
FOR SALE

33 BERGEN ST, PATERSON NJ 07522

INDUSTRIAL /COMMERCIAL WAREHOUSE SPACE



**+/- 17,500 SF AVAILABLE
OVER 2 FLOORS**

Michael Fromowitz
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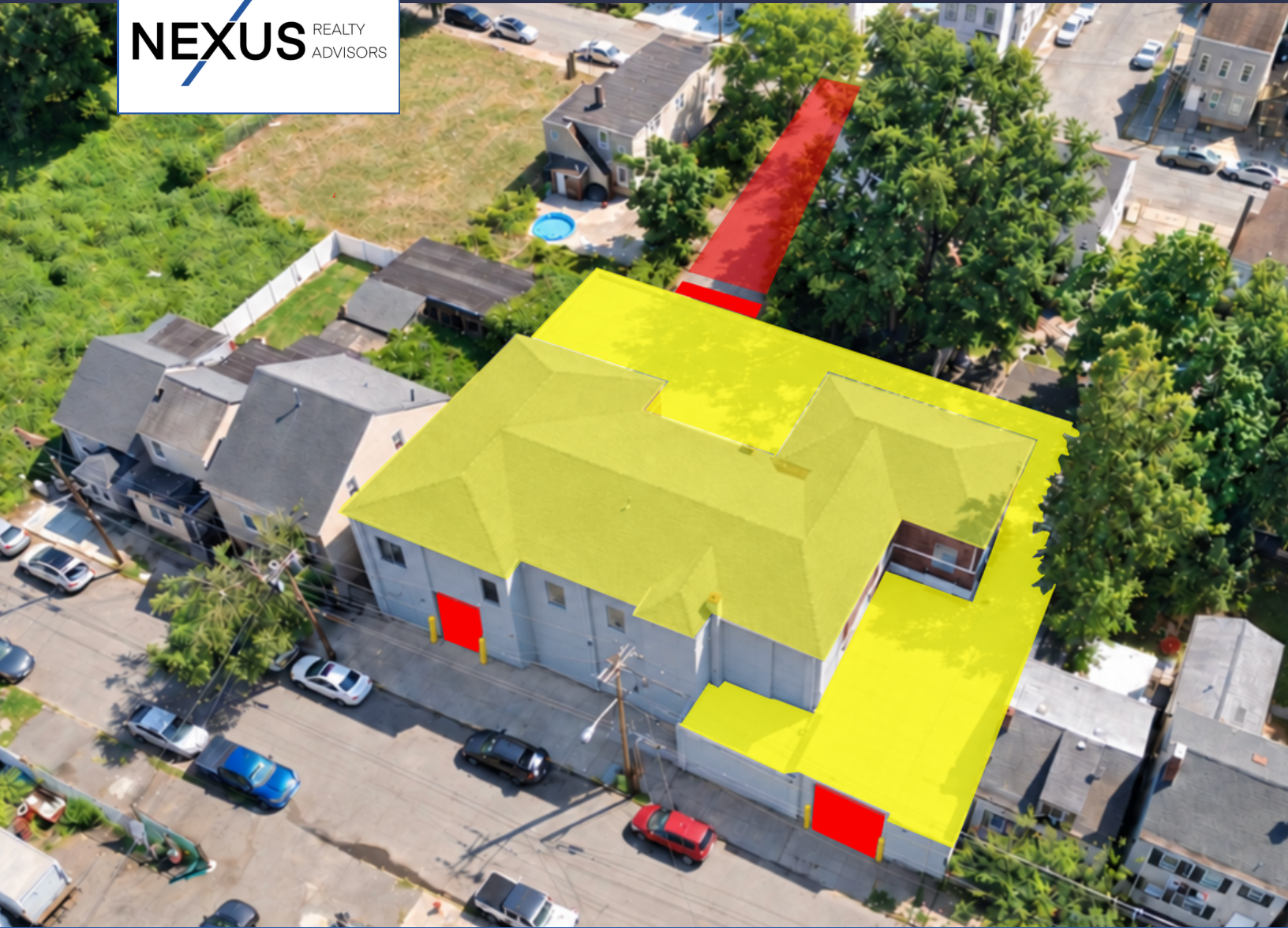
**33 BERGEN ST,
PATERSON NJ 07522**



