

FOR SALE: 7,000 +/- SQ. FT. INDUSTRIAL PROPERTY WITH REFRIGERATION



# 250 JACKSON ST

ENGLEWOOD, NJ 07631

Contact **Exclusive Broker**

**Eric Lewin**

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**Stacey Wellins**

Office (201) 438-1177 x116

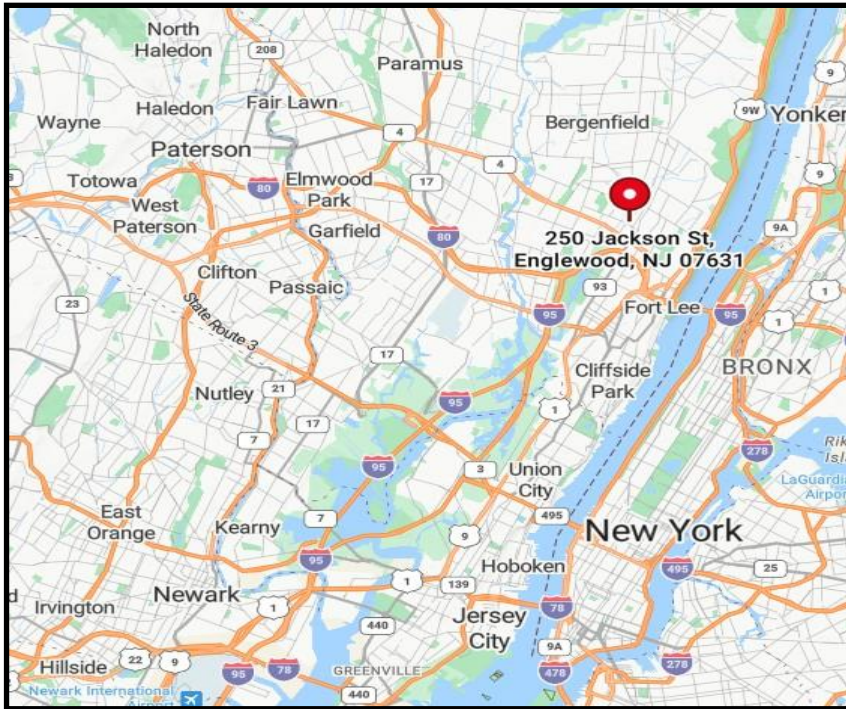
Mobile (914) 907-4095

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## 250 JACKSON ST // ENGLEWOOD, NJ 07631

**Team Resources** is pleased to present this 7,000 +/- sq. ft. single-story free-standing industrial manufacturing facility. Position your business in the heart of Bergen County with this functional, highly accessible industrial opportunity in Englewood's established commercial corridor. **250 Jackson Street** offers a rare small-bay industrial building with **multiple loading positions and built-in cold storage capability** in a supply-constrained Bergen County market. Its proximity to major highways and NYC makes it an excellent option for **local distribution hub, food, cold storage users, storage, manufacturing and specialty industrial users** seeking efficiency and accessibility.



