

5 PAUL KOHNER PLACE

ELMWOOD PARK, NEW JERSEY | BERGEN COUNTY



FOR SALE & LEASE | 60,000 SF ON 2.9 ACRES

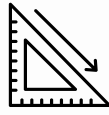
PROPERTY DETAILS

Gabe Millstein

Director of Leasing
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**SQUARE
FOOTAGE**
60,000



OFFICE SPACE
4,500 SF



CLEAR HEIGHT
20'



ACREAGE
2.9



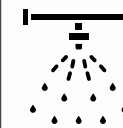
**LOADING
POSITIONS**
5 Docks
1 Oversized Drive-In



CAR PARKING
Excess



**ELECTRICAL
POWER**
1,200 Amps,
480/277 Volts



SPRINKLERS
ESFR Sprinklers



**COLUMN
SPACING**
30' x 40'



ZONING
IG: IOS as-of-right



**CONTAINER
PARKING**
Available

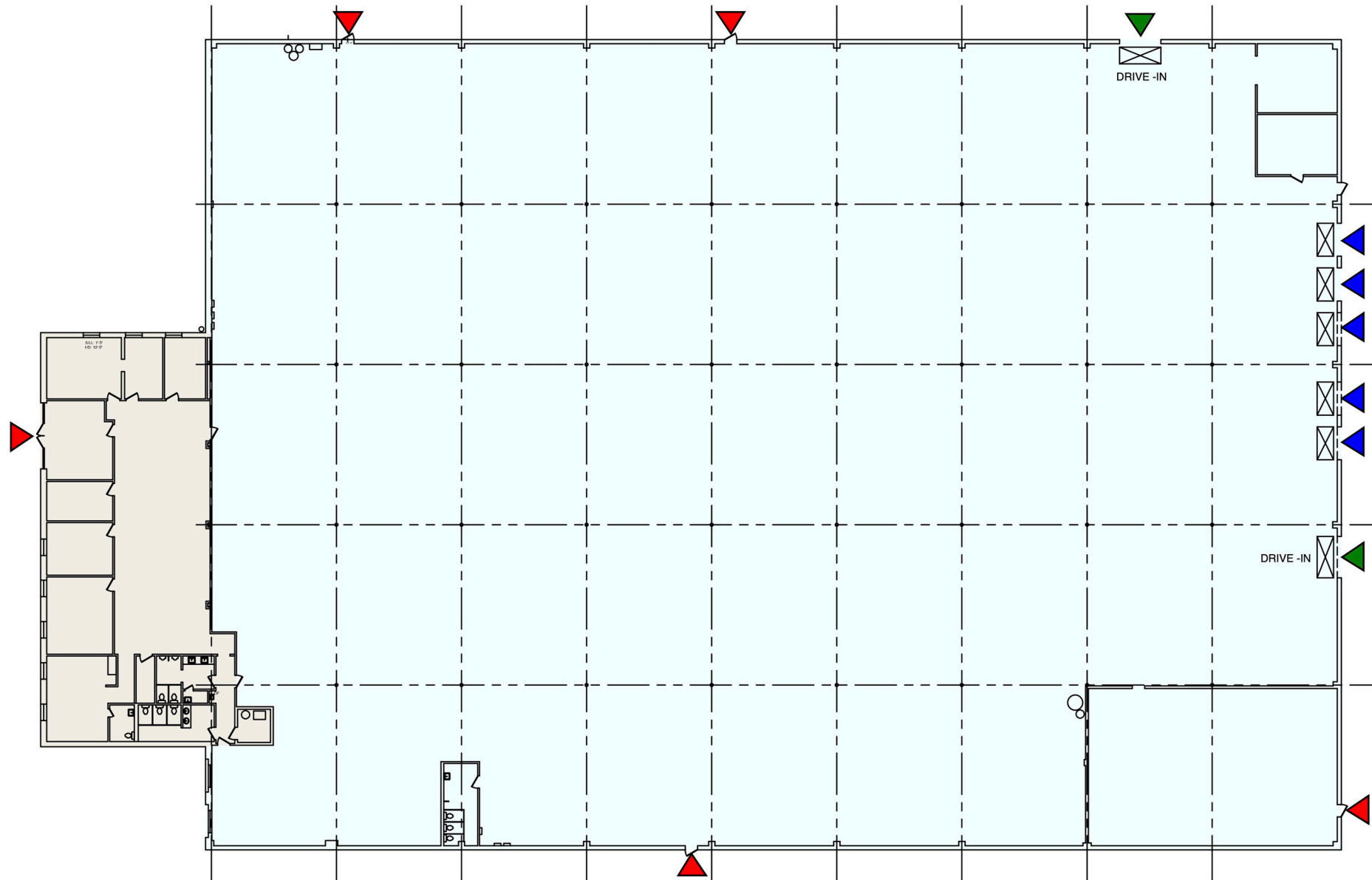


PRICING
Inquire

FLOOR PLAN

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LOCATION MAP

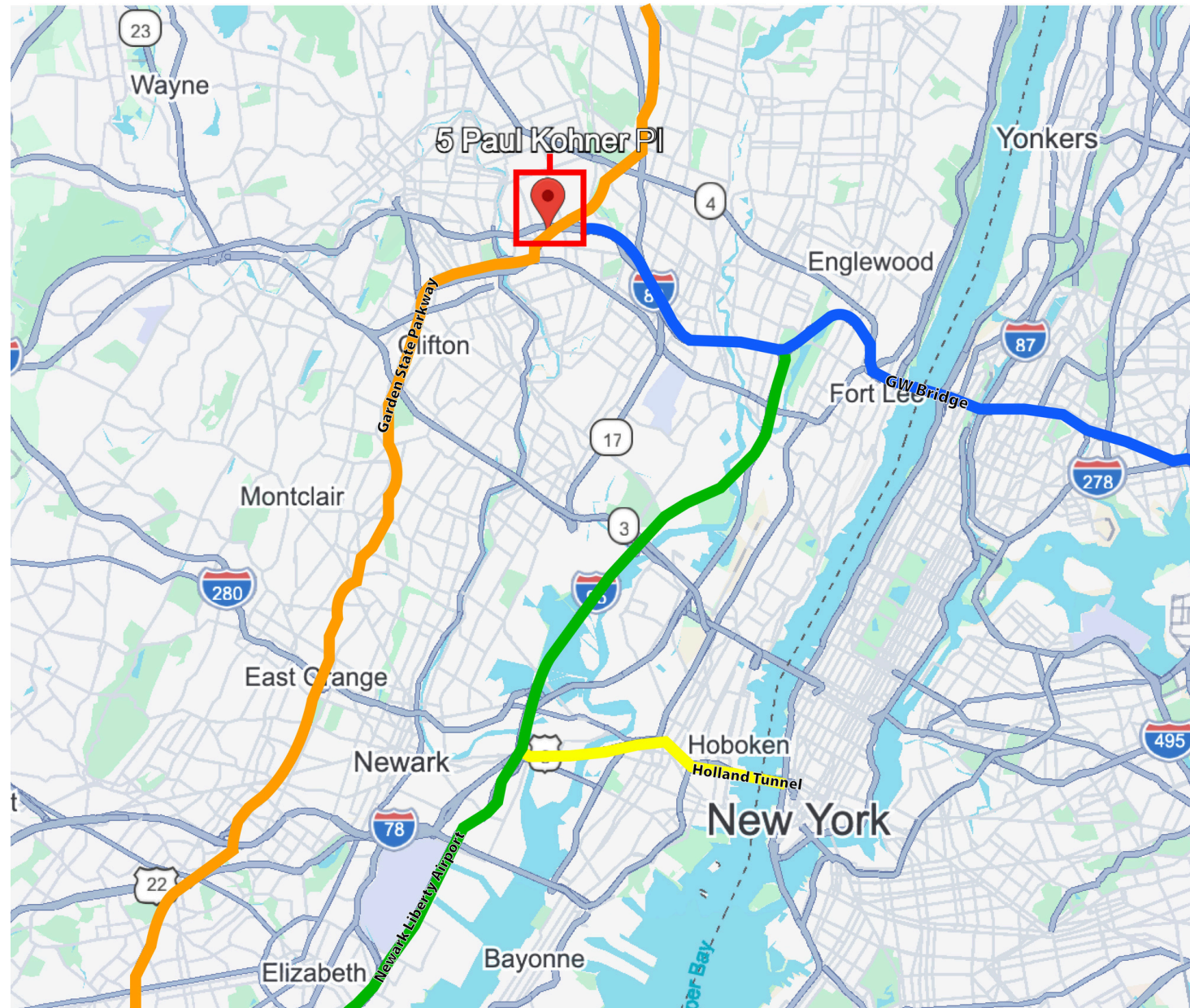
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Mile Distances from Major Highways

Route 46 – 0.5 mi
I-80 – 2 mi
Route 17 – 3 mi
GW Bridge – 10 mi
I-95 – 8 mi
GSP – 1.5 mi

GW BRIDGE
HOLLAND TUNNEL
NEWARK AIRPORT/PORT
GARDEN STATE PARKWAY



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