BUILDING SPECIFICATIONS

- **RBA:** 17,500 SF on 0.29 acres
- **Available Space:** 13,000 SF on main floor / 4,500 on second floor
- **Upgrades:** Renovated in 2024, including a new roof, HVAC systems throughout, LED lighting, electrical wiring, plumbing, façade, bathrooms, exterior asphalt, and more.
- **Ceiling:** 16'
- **Drive in/Loading:** 3 drive-ins
- **Utilities:** Municipal water / sewer
- **Tax:** \$1.85 / SF (2025)
- **Asking:** Upon request

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2 FRONT DRIVE-INS & 1 REAR DRIVE-IN WITH DRIVEWAY



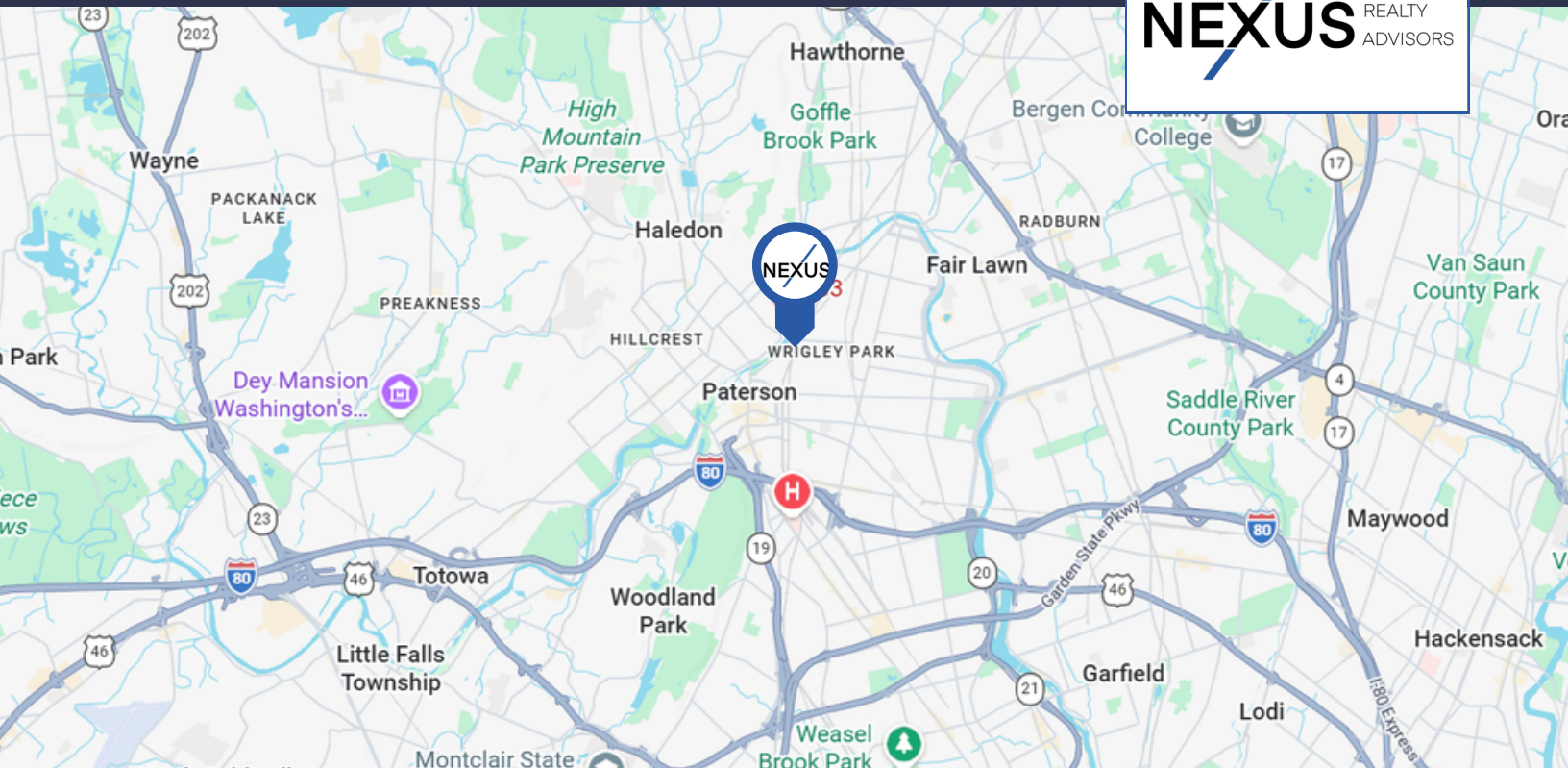
AVAILABLE WAREHOUSE SPACE



LOADING & DRIVE- INS



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CLOSE PROXIMITY TO:

I-80 Express



Route 208



Garden State Parkway



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