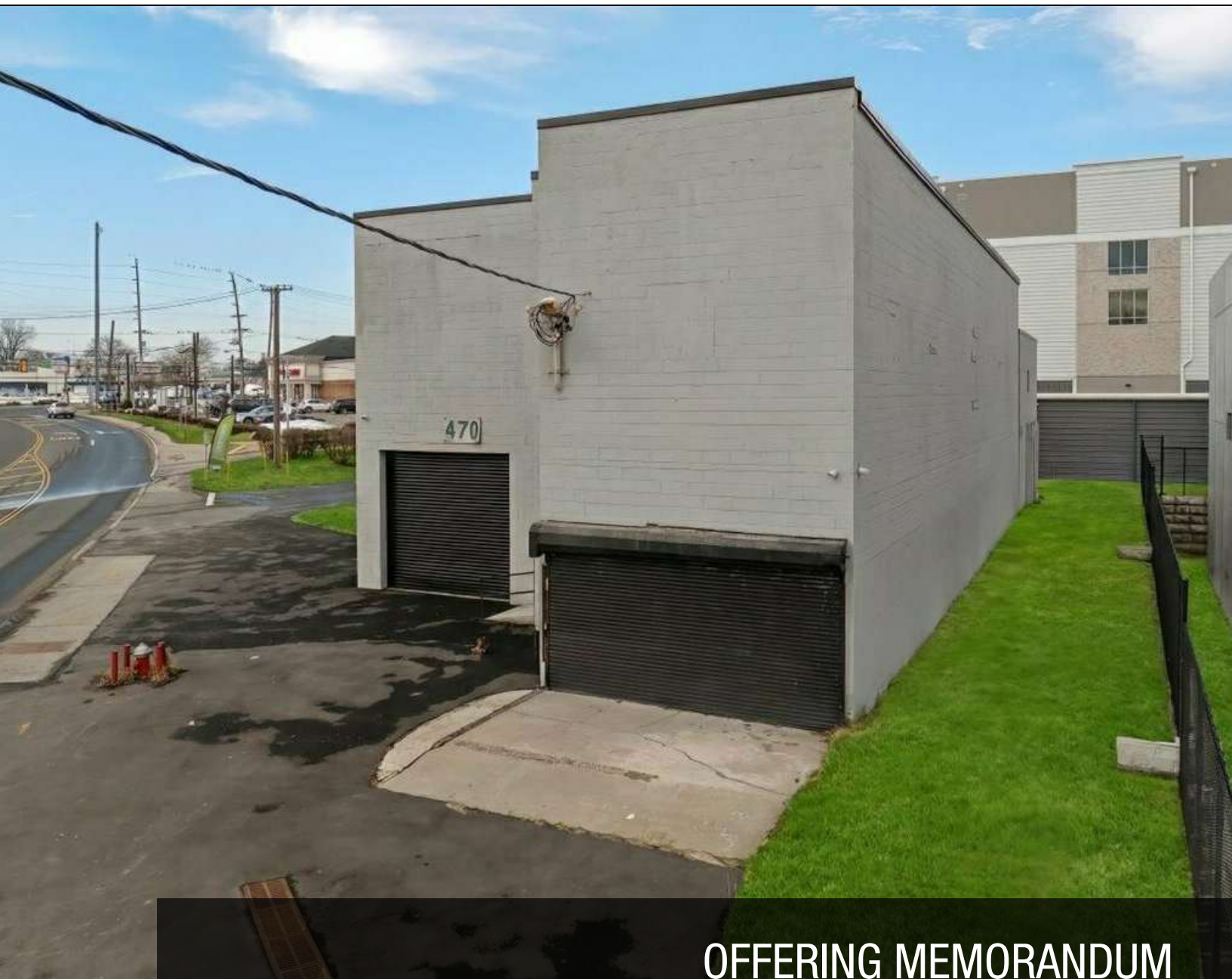


Belleville Turnpike Industrial Flex Building With Renovated Office & 25-Ft Ceilings

