

7,058 SF Industrial & Office Facility for Lease



470 Belleville Tpke, North Arlington, NJ



7,058 SF Industrial & Office Facility for Lease

Asking Rent: \$18 SF/YR (NNN)

CAM: \$5.50 SF/YR

2 Drive-Ins

3,000 SF Warehouse

4,000 SF Renovated Office

440A, 3 Phase Power can be converted to 800A

1 hand-cart pull-up door



Ideal Uses: Plumbers, electricians, contractors, HVAC companies, technicians, light manufacturing, equipment storage, fleet operators

Steven Muller

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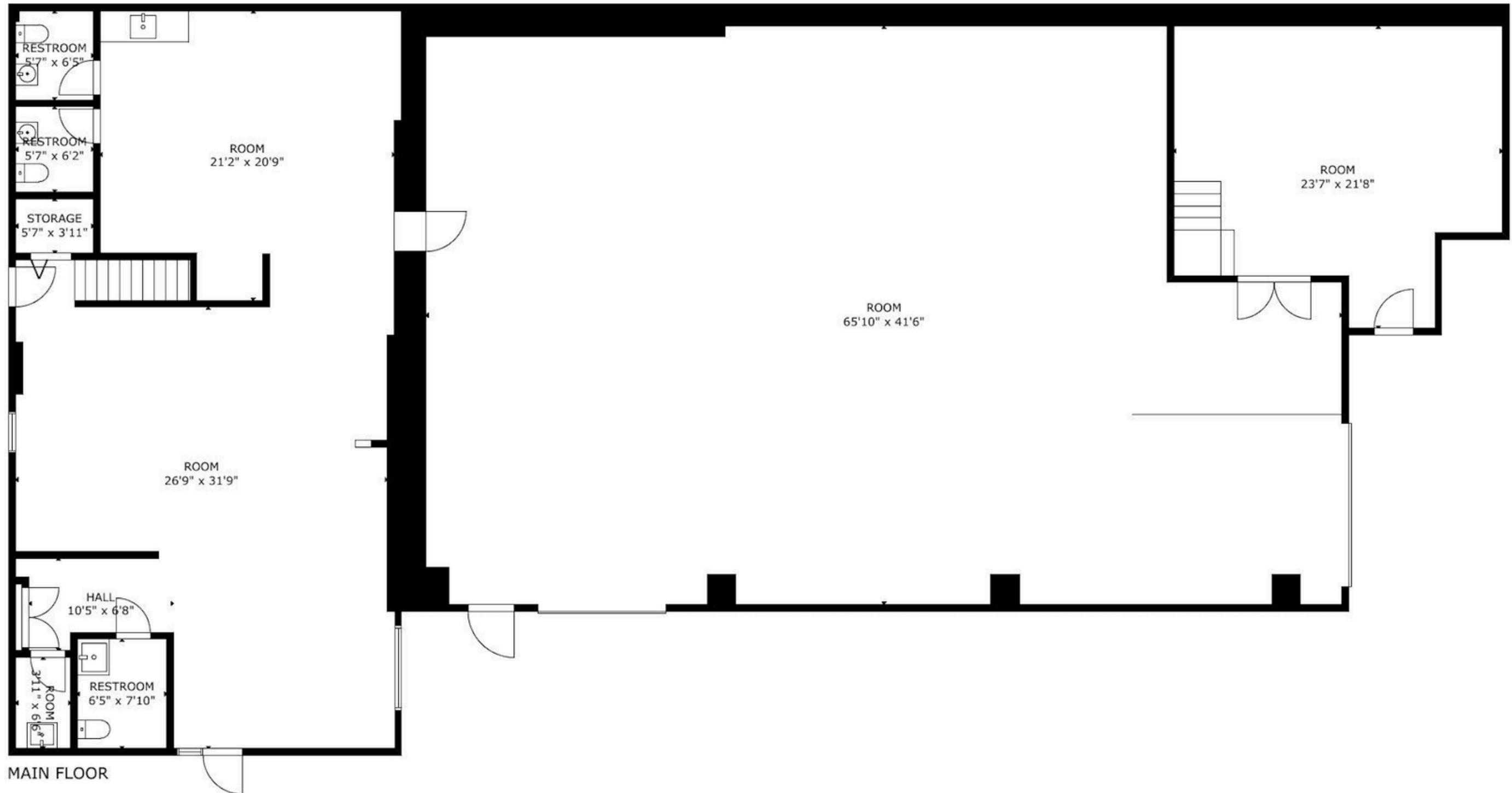


