



5 & 30 PAUL KOHNER PLACE

ELMWOOD PARK, NJ 07407
WAREHOUSE FOR SALE

CONTACT EXCLUSIVE BROKERS

ROBERT KLEIN

718-388-1124

RKLEIN@KALMONDOLGIN.COM

NEIL DOLGIN

718-388-2331

NEIL@KALMONDOLGIN.COM



KALMON DOLGIN AFFILIATES

101 RICHARDSON STREET

BROOKLYN, NY 11211

718-388-7700

KALMONDOLGIN.COM

5 & 30 PAUL KOHNER PLACE

Kalmon Dolgin Affiliates presents an exclusive sale opportunity. Located in Elmwood Park, these three industrial buildings boast two distinct addresses- 5 & 30 Paul Kohner Place, presenting a compelling investment opportunity. These industrious structures, delivered vacant and embracing a versatile industrial/flex design, sit upon a generous 7.577 acre parcel. Meticulously maintained, the combined 3 properties embody an ideal prospect, tailored for both institutional investors seeking to lease with a promising return or and owner-occupants envisioning a versatile space for their venture.

This strategically located property offers an unparalleled opportunity for businesses seeking a robust and adaptable space. With a history as a printing facility, the layout and infrastructure are designed to accommodate diverse industrial activities.

For More Information Contact Exclusive Brokers

ROBERT KLEIN

718-388-1124 (OFFICE)

732-533-9511 (MOBILE)

RKLEIN@KALMONDOLGIN.COM

NEIL DOLGIN

718-388-2331 (OFFICE)

917-209-9980 (MOBILE)

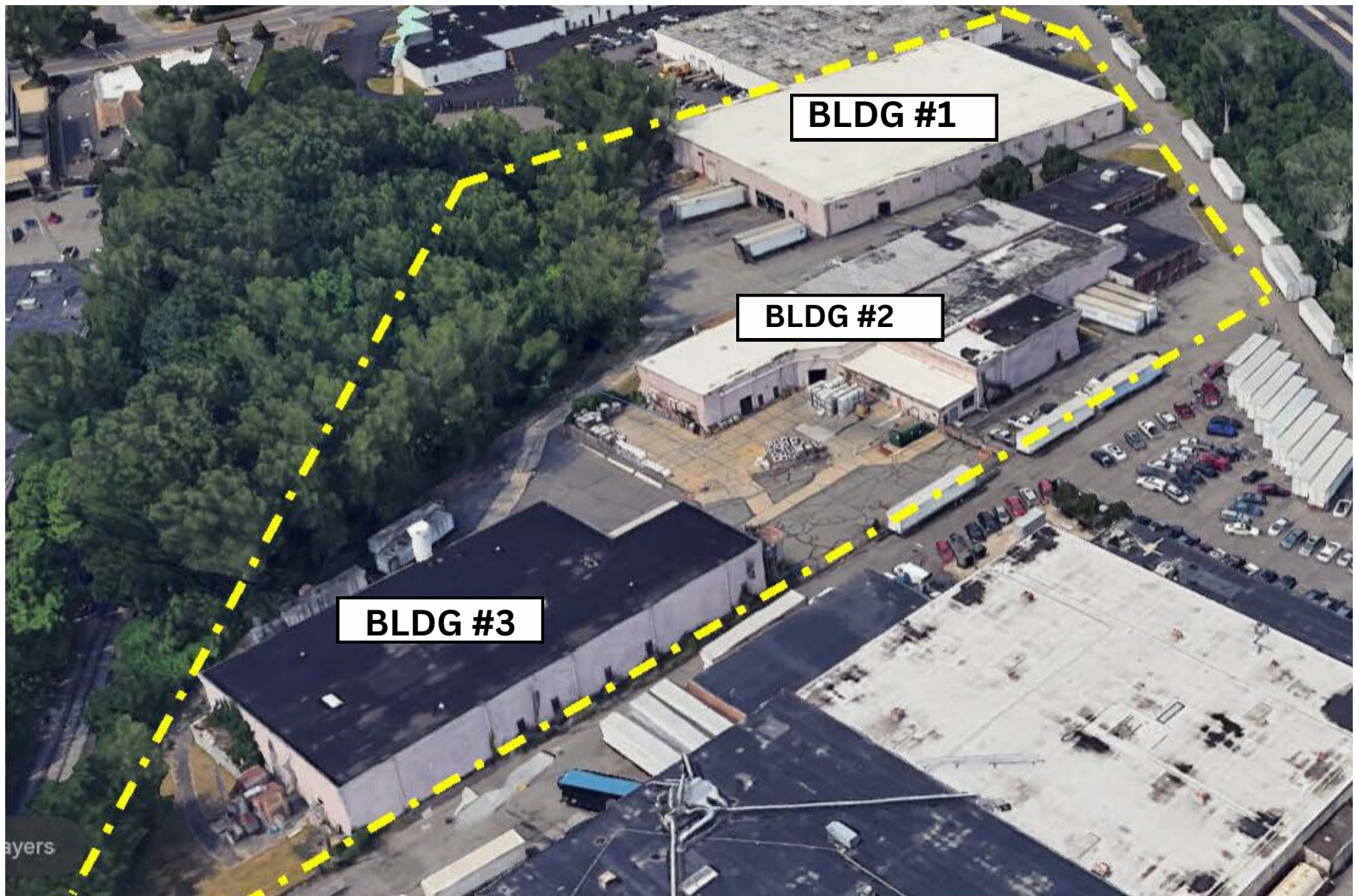
NEIL@KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.