470 BELLEVILLE PK, NORTH ARLINGTON NJ



OFFERING MEMORANDUM

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



BELLEVILLE TURNPIKE INDUSTRIAL FLEX BUILDING WITH RENOVATED OFFICE & 25-FT CEILINGS

PROPERTY INFORMATION

1

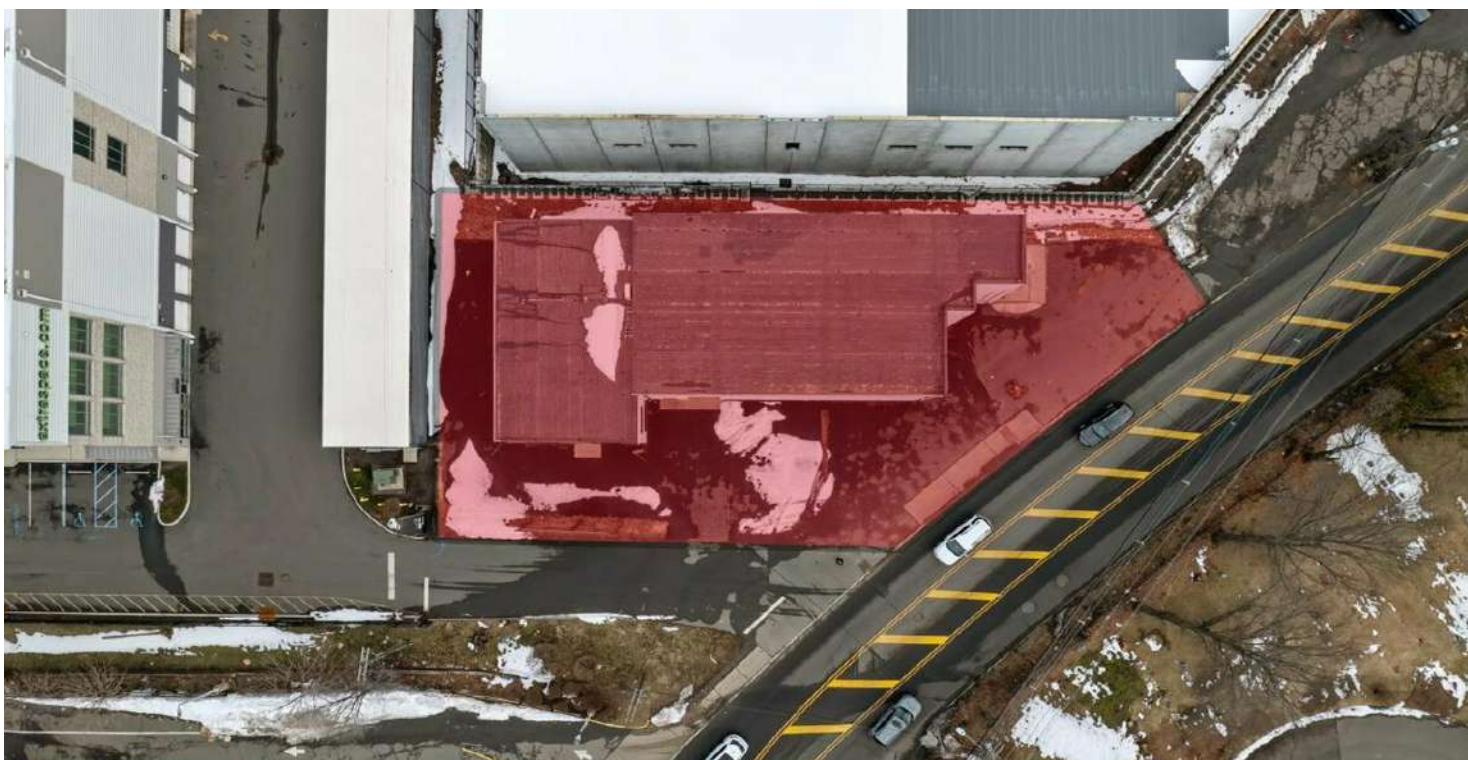
PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY DETAIL REPORT

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Northern New Jersey: a recently renovated 7,058 square foot industrial building situated within the bustling area of 470 Belleville Turnpike, North Arlington. With its strategic location and BTRA zoning, this property offers a versatile space for industrial and manufacturing endeavors. Boasting modern upgrades and featuring a single unit, this property is tailor-made for businesses seeking a dynamic and functional space. The convenient access and contemporary improvements position this property as an excellent choice for industrial and manufacturing investors looking to establish or expand their presence in this thriving market.

PROPERTY HIGHLIGHTS

- 7,058 square foot industrial building
- Excellent Access to Major NJ Highways and Regional Logistics Routes
- Renovated in 2026 with modern upgrades
- Currently vacant and ready for occupancy, the building is well suited for contractors, paving companies, heavy machinery operations, truck service or repair, and interior vehicle storage.

OFFERING SUMMARY

Sale Price:	\$2,150,000
Ceilings Height:	25-Feet
Drive-In Doors:	2
Tailboard Loading Docks:	2
Year Renovated:	2026
Parking Spaces:	10
Zoning:	C-2
Number of Units:	1
Lot Size:	14,200 SF
Building Size:	7,058 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	459	2,321	7,695
Total Population	1,148	5,964	19,752
Average HH Income	\$103,672	\$98,792	\$112,250



Property Description



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Northern New Jersey: a recently renovated 7,058 square foot industrial building situated within the bustling area of 470 Belleville Turnpike, North Arlington. With its strategic location and BTRA zoning, this property offers a versatile space for industrial and manufacturing endeavors. Boasting modern upgrades and featuring a single unit, this property is tailor-made for businesses seeking a dynamic and functional space. The convenient access and contemporary improvements position this property as an excellent choice for industrial and manufacturing investors looking to establish or expand their presence in this thriving market.

LOCATION DESCRIPTION

Located in the heart of Northern New Jersey, the area surrounding the property at 470 Belleville Turnpike offers a prime location for industrial and manufacturing investors. With close proximity to major transportation arteries, including the New Jersey Turnpike and Route 21, the area provides excellent access to regional and national distribution networks. Nearby points of interest such as the Meadowlands Sports Complex and the Port of Newark offer additional business opportunities. This vibrant region is known for its strong workforce, supportive business environment, and access to a wide range of suppliers and customers, making it an ideal location for industrial and manufacturing investment.

