

49,574 SF | 2.09 ACRES | INDUSTRIAL PROPERTY

FOR SALE

7 DONNA DRIVE,
WOOD-RIDGE, NJ 07075



CONTACT EXCLUSIVE BROKER:

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7 DONNA DRIVE
WOOD-RIDGE, NJ 07075

EXECUTIVE SUMMARY

Team Resources, Inc. is pleased to present **7 Donna Drive, Wood-Ridge, New Jersey**, an **49,572-square-foot** industrial property offered for sale.

A rare opportunity to acquire a substantial industrial asset in one of Northern New Jersey's most desirable and supply-constrained industrial markets. Situated on ± 2.09 acres, this $\pm 49,574$ -square-foot freestanding facility offers owner-users and investors the ability to secure a strategic Bergen County location with exceptional access to New York City and the region's major transportation infrastructure including major highways, ports, airports, and Northern New Jersey's dense consumer base.

Positioned within Wood-Ridge's established industrial district, in the heart of the Meadowlands, **7 Donna Drive** provides outstanding connectivity to Routes 3, 17, 46, I-80, the New Jersey Turnpike, and the Garden State Parkway, making it ideally suited for warehousing, distribution, manufacturing, logistics, and service-oriented operations.

INVESTMENT SUMMARY

Industrial ownership opportunities in Bergen County remain exceptionally limited. **7 Donna Drive** offers a unique combination of scale, land area, and strategic location, providing long-term value for owner-users seeking operational control or investors looking to capitalize on continued demand for Northern New Jersey industrial assets. With proximity to New York City and critical transportation networks, the property is positioned to benefit from the region's enduring strength as a premier logistics and distribution hub.



BUILDING SPECS

Property Description	
Building Size:	49,574 +/- sq. ft.
Acreage:	2.09 Acres
Office:	8,000 +/- sq. ft.
Ceiling Height:	19,574 +/- sq. ft. with 14' clear 30,000 +/- sq. ft. with 18' clear
Column Span:	24' x 30'
Power:	3 - 600 Amp Panels, 3 Phase
Parking:	75 Cars
Sale Price:	Upon Request
Taxes:	\$106,088.19 (2025)
Bonus:	Solar Systems Installed

49,574 SF
Building SF

2.09 Acres
Total Land Area

8,000 SF Office

19,574 SF with 14'
Clear Ceilings
30,000 SF with 18'
Clear Ceilings

6 Loading Docks

75 Car Parking

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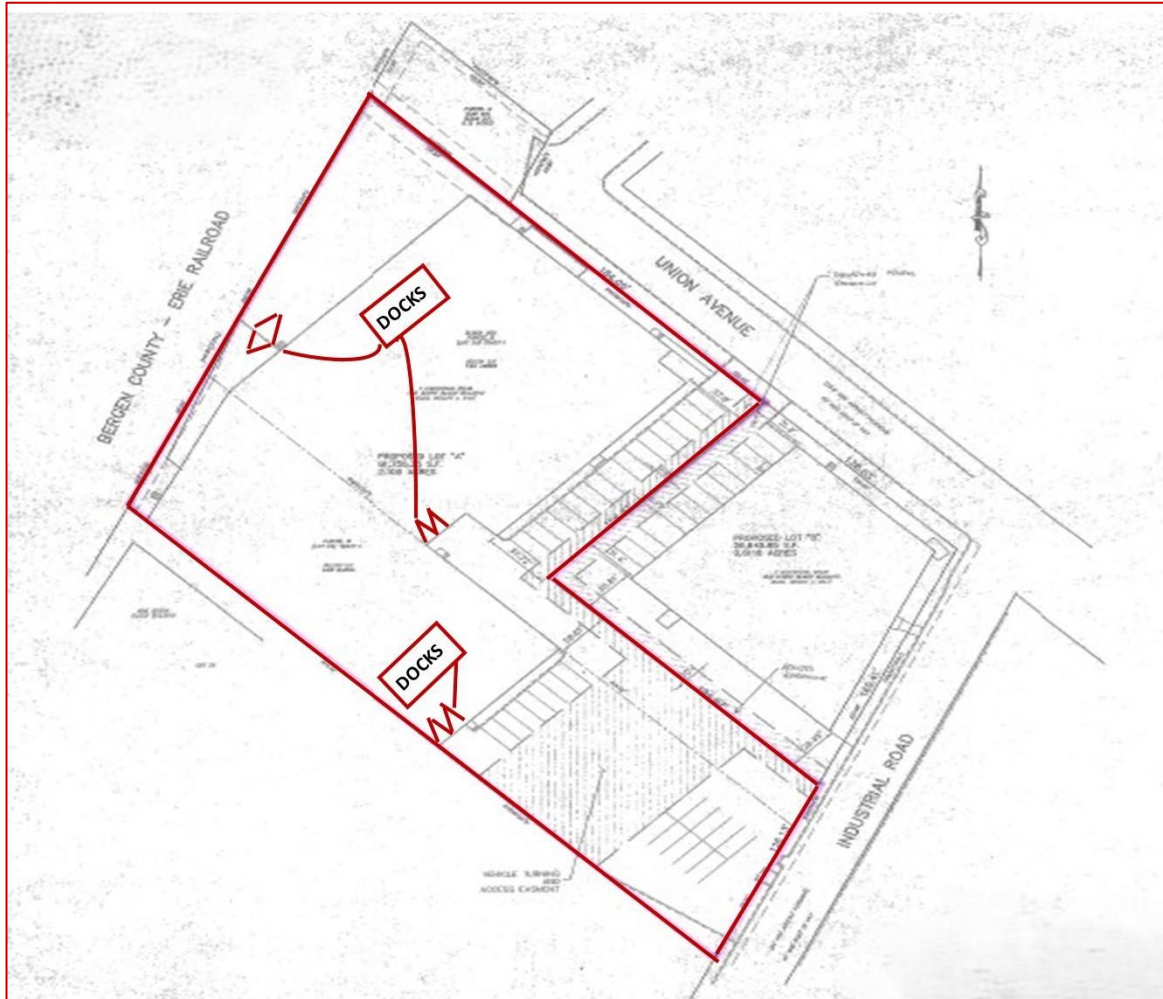
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SITE PLAN & PHOTOS