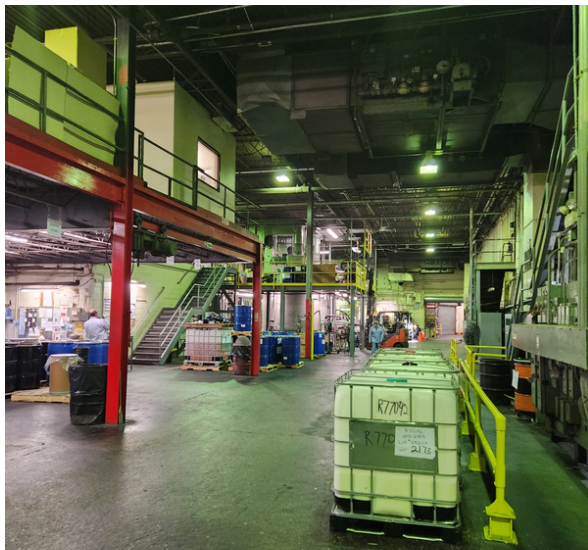
5 & 30 PAUL KOHNER PLACE

	BLDG #1 5 PAUL KOHNER PL 58,370 SF	BLDG #2 30 PAUL KOHNER PL 40,000 SF	BLDG #3 REAR BLDG OF 30 PAUL KOHNER PL
AVAILABLE SPACE	49,614 SF SINGLE STORY WAREHOUSE	30,000 SF SINGLE STORY PRODUCTION	18,000 SF
OFFICE/MEZZAZINE	8,756 SF OFFICE	10,000 SF OFFICE + 8,200 SF 2 FL	1,500 SF MEZZANINE
CEILING HEIGHT	23'	24'	21'
LOADING DOCS	5 EXTERIOR	3 EXTERIOR	2 EXTERIOR
DRIVE IN	2	-	2
COLUMNS	40' COLUMN SPAN 4 ROW X 8 ROW	25' COLUMN SPAN SINGLE ROW	25' COLUMN SPAN SINGLE ROW
PARKING	15 CAR ON SITE LOT	50 CAR ON SITE LOT ELECTRONIC GATED ENTRANCE	-
POWER	600 AMPS 3 PHASE ELECTRIC	1,200 AMPS 3 PHASE ELECTRIC	1,600 AMPS
SPRINKLERED	100 % WET SPRINKLER SYSTEM	100 % WET SPRINKLER SYSTEM	100 % WET SPRINKLER SYSTEM
CONSTRUCTION	CONCRETE BLOCK, STEEL JOIST	CONCRETE BLOCK, STEEL JOIST	CONCRETE BLOCK, STEEL JOIST
MISC	SODIUM VAPOR LIGHTING	GAS MODINE BLOWERS NEEDS NEW ROOF	GAS MODINE BLOWERS SODIUM VAPOR LIGHTING
PROPERTY TAXES	\$75,300/YR	\$58,532/YR	

