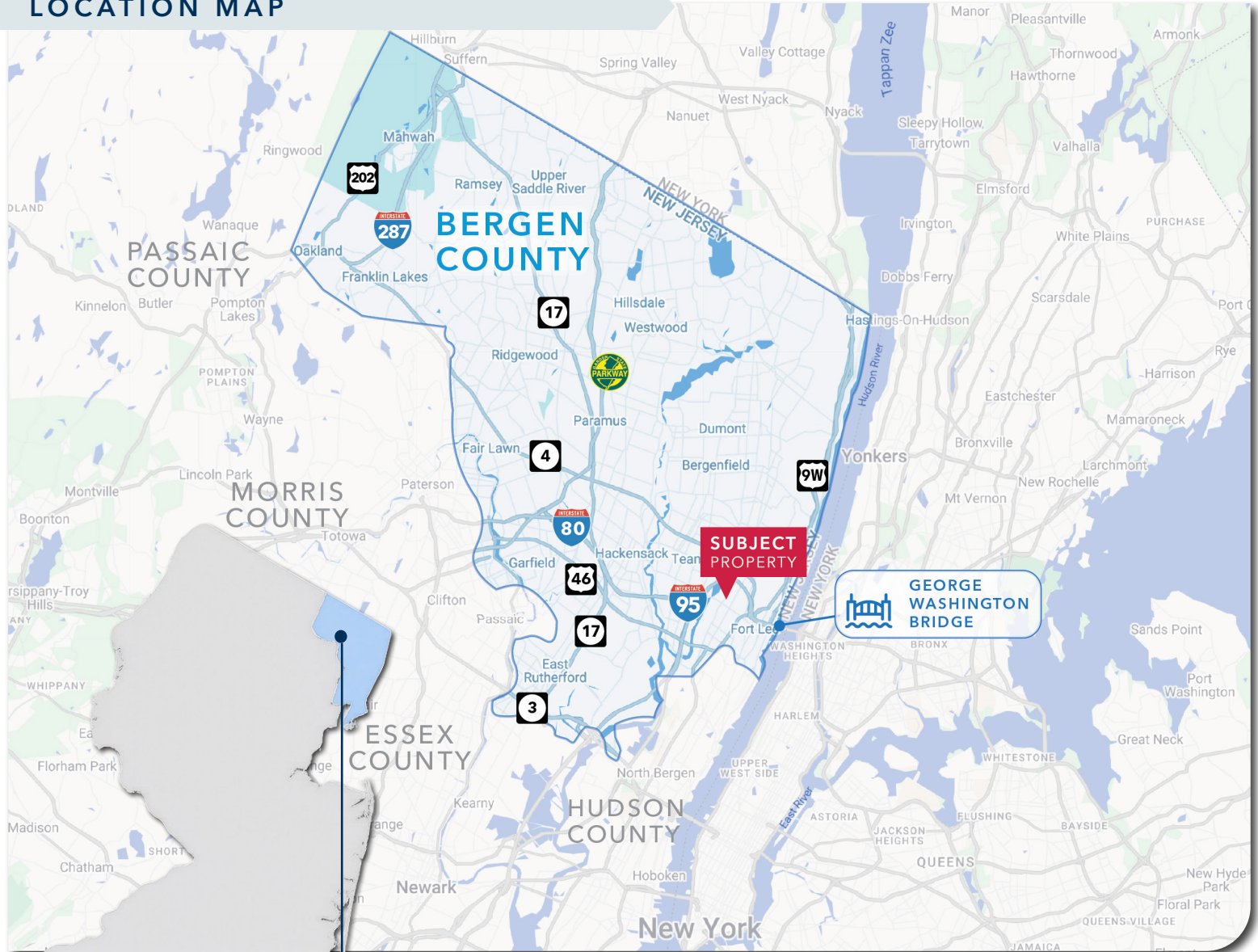
**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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LOCATION MAP



BERGEN COUNTY DEMOGRAPHICS

● Population	~960,000 residents
● Median Household Income	Among the highest in New Jersey
● Labor Force	Approximately 500,000+ workers
● County GDP	Largest county economy in New Jersey
● Distance to Manhattan	5-20 miles dependent on municipality

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