

31 Industrial
Avenue
MAHWAH, NEW JERSEY

6,302 SF-9,133 SF
INDUSTRIAL/FLEX
FOR LEASE



Property Features

- 2 units remaining: 6,302 SF - 9,133 SF
- Suite 1: 6,302 SF; additional 1,500 SF office available
- Suite 4: 9,133 SF has 1 loading dock
- 54,000 SF building
- 3.03 Acres
- 30' x 20' column spacing
- 16' Ceiling height
- Parking available
- Wet sprinkler system
- GI - General Industry Zoning

FOR MORE INFORMATION

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Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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PROPERTY SUMMARY



Location Description

Prime Industrial Location in Northern New Jersey

Located in the heart of Bergen County's thriving industrial corridor, 31 Industrial Avenue, Mahwah, NJ, offers unparalleled accessibility and convenience. Situated just minutes from major highways including Route 17, I-287, and the New York State Thruway, this property ensures seamless connectivity to key regional markets.

Its proximity to the New York Metropolitan area and major distribution hubs makes it an ideal choice for logistics, warehousing, or manufacturing operations. Additionally, Mahwah's business-friendly environment and strong industrial presence provide ample opportunities for growth and networking within the sector.

Offering Summary

Suite 1:	6,302 SF
Suite 1 Potential Add-On:	1,500 SF Office
Suite 4:	9,133 SF
Lot Size:	3.03 Acres
Building Size:	54,000 SF