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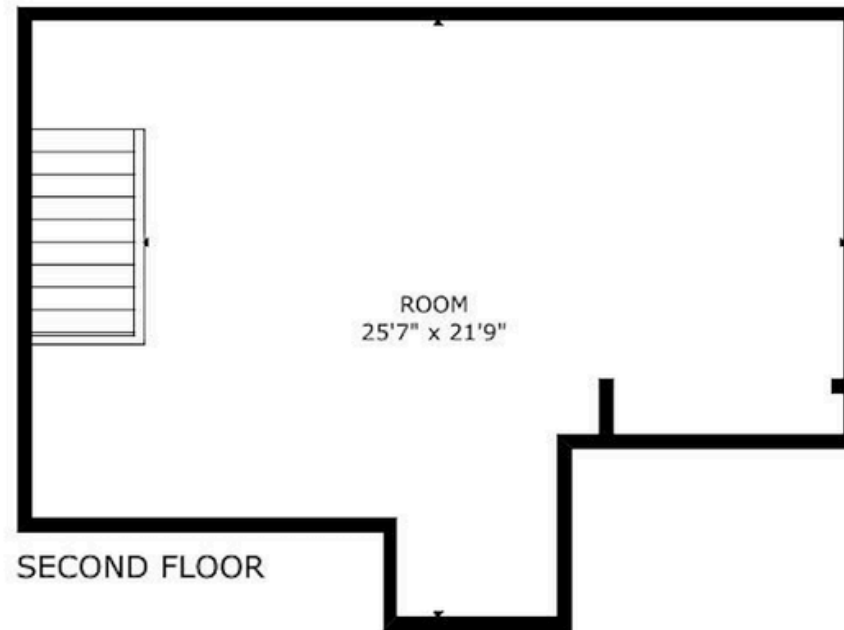
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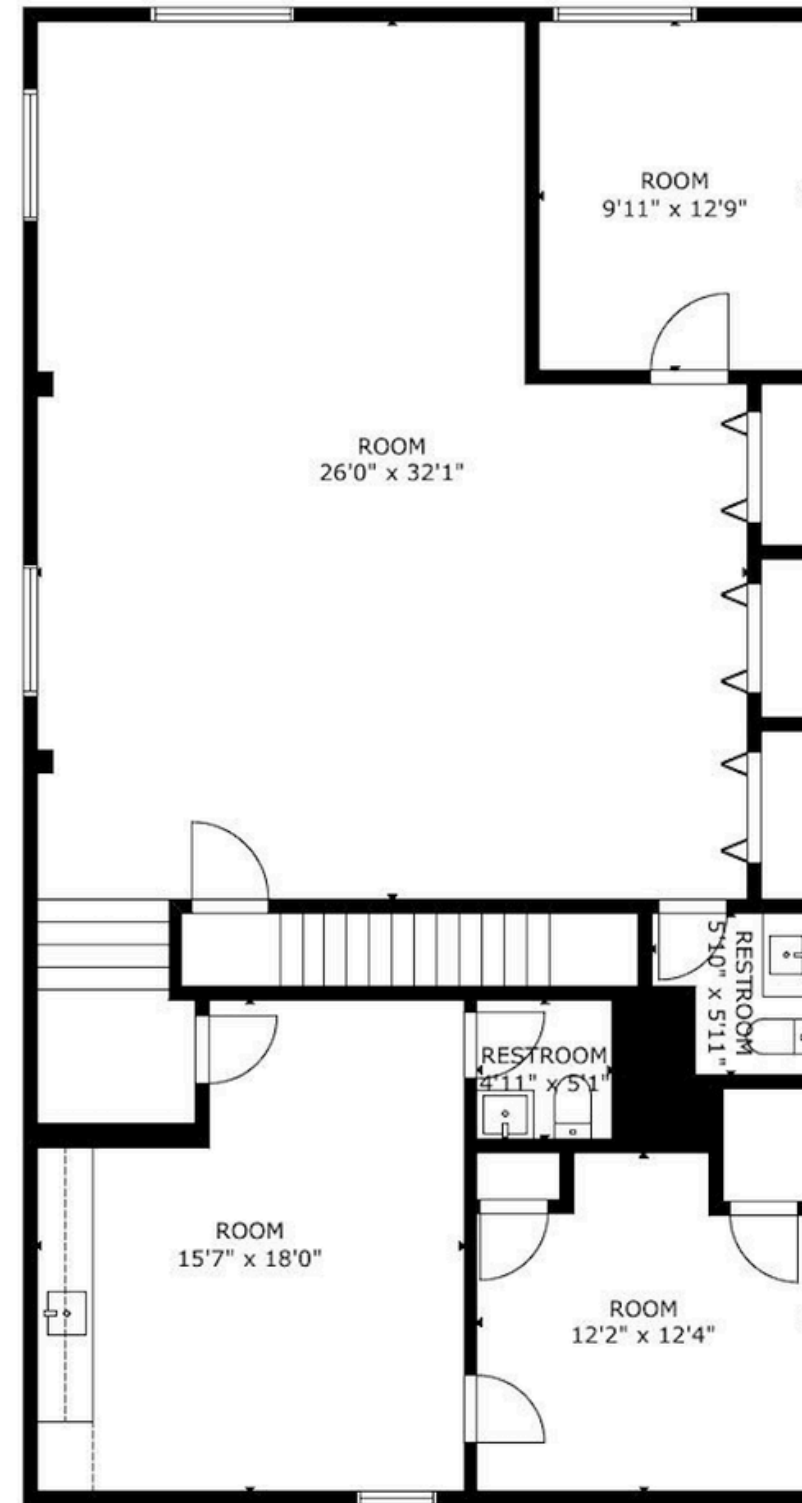
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SECOND FLOOR



THIRD FLOOR

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Demographics Map & Report



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,148	5,964	19,752
Average Age	38.1	40.2	41.3
Average Age (Male)	37.0	40.5	42.2
Average Age (Female)	40.6	39.0	41.6
HOUSEHOLDS & INCOME			
Total Households	459	2,321	7,695
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$103,672	\$98,792	\$112,250
Average House Value	\$444,265	\$437,625	\$462,417

2023 American Community Survey (ACS)



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- **Warehouse / Industrial Area:** 3,000 SF
- **Renovated Office Area:** 4,000 SF overlooking the industrial space
- **Power:** 440A, 3-phase power
- **Power Expansion:** Can be converted to 800A
- **Roof:** New roof
- **Parking:** 10 spaces
- **Ceiling Height:** 25 FT
- **Natural Gas**
- **Heavy Floor Load**
- **Drive-In Doors:** 2
- **Additional Access:** 1 hand-cart pull-up door
- **Office Features:** Conference room, executive office, kitchenette
- **Location / Access:** Near Route 21, the Meadowlands, New York City, and Bergen County
- **Ideal Uses:** Plumbers, electricians, contractors, HVAC companies, technicians, light manufacturing, equipment storage, fleet operators