SITE DESCRIPTION

Freestanding industrial facility formerly occupied by a tile and granite company, meticulously renovated in 2026 and zoned C-2. The property features 25-foot ceilings, heavy power, and a super clean warehouse environment with interior recessed loading. The building includes two tailboard loading docks, two drive-in doors, cranes, sprinklers, and large windows providing natural light. The space spans two floors and includes renovated office areas, four bathrooms, and updated systems including a new roof. The site offers 10 surface parking spaces and is structured as a triple net property with no known environmental concerns. Currently vacant and ready for occupancy, the building is well suited for contractors, paving companies, heavy machinery operations, truck service or repair, and interior vehicle storage. The property is conveniently located near major New Jersey highways, providing excellent regional access.



Property Details

Sale Price

\$2,150,000

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	BTRA
Lot Size	14,200 SF
APN #	0239_129_17
Lot Frontage	80 ft
Lot Depth	177 ft
Corner Property	No
Traffic Count	15000

Renovated industrial building with 25-ft ceilings, heavy power, cranes, two tailboard docks, and two drive-in doors. Includes office space, four bathrooms, sprinklers, a new roof, and 10 parking spaces. Freestanding C-2 zoned property with excellent highway access.

Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
----------------	----

UTILITIES & AMENITIES

Gas / Propane	Yes
---------------	-----

LOCATION INFORMATION

Building Name	Belleville Turnpike Industrial Flex Building with Renovated Office & 25-Ft Ceilings
Street Address	470 Belleville Tpk
City, State, Zip	North Arlington, NJ 07031
County	Bergen
Market	Northern New Jersey
Sub-market	Bergen County – Meadowlands / Route 21 Corridor
Township	North Arlington
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	15 mins to all major highways
Nearest Airport	Newark, JFK, La Guardia within 30-60 min drive

BUILDING INFORMATION

Building Size	7,058 SF
Occupancy %	0.0%
Tenancy	Single
Number of Grade Level Doors	2
Number of Drive in Bays	2
Number of Cranes	1
Ceiling Height	25 ft
Office Space	1,100 SF
Number of Floors	2
Year Last Renovated	2026
Number of Buildings	1



Property Details

Property Detail Report

For property located at

470 Belleville Pk., N Arlington, NJ 07031

PropertyRecords

APN: 39-00129-0000-00016-0000

Generation date: 03/06/2026

Owner(s) Information

Owners(s) name	470 Belleville Turnpike Llc	Owner For	3 years
Mailing Address	470 Belleville Tpke	Absentee	No
City, State Zip	North Arlington, NJ 07031	Corporate Owned	Yes

Location Information

County	Bergen	Lot Acres	0.326	Class 4 Code	
Municipality	North Arlington Borough	Lot Sq Ft	14,200.56	Building Class	
Block / Lot / Qual	129 / 16 / --	Land Use	Commercial	Building Desc	OFF BLD
Additional Lots	--	Land Desc	80X177.36 .224L	Building Sq.Ft.	7058
Census Code	340030381006006	Zoning	C-2	Year Constructed	

Tax Information

Assessed Year	2026	Land Value	\$383,000	Tax Exemption	--
Tax Year	2025	Improved Value	\$936,900	Deductions (Amount)	0
Calculated Tax	\$27,538.58	Total Assessed Value	\$1,319,900	Tax Rate (2025)	2.236
Special Tax Codes	--			Tax Ratio (2025)	90.9

Last Market Sale

Sale / Rec Date	05/26/2023 - 08/31/2023	Buyer Name	SARACINO JR, PAUL	Seller Name	LOOR-SARACINO, CIRA
Sale Price	\$1	Buyer Street	470 BELLEVILLE TPKE		TRSTES/ETAL
Price / Sq.Ft.	\$0	Buyer City, State	NORTH ARLINGTON, NJ	Seller Street	28 THIRD AVE
Book / Page	5072 / 125			Seller City, State	ORTLEY BEACH, NJ
Assessor Code	008				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34017C0019D	08/16/2006	0.24 (100%)	No



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BELLEVILLE TURNPIKE INDUSTRIAL FLEX BUILDING WITH RENOVATED OFFICE & 25-FT CEILINGS