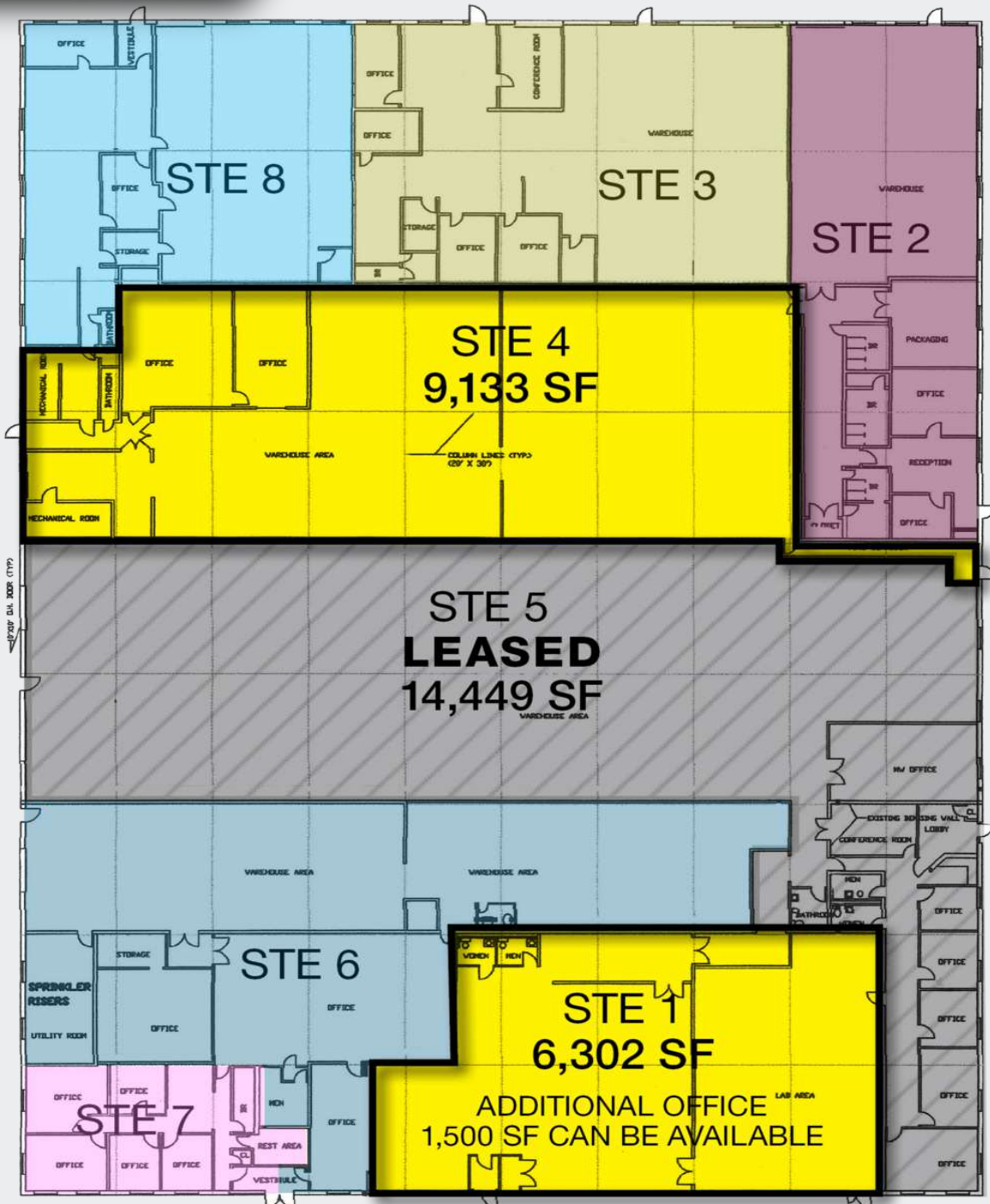
Demographics 1 Mile 3 Miles 5 Miles

Total Households	3,498	22,172	51,622
Total Population	8,231	60,592	166,922
Average HH Income	\$180,563	\$181,747	\$157,627