5 & 30 PAUL KOHNER PLACE

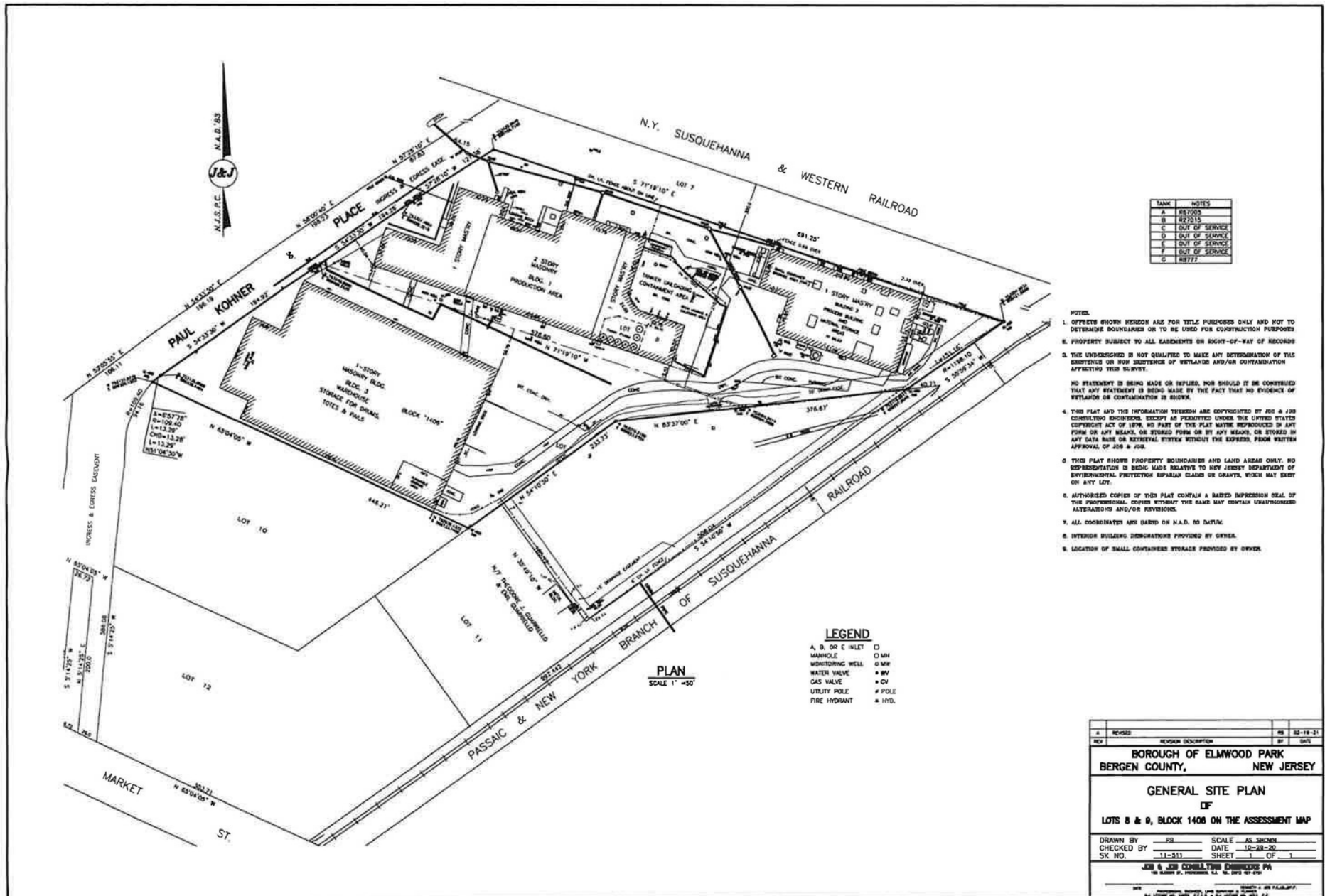


5 & 30 PAUL KOHNER PLACE



PHOTOS

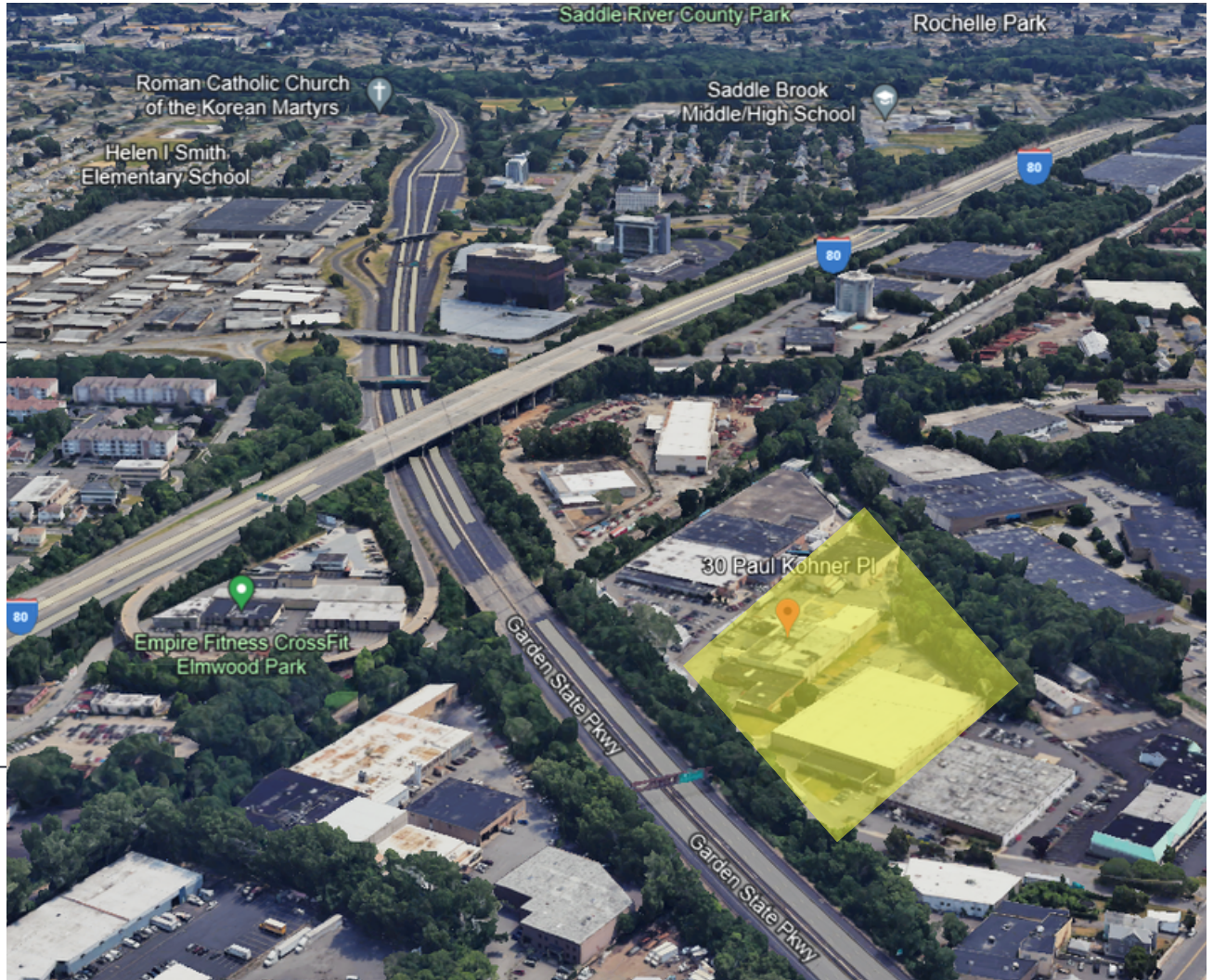
5 & 30 PAUL KOHNER PLACE



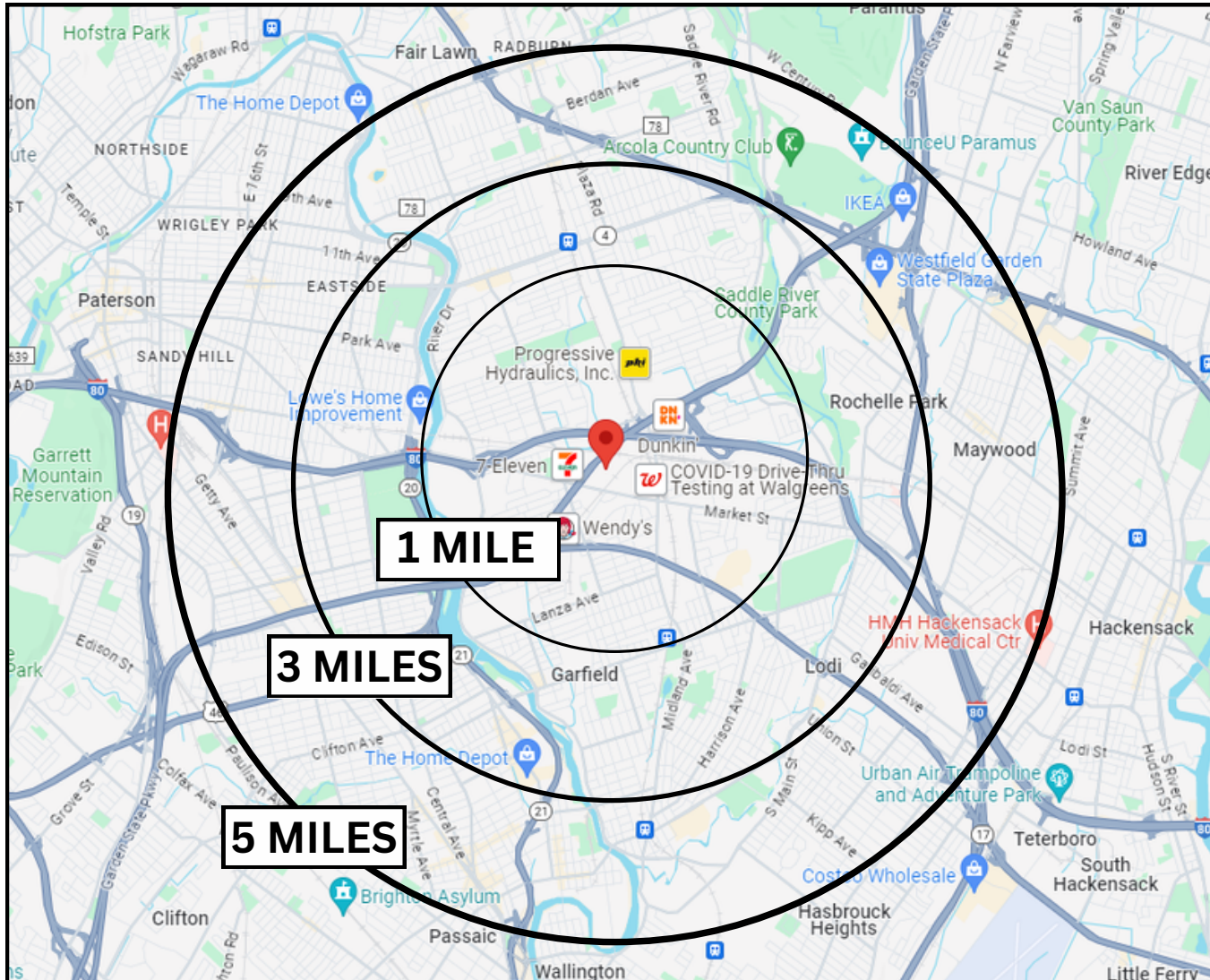
5 & 30 PAUL KOHNER PLACE

LOCATION HIGHLIGHTS

1.4 MI to Plauderville Commuter Rail
2.6 MI to Broadway Commuter Rail
1.1 MI to Elmwood Park, NJ
4.7 MI to Hackensack, NJ
11.8 MI to New York City
12 MI to American Dream's Nickelodeon Universe
20.3 MI to Newark Liberty International Airport
21.4 MI to LaGuardia Airport
37.2 MI to Westchester County Airport



5 & 30 PAUL KOHNER PLACE



Daytime Population

220,035

3 Mile Radius



Average HH Income

\$102,870

3 Mile Radius

POPULATION

1 Mile	3 Miles	5 Miles
22,741	266,266	662,489

HOUSEHOLD

1 Mile	3 Miles	5 Miles
8,255	91,577	231,498

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$135,566	\$102,870	\$112,106