



347 E 22ND STREET PATERSON, NJ

347 E 22ND ST | PATERSON, NJ 07514



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PROPERTY INFORMATION

SECTION 1

347 E 22ND STREET PATERSON, NJ

347 E 22ND ST | PATERSON, NJ 07514



PROPERTY DESCRIPTION

Explore the opportunity to invest in this prime industrial property featuring an 18,872 SF building, meticulously renovated in 2026, offering modern facilities in a historically rich area of Paterson, NJ. Zoned B-2, the property is strategically positioned to support a wide range of industrial and manufacturing endeavors. With a rich industrial heritage, this property presents abundant opportunities for expansion and growth. The convenient location provides easy access to major transportation routes, making it an ideal choice for businesses seeking a strategic position in the heart of Paterson's industrial landscape. Embrace the potential of this immaculately maintained property as the cornerstone of your industrial or manufacturing venture.

PROPERTY HIGHLIGHTS

- 18,872 SF industrial building
- Renovated in 2026
- Zoned B-2
- Strategic Paterson location
- 16' Clear Height
- 2 Exterior Docks
- 3500 sqft. Office Space

OFFERING SUMMARY

Sale Price:	\$4,200,000
Lot Size:	0.52 Acres
Building Size:	18,872 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,649	5,760	17,692
Total Population	5,100	18,215	53,647
Average HH Income	\$77,030	\$77,192	\$79,587

HENRY SONG

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Prominent Properties Commercial | 457 Sylvan Ave, 2nd Floor, Englewood Cliffs, NJ 07632 |





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LOCATION DESCRIPTION

Discover the prime location of this industrial property in Paterson, NJ. The area's proximity to major transportation routes, including Interstates 80 and 287, offers convenient access for manufacturing and industrial businesses. Paterson itself is known for its rich history in manufacturing and is home to the Paterson Great Falls National Historical Park, a must-see destination for visitors and a symbol of America's industrial might. Nearby, the Lambert Castle Museum provides insight into the city's industrial past, while the area's diverse dining and retail options cater to the workforce and visitors alike. With its strategic location and rich industrial heritage, Paterson is an ideal setting for industrial and manufacturing investment.