LOCATION INFORMATION

2

WAREHOUSE PHOTOS

EXTERIOR PHOTOS

EXTERIOR PHOTOS

OFFICE PHOTOS

RETAILER MAP

AERIAL MAP

ZONING

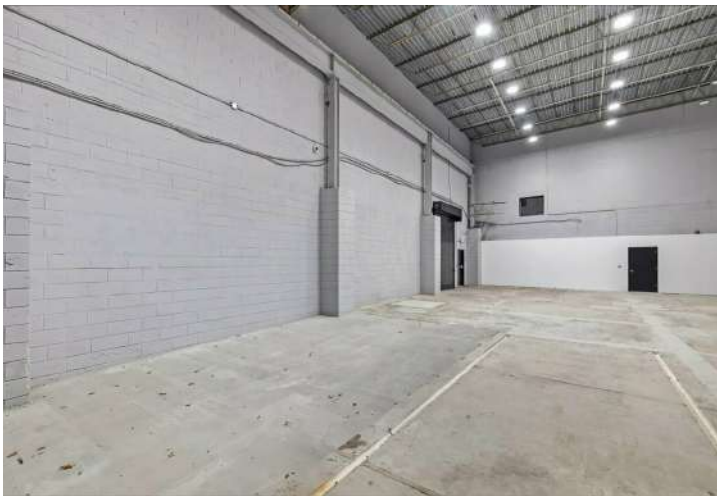
FULL FLOOR PLANS

FLOOR PLANS

FLOOR PLANS

FLOOR PLANS

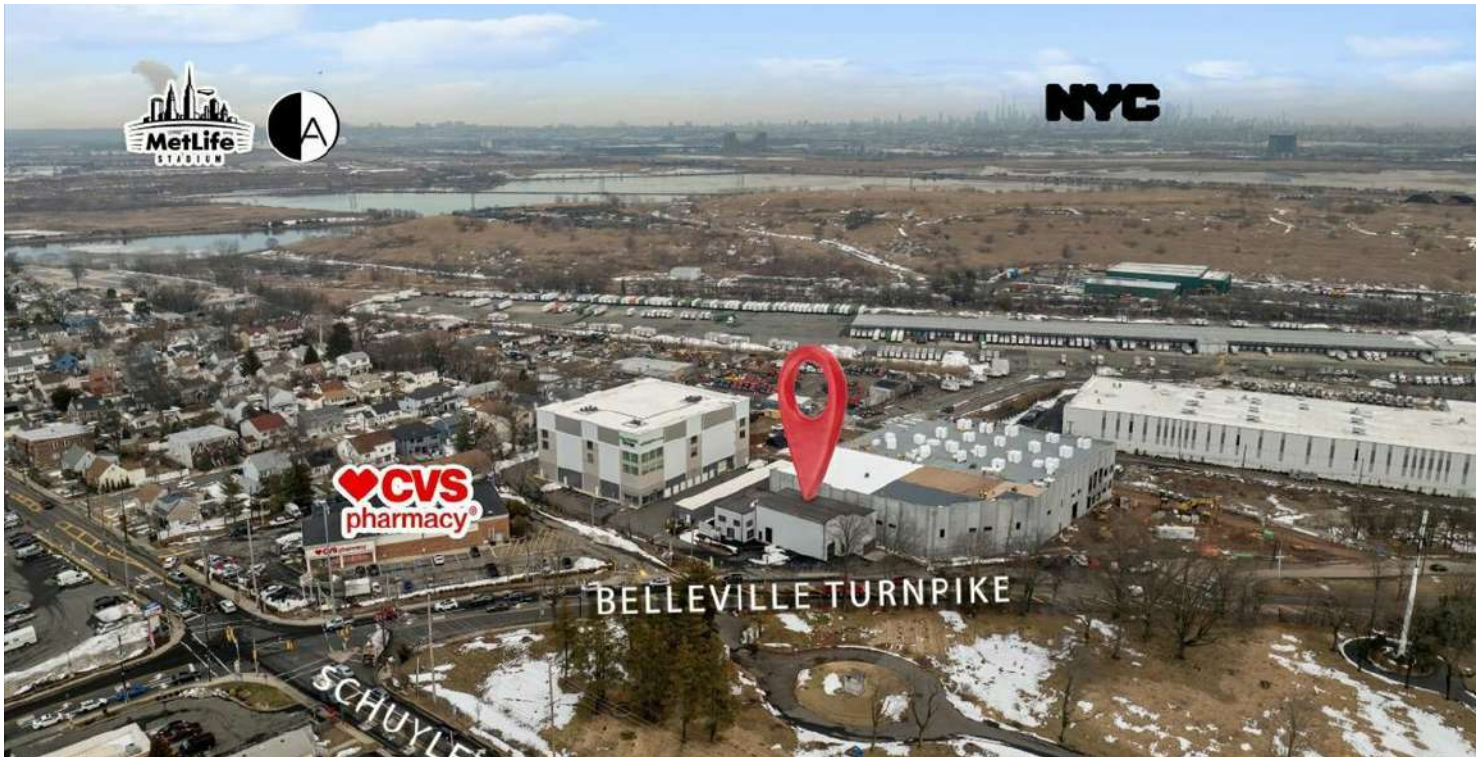
