

FOR LEASE | ENTIRE PROPERTY - SINGLE TENANT

29 ATWOOD AVENUE

Tenafly, New Jersey | Bergen County | Block 1305, Lot 1

A climate controlled two-building commercial campus on a 34,734± SF three-street corner lot at Atwood Avenue and North Summit Street, with a full renovation starting soon. Offered in its entirety to a single tenant, with abundant on-site parking and drive-in access throughout.

13,679 SF

GROSS BUILDING AREA

34,734± SF

CORNER SITE

40±

PARKING SPACES

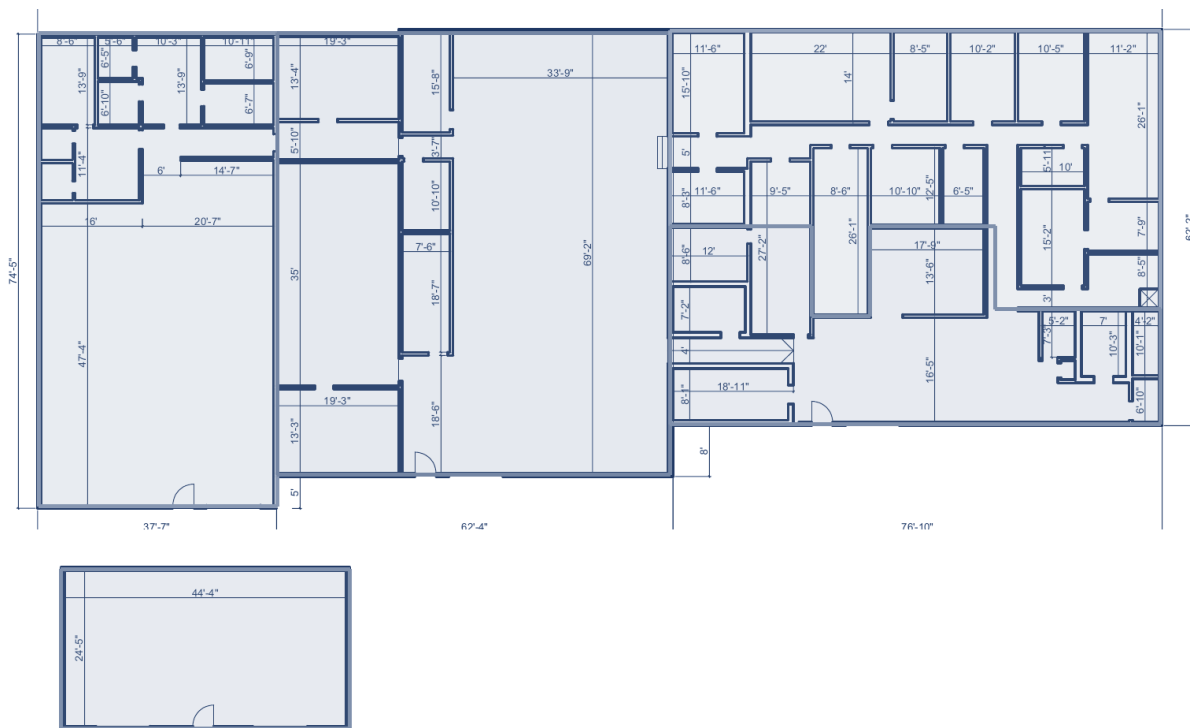
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DRIVE-IN DOORS

\$20 / SF

ASKING RENT, NNN

THE PROPERTY



Main building (12,460 SF) and detached warehouse (1,219 SF). All sizes approximate. Floor plans not to scale.

Main Building	12,460 SF, 1 story	Ceiling Heights	10'-12' main; 13' detached
Detached Building	1,219 SF, 1 story	Loading	5 drive-in doors (3 main, 2 detached)
Office Area	4,500 SF (33%)	Restrooms	7 lavatories (main building)
Warehouse Area	9,179 SF (67%)	Parking	40± spaces (2.92 / 1,000 SF)
Climate Control	100% of building area	Condition	Full renovation starting soon

29 Atwood Avenue, Tenafly, NJ 07670

One Tenant, Two Buildings

Main Building

12,460 SF | 10'-12' clear ceilings | 3 drive-in doors

A flexible blend of finished office and functional warehouse. The front office area features an entrance hall, private offices, open work areas, two kitchens, a vault and multiple lavatories. A separate rear office area adds two to three additional offices with its own kitchen, locker rooms and lavatories. The remaining space consists of warehouse storage, a dedicated workshop, sprinkler room and loading areas served by three drive-in doors. Fully climate controlled, with a complete renovation beginning shortly.

Detached Warehouse

1,219 SF | 13' ceiling | 2 drive-in doors

Freestanding, high-ceiling open warehouse storage with two large drive-in doors and direct yard access. Ideal for vehicles, equipment or inventory. Fully climate controlled.

\$20 / SF NNN

On 13,679 SF of gross building area, approximately **\$273,580 per year** (\$22,800 per month), triple net. The entire campus, both buildings and all site parking, is offered to one tenant under a single lease.

Renovation Starting Soon

A full renovation is planned to begin shortly, with office, workshop, warehouse and storage build-outs and climate control throughout.

Easy Access

Corner lot fronting Atwood Ave, N Summit St and Jersey Ave, with a dedicated drive-in alley and five drive-in doors.

Plenty of Parking

40± striped on-site spaces (2.92 per 1,000 SF), right at the building entries, with room for staff, fleet and visitors.