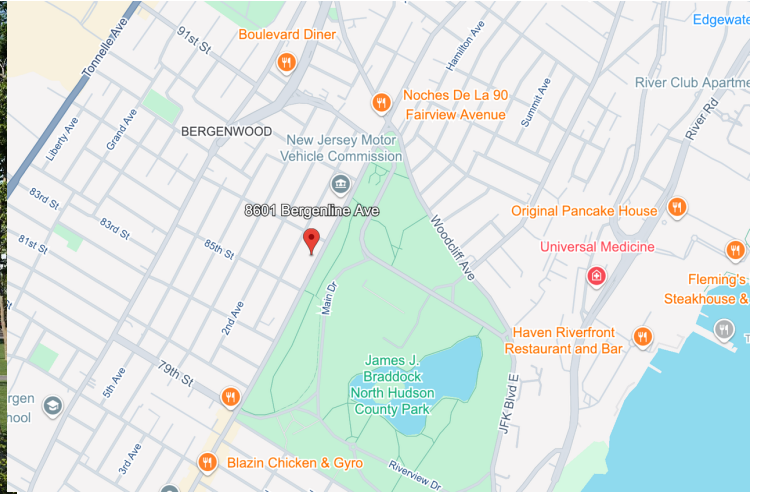


## 8601 Bergenline Ave, Retail North Bergen NJ 07047



RETAIL | \$11,400/month | 3,038 Gross SF | \$45/sf

### Key Details

- Retail space available at North Bergen's newest luxury rental building
- No CAM charges – simple, transparent leasing terms
- Divisible space – two electrical meters allow for potential subdivision
- Fully powered – 400 amps at 208v/3ph, ready for restaurant or retail use
- Ventilation infrastructure – 24" black iron hood exhaust to roof, make-up air, and fresh air louvers installed
- HVAC-ready – 10-ton condenser installed on 3rd-floor roof setback, refrigerant piping in place
- Utility options – gas and cold water line can be added; water/sewer/gas/electric separately metered
- Delivery condition – delivered as a white box, ready for tenant build-out

### Lease Terms

- Preferred 5-year lease (10-year considered based on tenant profile)
- No tenant improvement allowance
- Perfect for boutique fitness, specialty food & beverage, or service retail.



**Andrew Botticelli**

Lic. R.E. Salesperson  
M: 908.433.7999  
O: 201.627.4947  
andrew.botticelli@compass.com



**Rami Rosen**

Rosen Team @ Compass |  
Hudson Waterfront Specialist  
Principal Broker  
M: 646.465.1580  
O: 201.455.6400  
rami.rosen@compass.com