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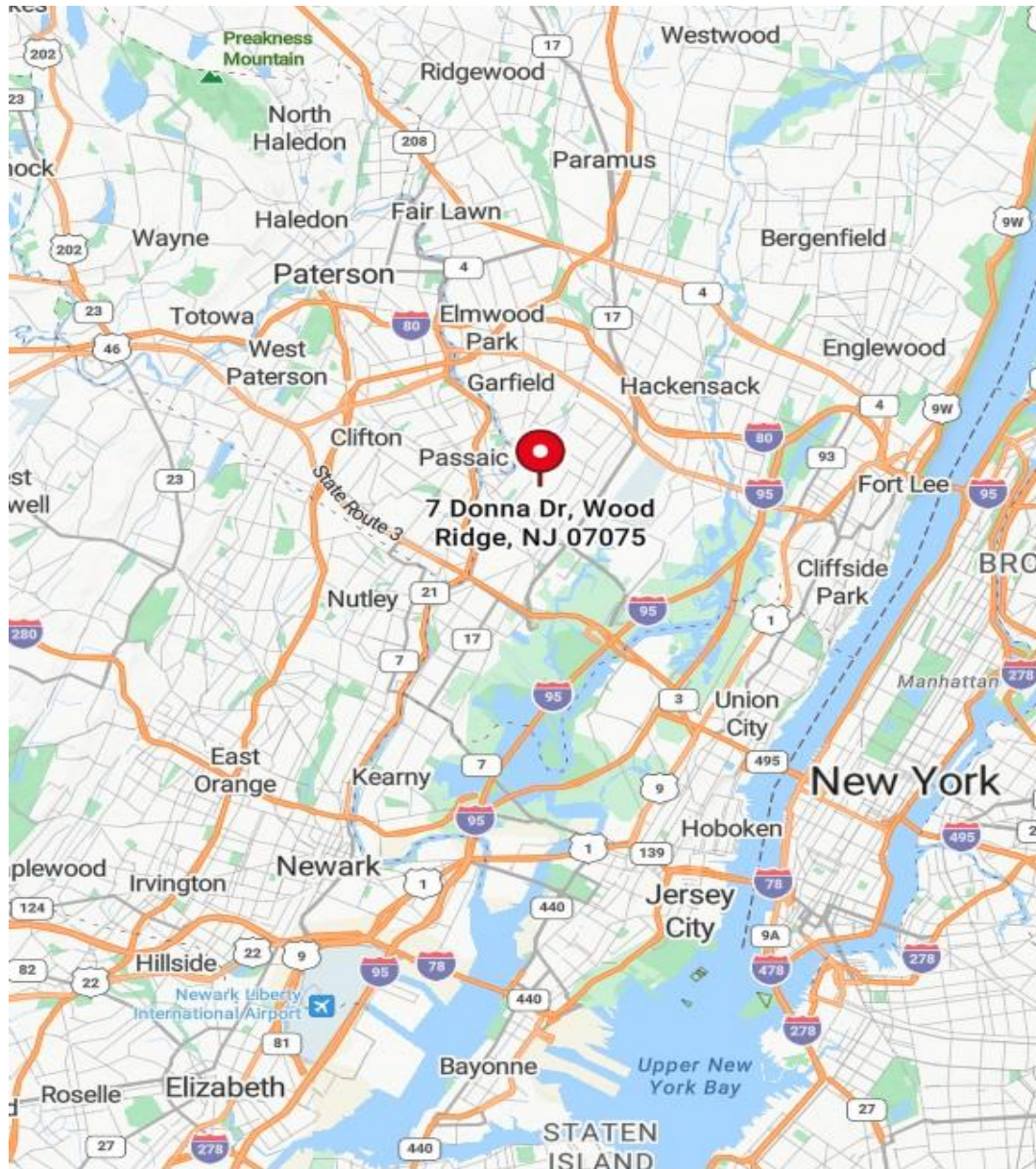
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LOCATION ADVANTAGES



- Minutes from Routes 3, 17, 46, I-80 & I-95 / NJ TPKE
- Less than 10 miles from Manhattan
- Strong labor pool and dense surrounding population
- The George Washington Bridge & Lincoln Tunnel
- Convenient access to New York City, Port Newark/Elizabeth, and Newark Liberty International Airport

This location provides direct access to Manhattan and the greater New York City metropolitan area, while maintaining the operational advantages of a Northern New Jersey industrial address.

Bergen County remains one of the most desirable and land-constrained industrial markets in the region. Proximity to affluent residential communities, dense population centers, and key transportation infrastructure continues to drive strong demand for mid-sized industrial assets.