

Industrial space

425 Bergen Ave | Kearny, NJ



AVAILABLE IMMEDIATELY

Highlights

- ±3,000 SF industrial space available
- ±3,200 SF of IOS space available
- ±3,500 SF additional IOS may be possible
- Lot is fenced and lit
- Ideal for storage, distribution, service, contractor, truck and auto-related uses
- Near major highways
- Property located within a Federal Opportunity Zone and Urban Enterprise Zone

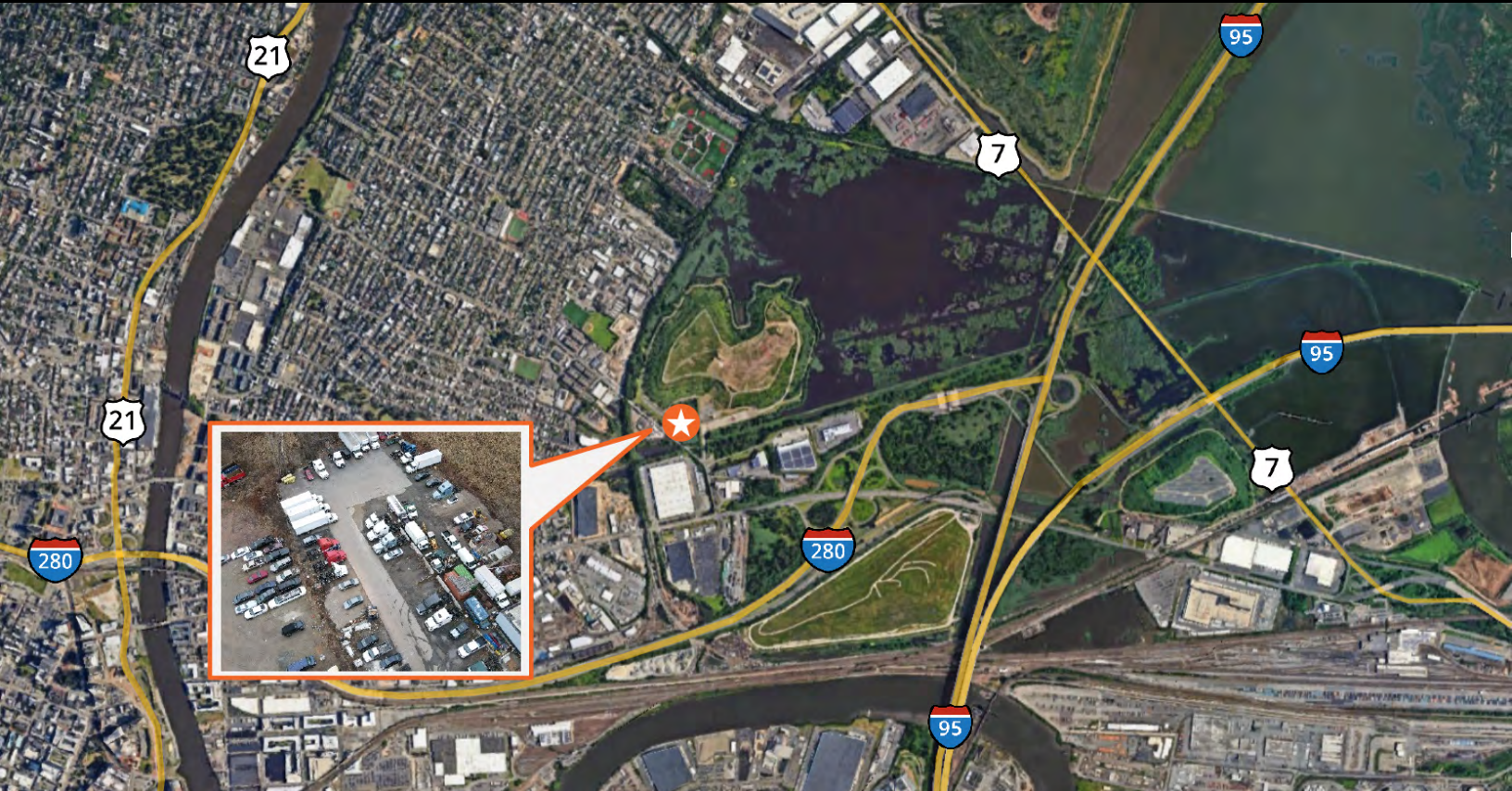
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Specifications

Available Space	± 3,000 SF
Office Space	± 500 SF
Acreage	1.68 acres
Clear Height	13'
Drive-in Doors	2
Car Parking Spaces	5
Electrical Service	200a
Zoning	Light industrial

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FOR LEASE
±3,000 SF
plus ±3,200 SF of IOS



Key locations

I-95 (Exit 15W)	0.5 mi
I-280	0.6 mi
US 1 & 9	0.7 mi
Route 21	1.5 mi
I-95 (Exit 15E)	2.0 mi
Route 3	7.5 mi



Light industrial center

Permitted Uses:

- Automobile repair facilities, minor
- Automobile rental facilities
- Automobile sales
- Business support services
- Car washes
- Commercial recreation, indoor
- Contractor's office
- Essential public services
- Fuel service stations
- Institutional uses
- Light industry
- Office
- Public utilities, light
- Research and development facilities
- Self-storage facilities
- Sports training facilities
- Training center
- Truck sales
- Truck rental facilities
- Truck repair facilities
- Vocational center
- Warehouse and distribution facilities
- Wholesale establishments



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