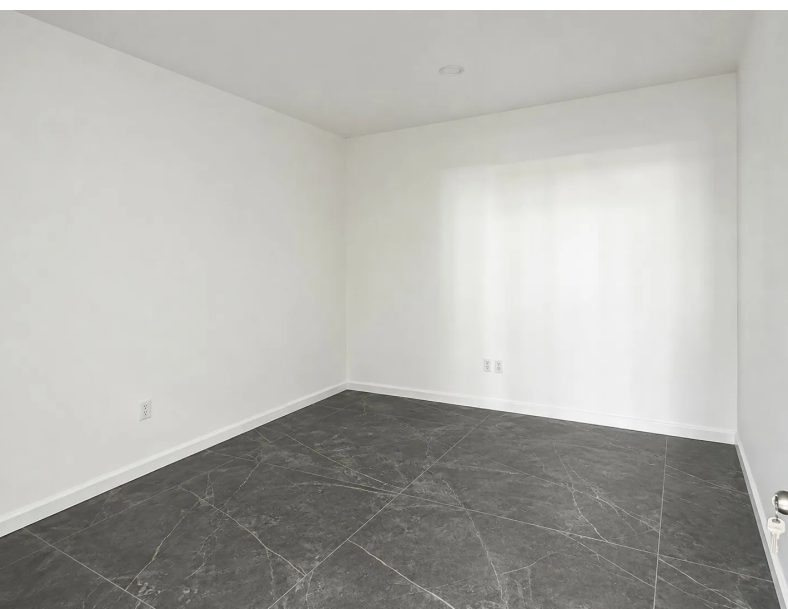
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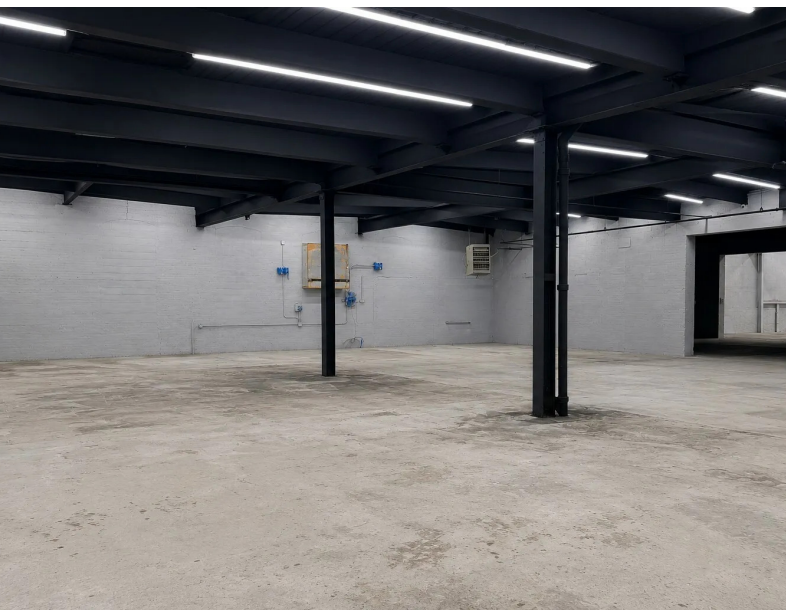
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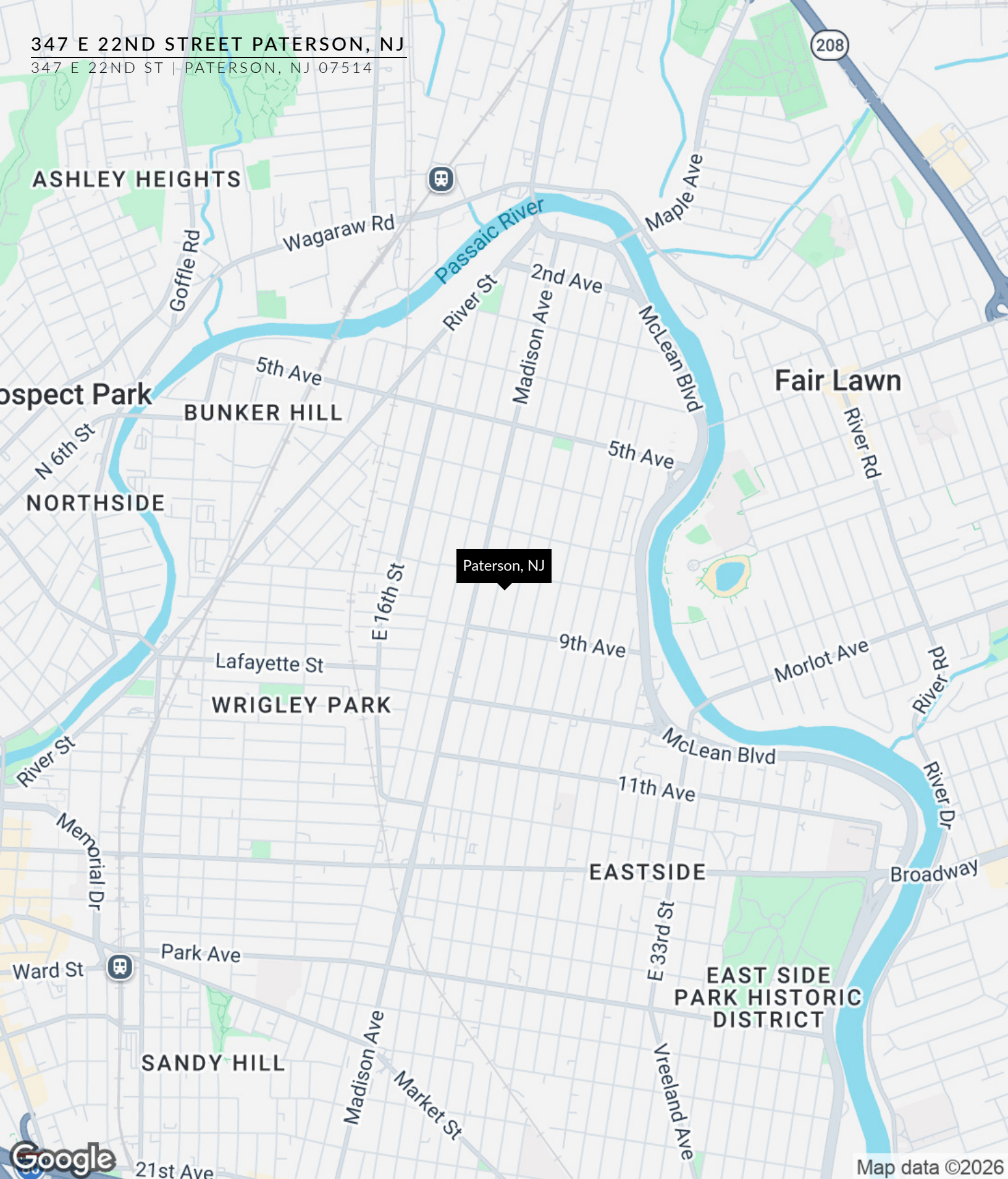