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### Property Description

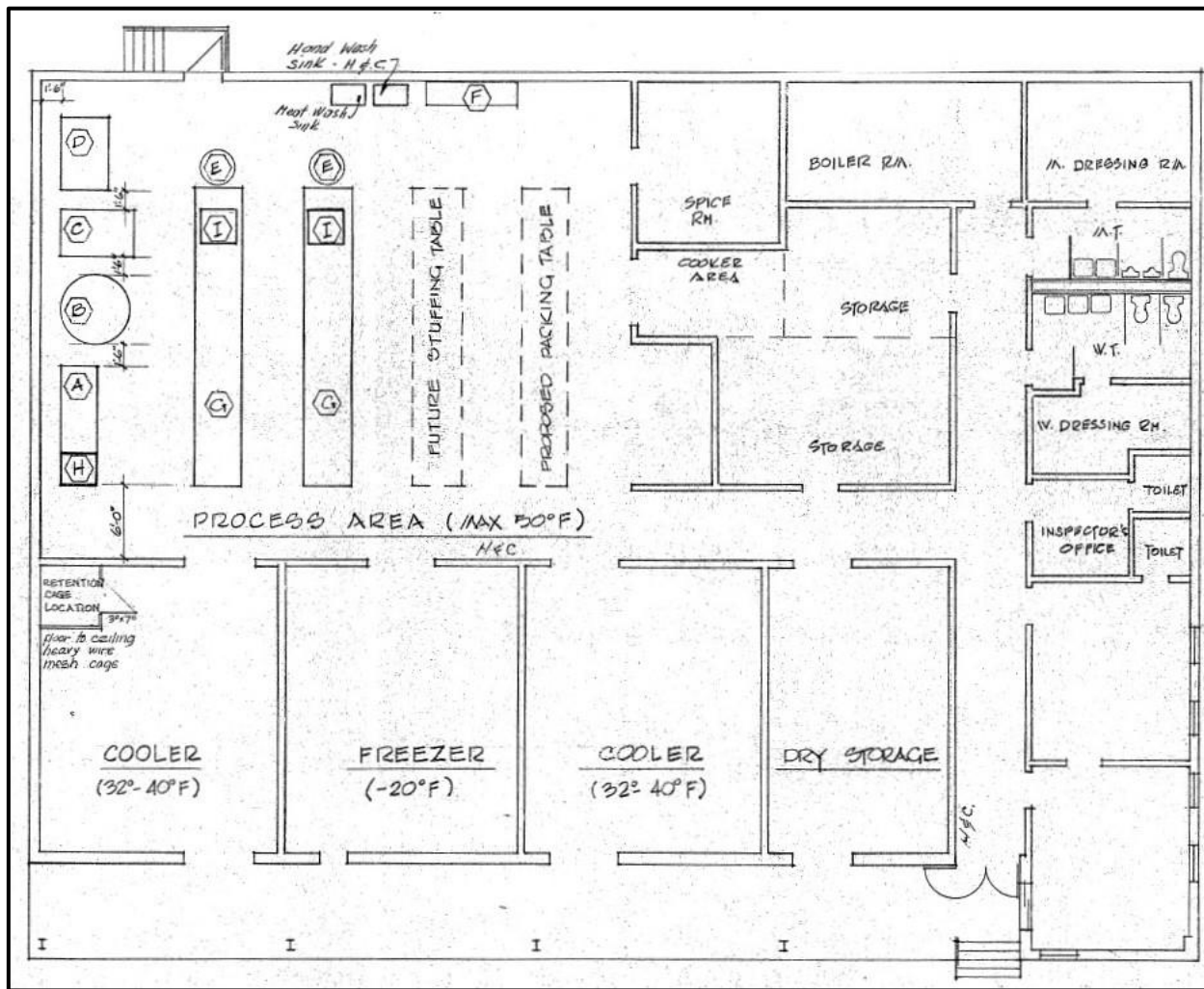
<b>Building Size:</b>	7,000 ±sq. ft.
<b>Acreage:</b>	.43 ± acres
<b>Office:</b>	1,100 ±sq. ft. (Office/Restroom/Locker Room)
<b>Ceiling Height:</b>	12' ceilings
<b>Loading Doors:</b>	8 loading dock positions
<b>Refrigeration:</b>	Refrigeration/cooler infrastructure
<b>Parking:</b>	25 cars
<b>Zoning:</b>	RIM (Research/Industry/Medical)
<b>Sale Price:</b>	upon request
<b>Estimated Tax:</b>	\$28,819.88
<b>Occupancy:</b>	October 1, 2026

