

AVAILABLE FOR SALE OR LEASE

FOOD MANUFACTURING FACILITY

5 BOUMAR PLACE, ELMWOOD PARK, NJ



**EASY ACCESS
TO I-80 &
GS PKWY**

82,000± SF INDUSTRIAL BUILDING

WAREHOUSE, REFRIGERATED & FREEZER SPACE

CONTACT

SCOTT MERTZ, SIOR

+1 609 413 5647

scott.mertz@naimertz.com



PROPERTY DETAILS

5 BOUMAR PLACE ELMWOOD PARK, NJ



TOTAL SQ. FEET
82,000±



ACREAGE
3.43±



**FREEZER &
COOLER SPACE**

- 10,000± SF freezer space at 0° F
- 26,000± SF cooler/refrigerated space
- 39,000± SF dry warehouse
- 7,000± SF office area
- 15'5" - 32' clear ceiling height
- (11) tailgate docks, (3) w/ levelers
- (1) 10'x10' drive-in door
- Wet sprinkler system
- Floor drains throughout
- 1500 KVA transformer at street
- Main feed: 2000-2500 amps @ 480v
- 2nd feed: 400 amps @ 480v
- 3rd feed: 400 amps @ 240v
- 1,500 gallon grease trap
- Roof installed for Buildings 1 & 3 in April 2022
- Potential for rail service
- Taxes (2025): \$131,352



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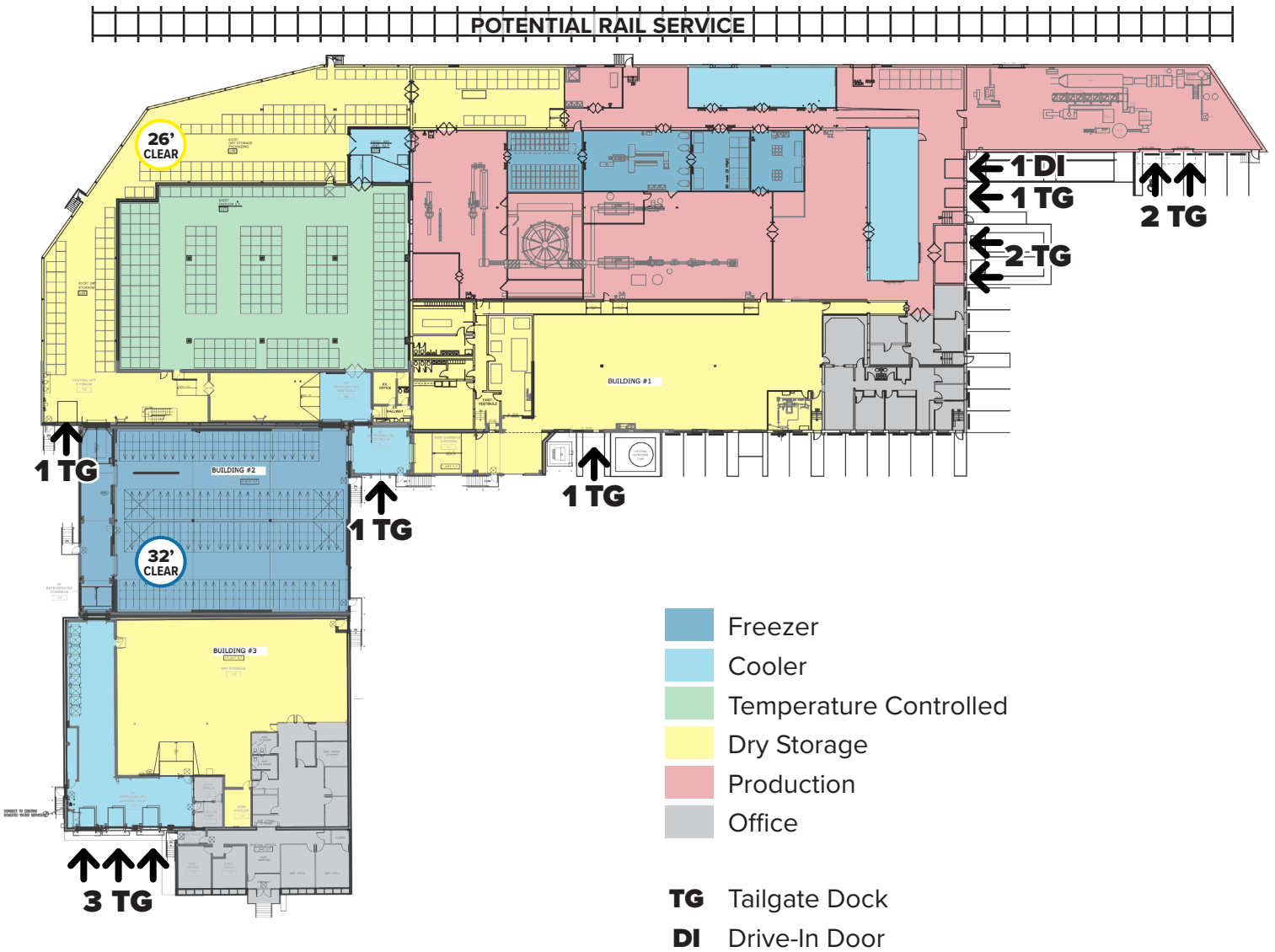
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FLOORPLAN

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Naimertz

LOCATION INFORMATION

5 BOUMAR PLACE ELMWOOD PARK, NJ



DISTANCE TO:

I-80	1.0 mi
Garden State Parkway	1.8 mi
I-95	7.5 mi
George Washington Bridge	14.3 mi

Lincoln Tunnel	15.0 mi
Newark Liberty International Airport	17.8 mi
Holland Tunnel	18.2 mi
Port Newark - Elizabeth Terminal	19.0 mi

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