

15 Division
Street
FAIRVIEW, NJ

70,228 SF
INDUSTRIAL FOR LEASE
On 3.7 Acres



Property Features

- 70,228 SF Industrial building
- 3.7-acre site
- 1,680 SF air-conditioned office
- 9 tailgates
- 1 drive-in
- 18'6" ceiling heights support racking, storage & light production
- Wet sprinkler system
- Gas heat & 600 amp/480 volt power
- Ample on-site parking for employees and fleet
- Strategically located near Routes 1&9, Route 46, I-95, and GW Bridge
- Minutes to NYC & port access, ideal for last-mile or regional distribution
- Dense labor pool + NJ Transit access supports hiring and workforce retention

FOR MORE INFORMATION

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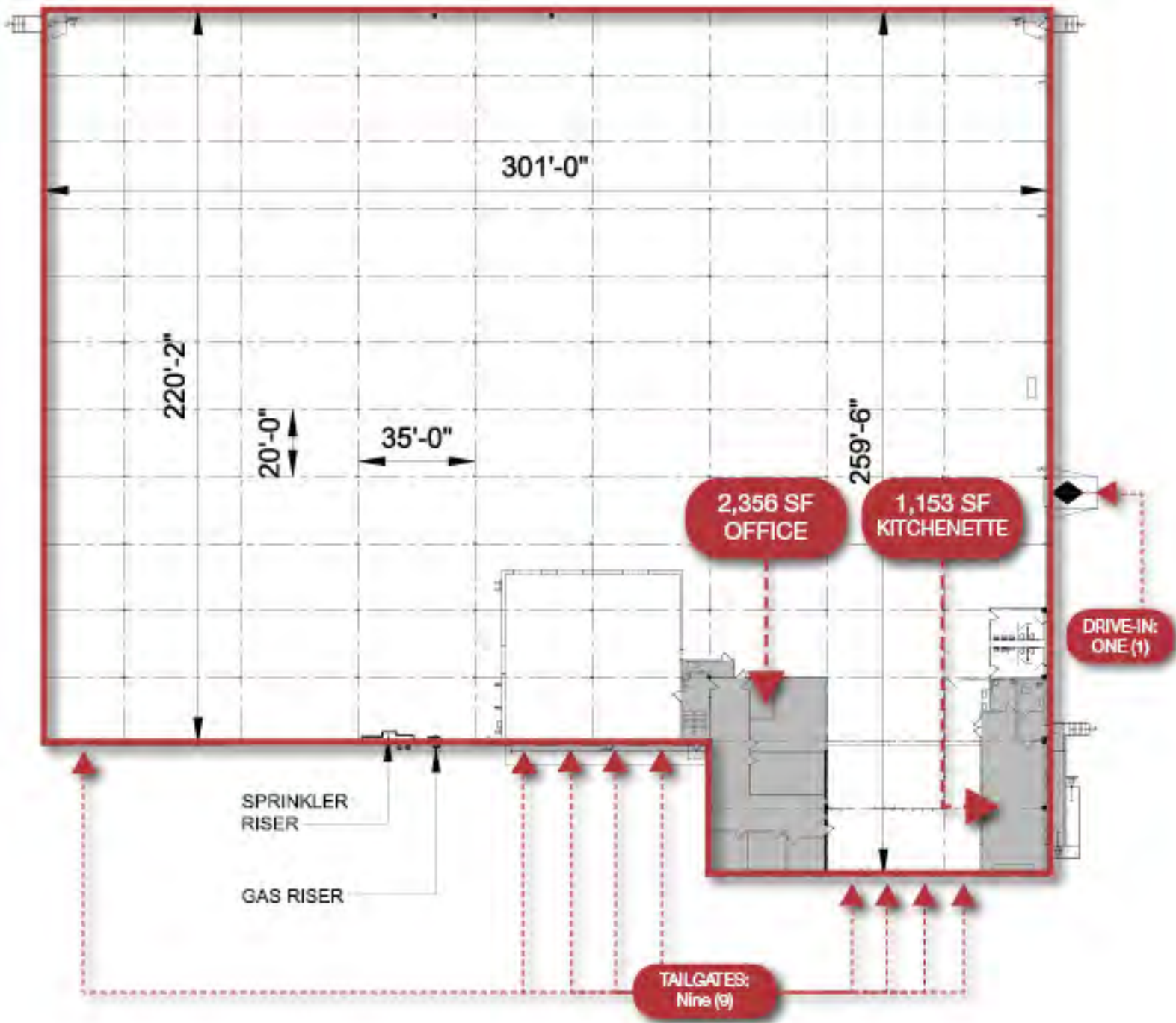
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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15th Division Street FAIRVIEW, NJ

FLOOR PLAN



15 Division Street FAIRVIEW, NJ

PROPERTY OVERVIEW



Location Description

Located within Bergen County's industrial corridor, the site offers unmatched access to the New York City metro market and regional distribution networks. Positioned just minutes from major thoroughfares including Routes 1&9, Route 46, I-95 (NJ Turnpike), and the George Washington Bridge, this site ensures fast, efficient transportation for freight, deliveries, and employee commutes. The property sits just across the river from Hudson County, placing it within close reach of Port Newark/Elizabeth and key last-mile hubs. With access to a dense local labor pool and proximity to NJ Transit bus lines, this location is ideal for warehouse, logistics, and light manufacturing operations seeking a well-connected, high-demand industrial market.

Property Description

Well-maintained 70,228 SF industrial facility on 3.7 acres with 1,680 SF office for immediate lease. Featuring nine tailgate loading docks, one drive-in bay, and 18'6" clear ceiling height, this space is ideally suited for warehousing, distribution, or light manufacturing. Located just minutes from key trucking routes and the George Washington Bridge, this site offers unmatched access to NYC and the greater tri-state area. With ample parking, wet sprinkler coverage, and HVAC in the office, this property provides the infrastructure and flexibility today's industrial users demand.

Offering Summary

Lease Rate:	Negotiable
Available SF:	70,228 SF
Lot Size:	3.7 Acres
Office Size:	1,680 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	12,751	189,957	713,613
Total Population	37,904	455,126	1,622,234
Average HH Income	\$103,428	\$140,497	\$131,419

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PROPERTY PHOTOS