Warehouse Photos



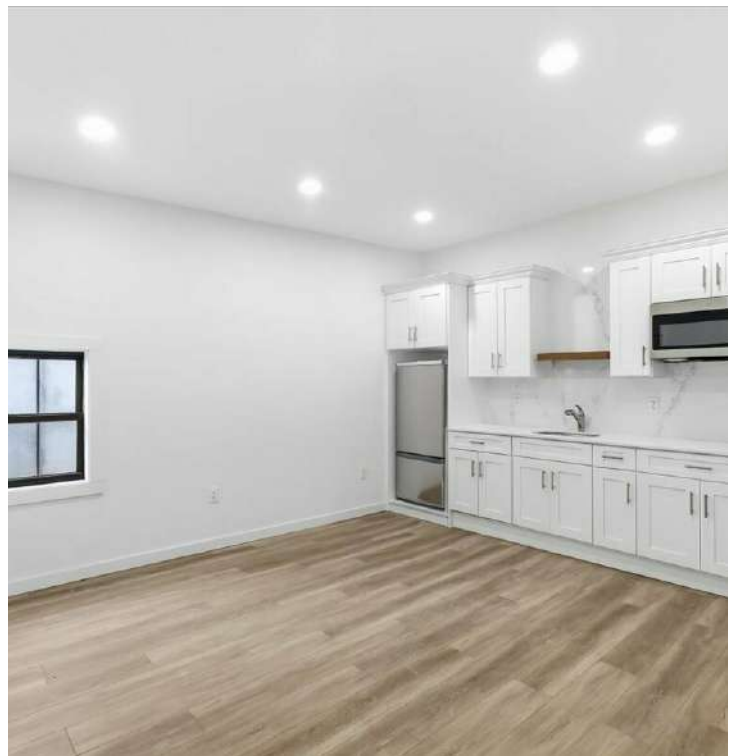
Exterior Photos



Exterior Photos



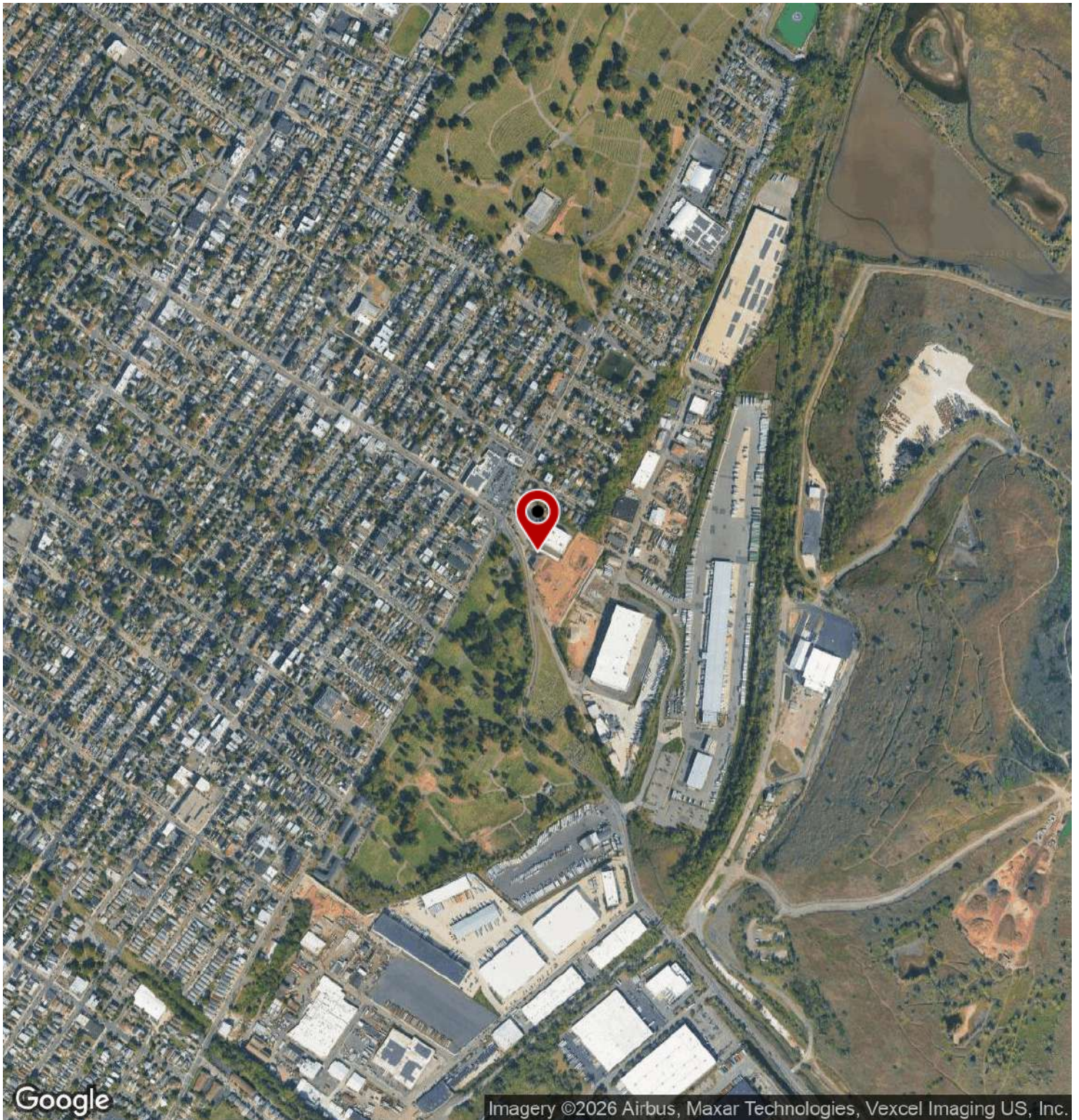
Office Photos



Retailer Map



Aerial Map



Zoning Map



Full Floor Plans