31 Industrial Avenue

MAHWAH, NEW JERSEY

FLOOR PLAN



Suite 1: 6,302 SF with additional 1,500 SF Office Available

Suite 4: 9,133 SF has 1 (one) loading dock

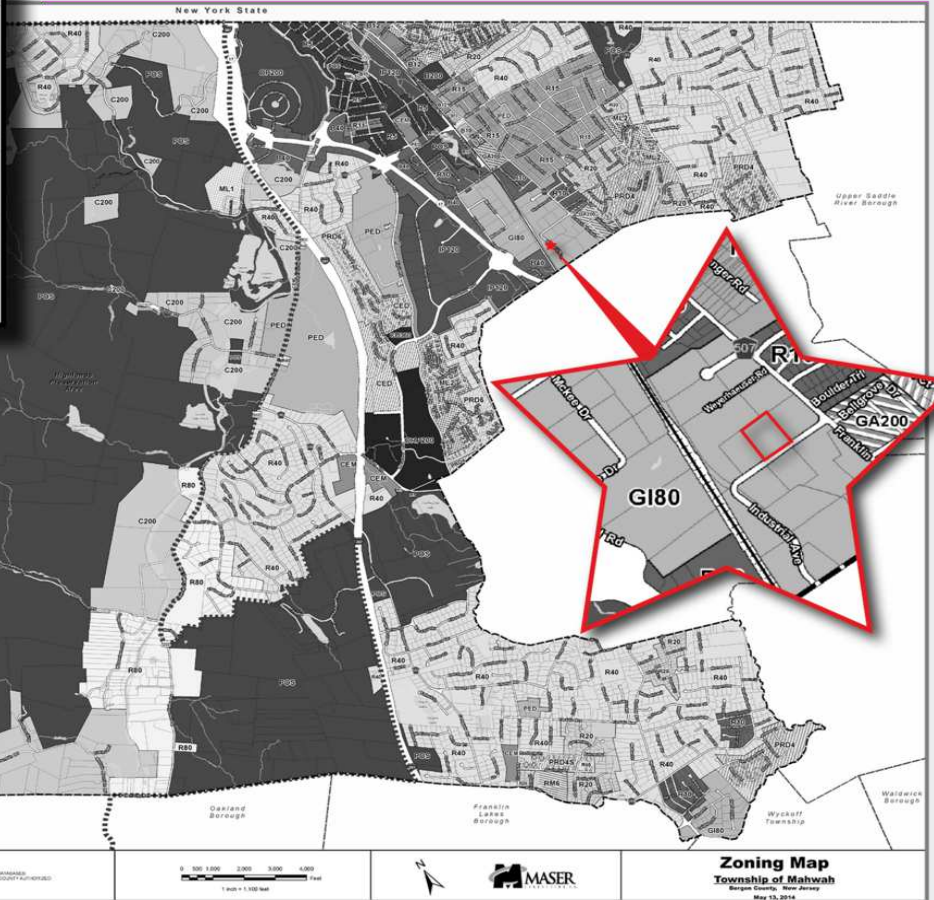
31 Industrial Avenue

MAHWAH, NEW JERSEY

ZONING & TAX MAP



Tax Map



Zoning Map
Township of Mahwah
Borough, County, New Jersey
May 15, 2014

Legend

- Municipal Boundaries
- Highlands Preservation Area Boundary
- Parcels
- Water Bodies
- Streams

Zoning Districts

- R5 - One Family Residential
- R10 - One Family Residential
- R11 - Two Family Residential
- R15 - One Family Residential
- R20 - One Family Residential
- R40 - One Family Residential
- R80 - One Family Residential
- ML1 - Mount Laurel Housing District
- ML2 - Mount Laurel Housing District
- RM - Mobile Home
- GA200 - Garden Apartment
- B10 - Neighborhood Business
- B12 - General Business
- B40 - Highway Business
- B200 - Shopping Center
- CB360 - Community Business
- BZ - Buffer Zone
- C200 - Conservation
- POS - Public Open Space
- C201 - Corridor
- LDD - Limited Office District
- OP200 - Office Park
- CRP200 - Office Research Park
- PED - Public Education
- PRD4 - Planned Residential Development
- PRD6 - Planned Residential Development
- CED - Controlled Economic Development

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
G180 General Industry	<ol style="list-style-type: none"> 1. Assembly or packaging of products from previously prepared materials. 2. Contractor's equipment sales and service. 3. Dance studio. 4. Distribution center. 5. Extraction or excavation operations subject to § 24-3.8f. 6. Glass and textile manufacture. 7. Instructional, karate/martial arts. 8. Lumber and building materials sales. 9. Planned industrial developments. 10. Printing plants or publishing houses. 11. Public parks, playgrounds or athletic fields. 12. Public utility buildings, telephone exchange, telegraph. 13. Research laboratories. 14. Self-storage facilities. 15. Solar energy systems. 16. Tool, die and pattern making, other machine shop operations. 17. Truck terminals. 18. United States Post Office. 19. Warehouse and/or distribution facility. 20. Wholesale business storage and warehousing. 21. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting. 	<ol style="list-style-type: none"> 1. Electric vehicle charging stations. 2. Off-street parking and loading facilities. 3. Solar energy systems. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Fitness and health clubs subject to § 24-7.11a. 3. Health and Wellness Centers, subject to § 24-7.12. 4. Limited industrial uses subject to § 24-7.14. 5. Motor vehicle body repair shop subject to § 24-7.3. 6. Places of assembly subject to § 24-7.4. 7. Service stations subject to § 24-7.9. 8. Health and Wellness Centers, subject to § 24-7.12. 9. Sexually oriented businesses, subject to § 24-7.13.

Area, Bulk and Yard Requirements

[Ord. #574; Ord. #622; Ord. #815; Ord. #860; Ord. #883; 1976 Code Ch. 179; Ord. #955, § 5; Ord. #1036, § III; Ord. #1161; Ord. #1211, § III; Ord. #1252, § I; Ord. #1298; Ord. #1324, §§ I, II; Ord. #1448; amended 6-27-2019 by Ord. No. 1870; 8-8-2019 by Ord. No. 1880; Ord. No. 1916; Ord. No. 1958; Ord. No. 2002; Ord. No. 2003; amended 7-31-2023 by Ord. No. 2011]

Zone	District	Minimum Area Requirements				Maximum Bulk Requirements				Minimum Yard Requirements**		
		Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Improved Lot Coverage (%)	Lot Coverage (%)	Bldg. Ht. Principal*		Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
G180	General Industry	80,000	200	300	80	40	Feet: 40	Story: 3	50	25	50	65