### LOCATION HIGHLIGHTS

- Strategically located in Englewood's **industrial submarket**
- Immediate access to Route 4, Route 80 & I-95
- ±30 minutes to Port Newark-Elizabeth Marine Terminal
- Minutes to the George Washington Bridge and NYC
- Strong labor pool & dense surrounding population
- Equipped with +/- 800 sf Refrigeration & 400 sf Freezer
- Food Processing facility



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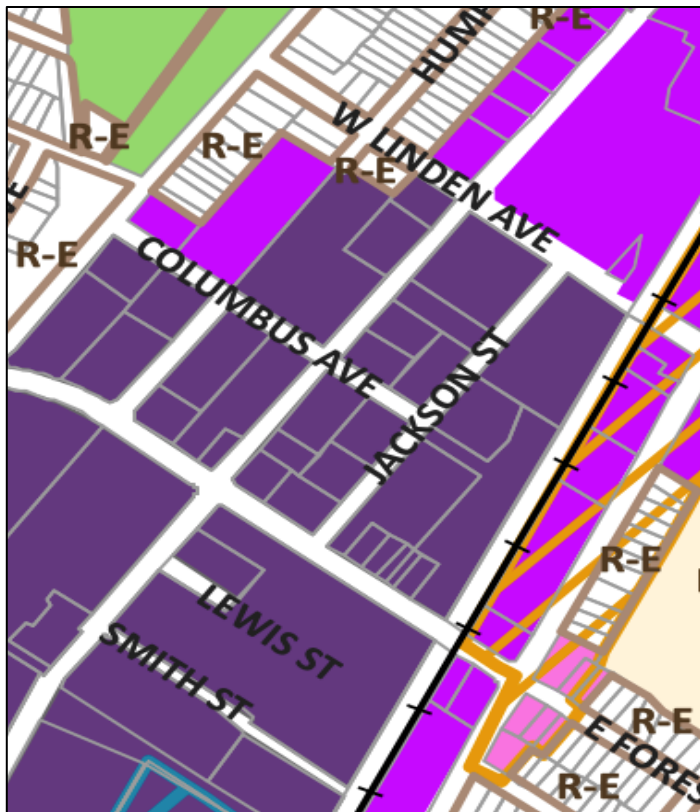
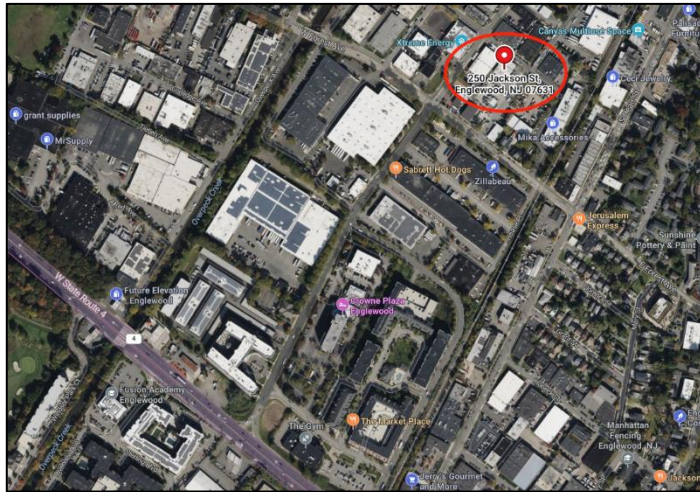
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### ZONING DISTRICTS

- Downtown (D-1a)
- Downtown (D-1b)
- Downtown (D-2a)
- Downtown (D-2b)
- Downtown (D-2c)
- Downtown (D-2d)
- Downtown (D-2e)
- Downtown (D-3)
- Neighborhood Center (N-C)
- Service Business District (SBD)
- Light Industrial (L-I)
- Research, Industry & Medical (RIM)
- Open Space (OS)
- Multi-Family Zone (RM-)
- Single Family Zone (R-)
- Downtown Redvpt Overlay (DRL)
- Work-Live Overlay (W-L)
- Planned Unit Dvpt Overlay (PUD-1)

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