470 Belleville Turnpike, North Arlington, NJ 07031

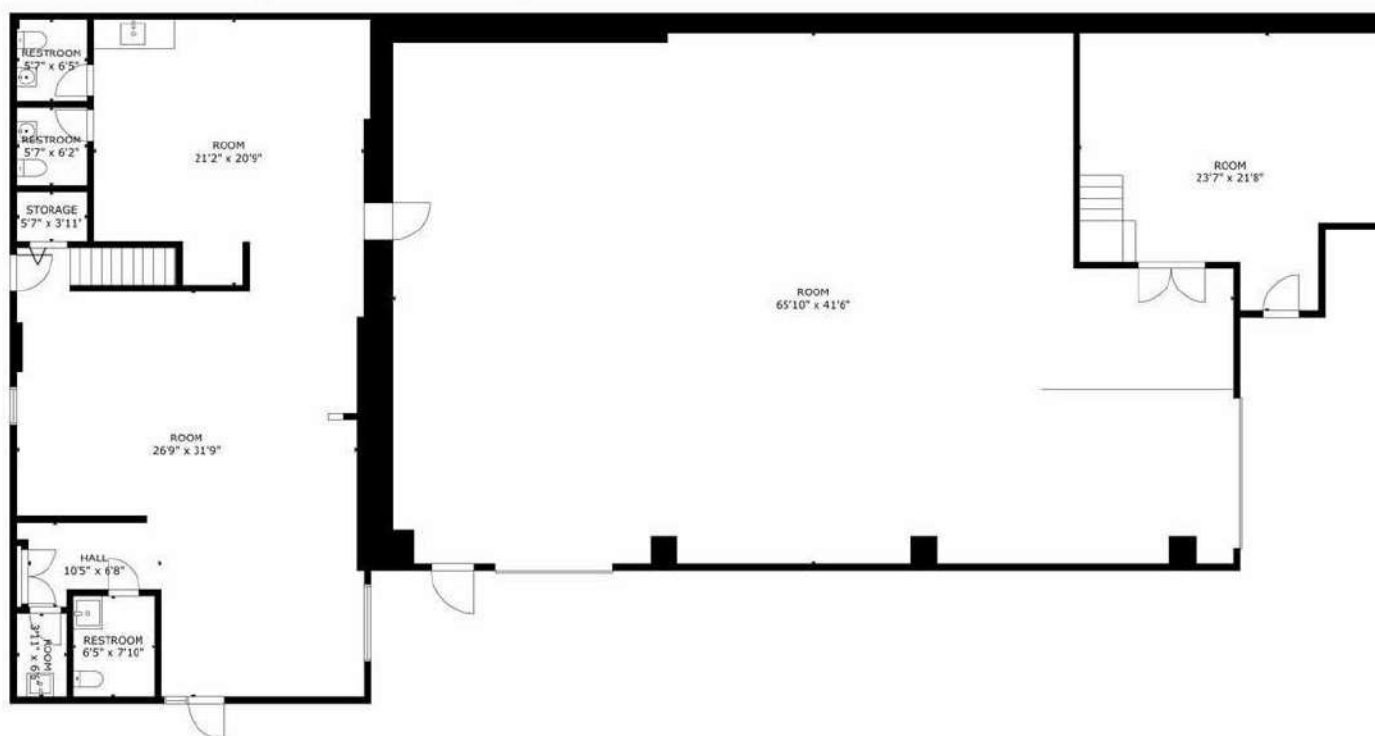


GROSS INTERNAL AREA
TOTAL: 6,525 sq ft
MAIN FLOOR: 4,475 sq ft; SECOND FLOOR: 530 sq ft; THIRD FLOOR: 1,520 sq ft
THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.