LOCATION INFORMATION

SECTION 2

347 E 22ND STREET PATERSON, NJ

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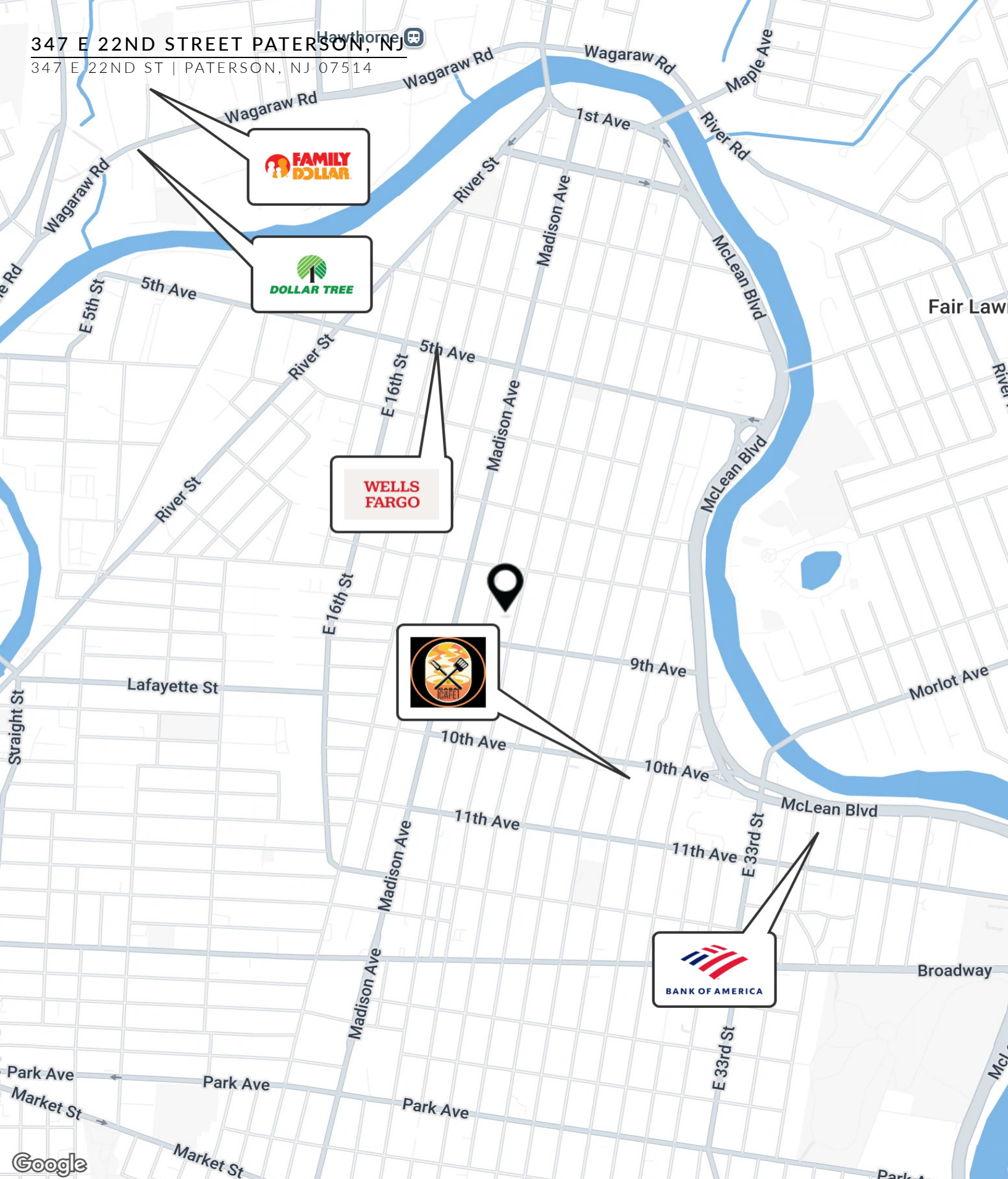
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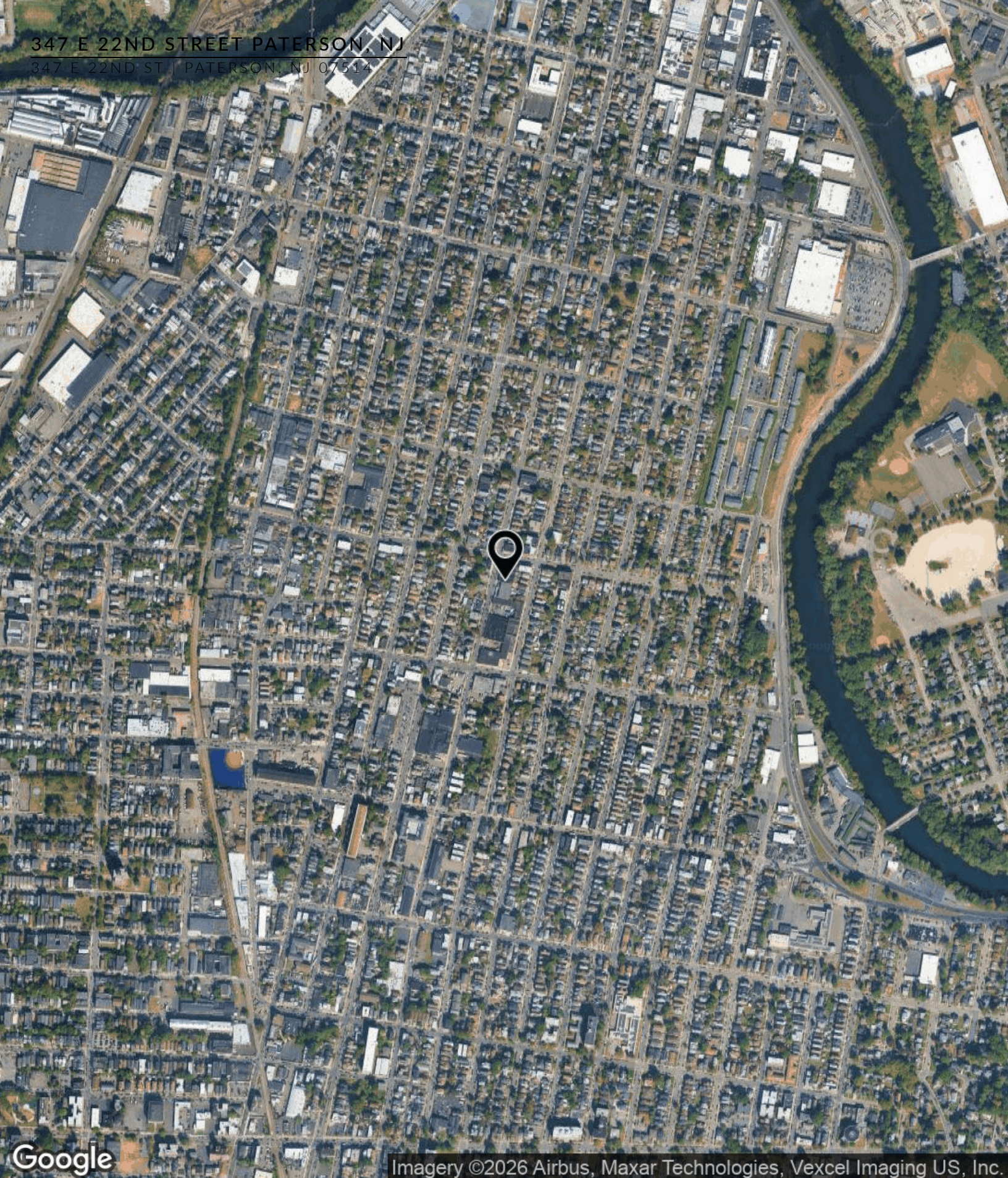
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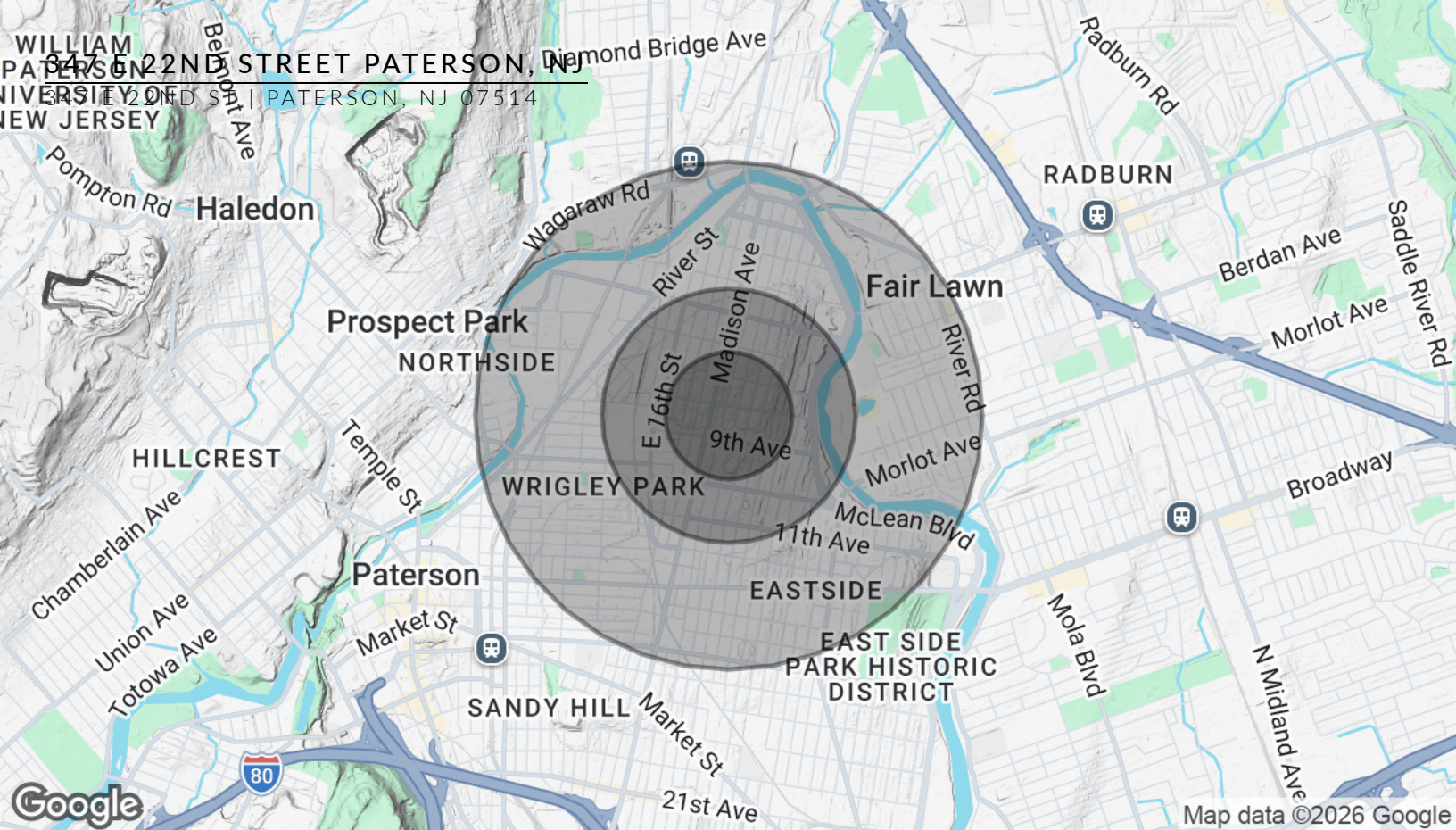
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DEMOGRAPHICS

SECTION 3



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,100	18,215	53,647
Average Age	38.4	36.3	34.9
Average Age (Male)	38.4	36.2	34.0
Average Age (Female)	35.3	35.5	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,649	5,760	17,692
# of Persons per HH	3.1	3.2	3.0
Average HH Income	\$77,030	\$77,192	\$79,587
Average House Value	\$347,567	\$316,471	\$339,617

2023 American Community Survey (ACS)

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ADVISOR BIOS

SECTION 4

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