First Floor Plans

470 Belleville Turnpike, North Arlington, NJ 07031



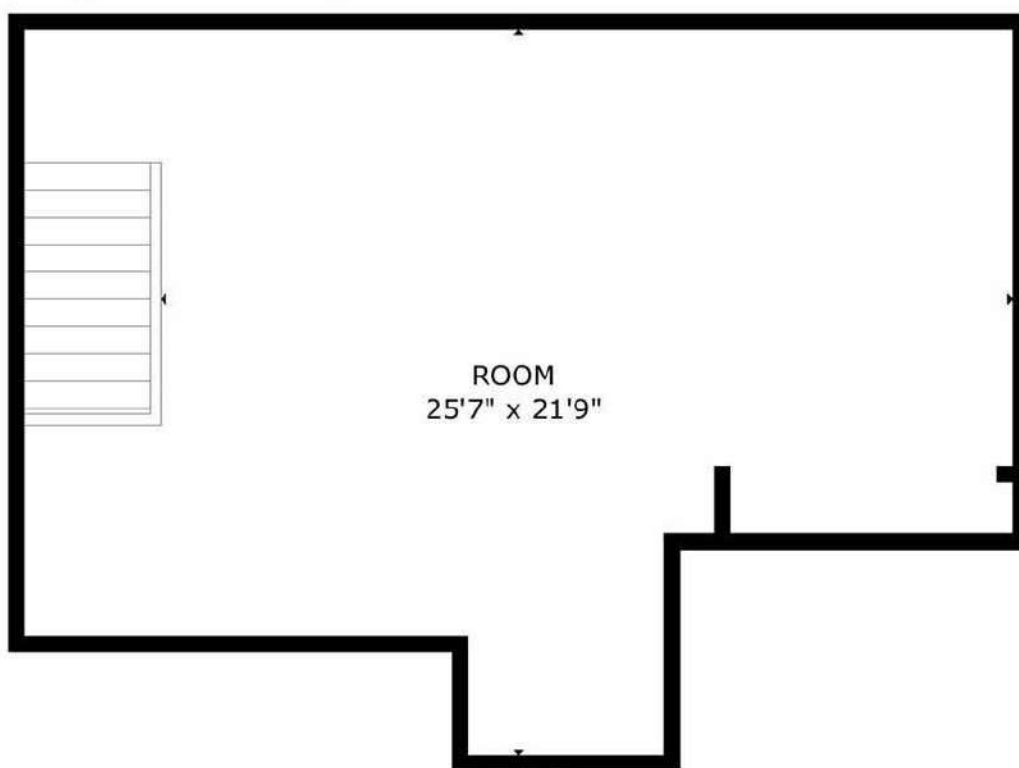
MAIN FLOOR

GROSS INTERNAL AREA
 TOTAL: 6,525 sq ft
 MAIN FLOOR: 4,475 sq ft SECOND FLOOR: 530 sq ft THIRD FLOOR: 1,520 sq ft
 THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM
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 BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.



Second Floor Plans

470 Belleville Turnpike, North Arlington, NJ 07031



SECOND FLOOR

GROSS INTERNAL AREA
TOTAL: 6,525 sq ft
MAIN FLOOR: 4,475 sq ft; SECOND FLOOR: 530 sq ft; THIRD FLOOR: 1,520 sq ft
THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM
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BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.



Third Floor Plans

470 Belleville Turnpike, North Arlington, NJ 07031



GROSS INTERNAL AREA

TOTAL: 6,525 sq ft

MAIN FLOOR: 4,475 sq ft, SECOND FLOOR: 530 sq ft, THIRD FLOOR: 1,520 sq ft

THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.

THIRD FLOOR



BELLEVILLE TURNPIKE INDUSTRIAL FLEX BUILDING WITH RENOVATED OFFICE & 25-FT CEILINGS

FINANCIAL ANALYSIS

3

TAX REPORT

INVESTMENT OVERVIEW

Tax Report

Property Detail Report

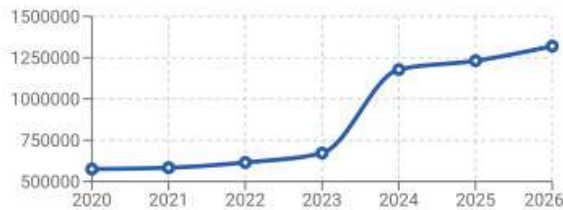
For property located at
470 Belleville Pk., N Arlington, NJ 07031

PropertyRecords

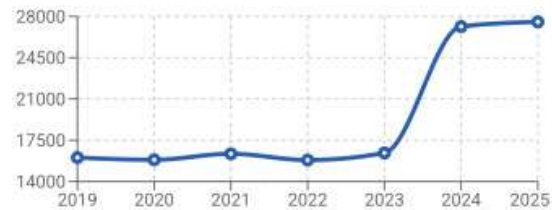
APN: 39-00129-0000-00016-0000
Generation date: 03/06/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$27,538.58	\$395.16	1.46%	\$383,000	\$848,600	\$1,231,600
2024	\$27,143.42	\$10,720.97	65.28%	\$383,000	\$795,100	\$1,178,100
2023	\$16,422.45	\$605.66	3.83%	\$383,000	\$289,500	\$672,500
2022	\$15,816.79	-\$532.88	-3.26%	\$383,000	\$232,200	\$615,200
2021	\$16,349.67	\$511.42	3.23%	\$383,000	\$200,500	\$583,500
2020	\$15,838.25	-\$190.54	-1.19%	\$383,000	\$192,100	\$575,100
2019	\$16,028.79	\$905.13	5.98%	\$383,000	\$175,300	\$558,300
2018	\$15,123.66	\$164.48	1.1%	\$383,000	\$136,000	\$519,000
2017	\$14,959.18	\$2,770.81	22.73%	\$383,000	\$128,600	\$511,600
2016	\$12,188.37	\$338.24	2.85%	\$204,100	\$189,200	\$393,300
2015	\$11,850.13	\$495.56	4.36%	\$204,100	\$189,200	\$393,300
2014	\$11,354.57	\$318.57	2.89%	\$204,100	\$189,200	\$393,300
2013	\$11,036.00	\$397.23	3.73%	\$204,100	\$189,200	\$393,300
2012	\$10,638.77	\$66.87	0.63%	\$204,100	\$189,200	\$393,300
2011	\$10,571.90	\$1,035.74	10.86%	\$204,100	\$189,200	\$393,300
2010	\$9,536.16	\$522.86	5.8%	\$106,500	\$94,600	\$201,100
2009	\$9,013.30	\$205.12	2.33%	\$106,500	\$94,600	\$201,100
2008	\$8,808.18	\$221.21	2.58%	\$106,500	\$94,600	\$201,100
2007	\$8,586.97	\$1,025.61	13.56%	\$106,500	\$94,600	\$201,100
2006	\$7,561.36	\$221.21	3.01%	\$106,500	\$94,600	\$201,100
2005	\$7,340.15	\$321.76	4.58%	\$106,500	\$94,600	\$201,100
2004	\$7,018.39	\$241.32	3.56%	\$106,500	\$94,600	\$201,100
2003	\$6,777.07	\$462.53	7.32%	\$106,500	\$94,600	\$201,100
2002	\$6,314.54	\$402.2	6.8%	\$106,500	\$94,600	\$201,100

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Investment Overview

INVESTMENT OVERVIEW		SALE PRICE
Price		\$2,150,000
Price per SF		\$305
Price per Unit		\$2,150,000
OPERATING DATA		SALE PRICE
FINANCING DATA		SALE PRICE



BELLEVILLE TURNPIKE INDUSTRIAL FLEX BUILDING WITH RENOVATED OFFICE & 25-FT CEILINGS

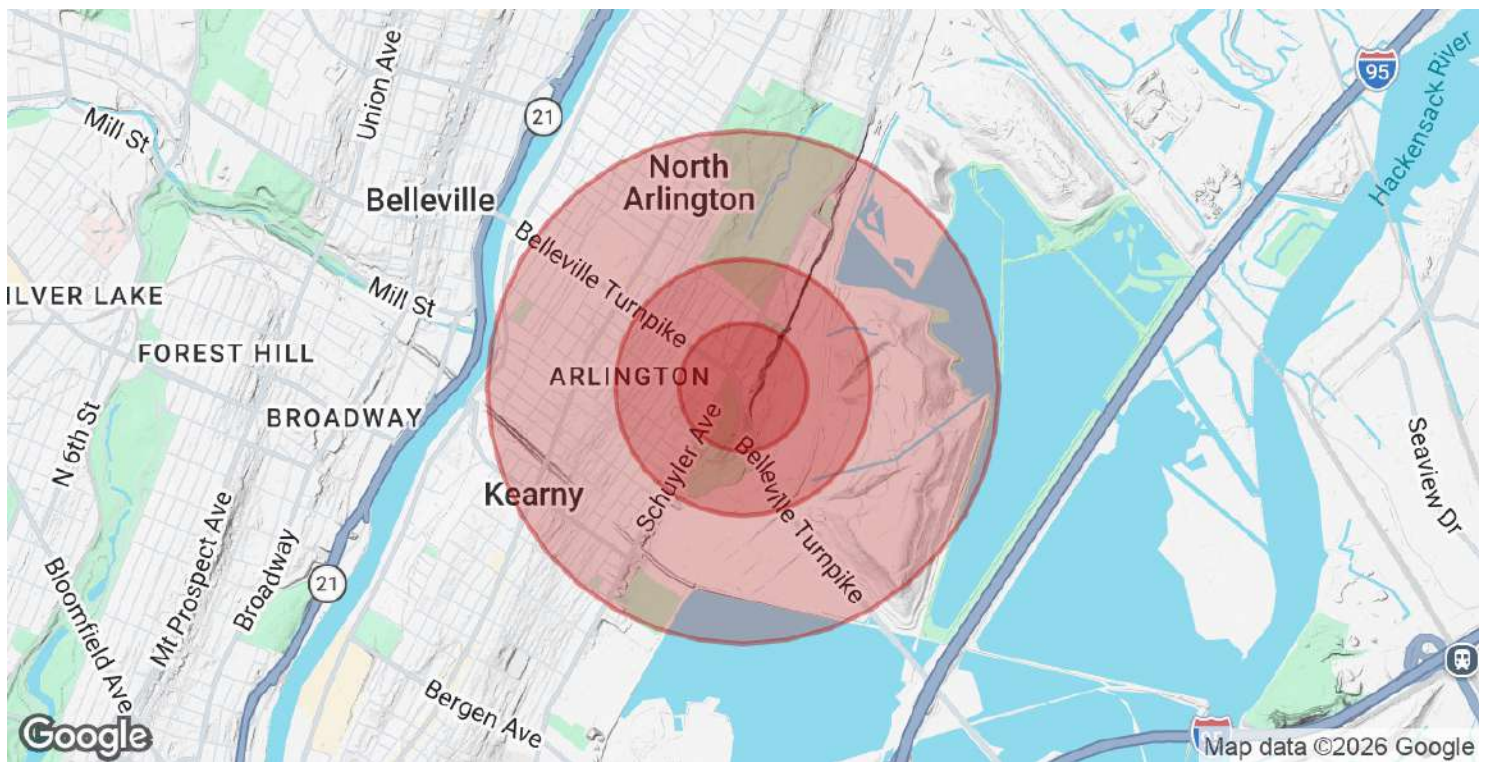
DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
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	0.25 MILES	0.5 MILES	1 MILE
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)



Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Director | Fort Lee

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having very varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market.

EDUCATION

Sales-Associate License - April 2008'
 Bachelor Degree - University of New Hampshire - June 2008'
 Broker-Associate License - May 2011'
 Certified Negotiation Expert (C.N.E.)
 Financial Analysis for Commercial Real Estate (C.C.I.M)
 Feasibility Analysis for Commercial Real Estate (C.C.I.M)
 Financial Modeling for Real Estate Development (C.C.I.M)
 RE Development: Acquisitions (C.C.I.M)
 Industrial Designation - Financial Analysis (C.C.I.M)
 Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites
 Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
 NJMLS, HCMLS, GSMLS
 Eastern Bergen County Board of Realtors
 Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee
 2200 Fletcher Ave Suite 500
 Fort Lee, NJ 07024

