

Retail

(Divisible)

153-159
Kinderkamack Rd
Montvale, NJ



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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RETAIL

- Free Standing Building
- Located in NJ right on the NY Border
- Lot size: 1.47 Acres
- 8,500 SF Divisible (Includes Retail Floor, Storage and Office Space)
- 20 Feet Storage Ceiling Height
- Electrical Service: 3 Panels
- HVAC: 3 Combination Heat/ac
- Roll Up Door – Approx.. 10 x 10
- 4 Private Bathrooms
- Private Parking Lot with 20 Spaces
- Additional Back Parking Lot For Delivery Trucks
- Zoned Commercial B-1
- Entrance & Exit off of Kinderkamack Rd.
- Close to 287, Palisades Interstate Pkwy & Garden State Pkwy
- Nearby Local Tenants: Valley Health System, Bergen Surgery Center, General Plumbing Supply, Rejuvenation Clinic

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COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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Back Parking Lot 1



Auxiliary Parking Lot

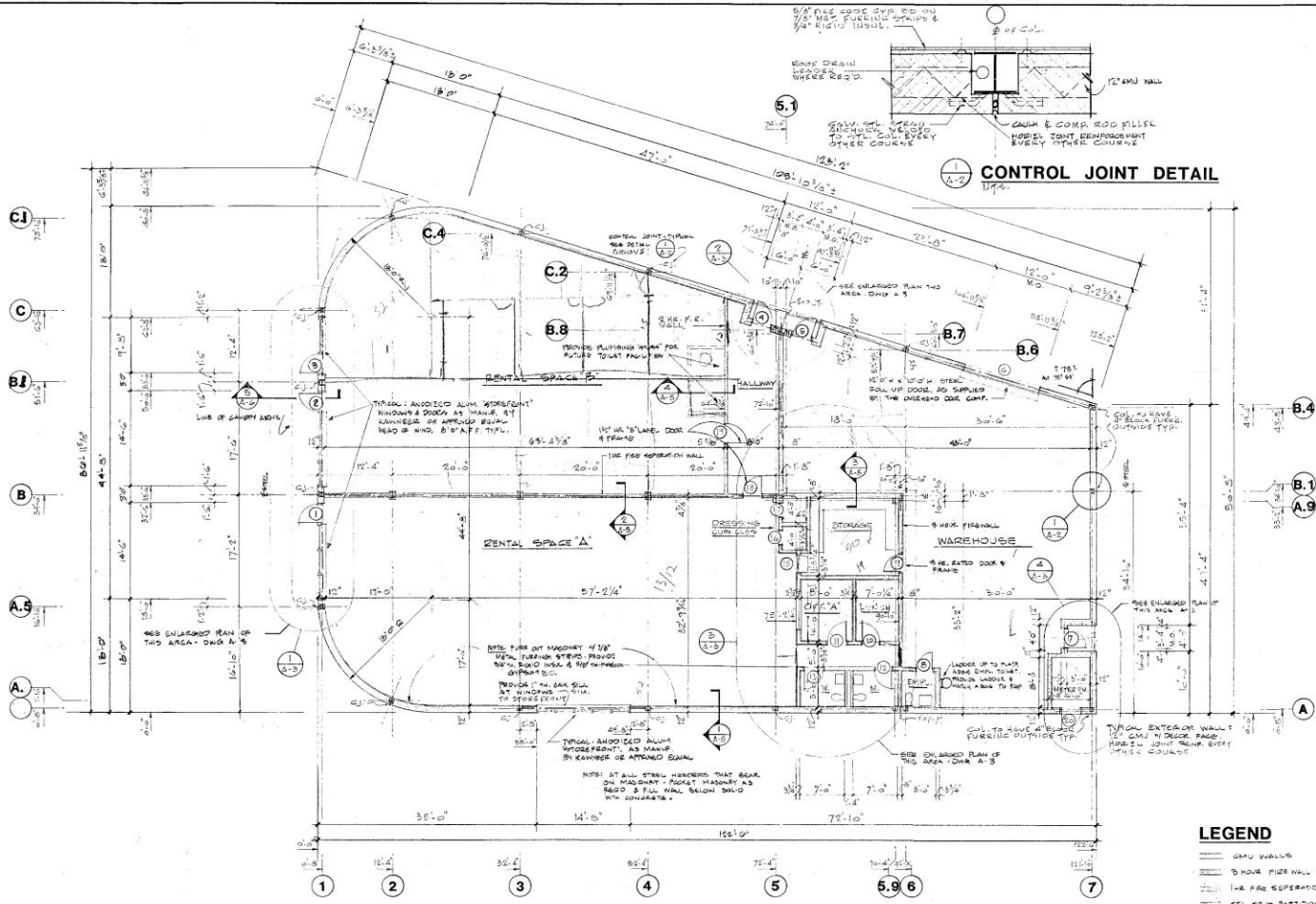


Front Parking Lot

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FLOOR PLAN
7/6/11-0

CONTROL JOINT DETAIL
1/7/6

- LEGEND**
- CMU WALLS
 - 5 HOUR FIRE WALL
 - THE FIRE SEPARATION WALL
 - 6" L STUD PARTITION



geller & termotto
architects
planners

Approved: 11/24/11

THE SOCK COMPANY

Drawing Number

A2

Comm No. 11/24/11
Date 7/27/11
Page 12

2 pearlys ave.
tenafly, new jersey 07670

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Armistead Mechanical

Pearl Mount Carwash

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Vision Sports Club

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7 ELEVEN

PNC

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CVS

TACO BELL

Shell

SITE

TD Bank

DUNKIN' DONUTS

The James Park Ridge Apartments

NEW YORK

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DEMO-GRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,161	64,157	213,790
Daytime Population	11,043	77,845	218,145
Households	2.73	2.84	3.06
Average Age	43.1	46.4	43.1
Average HH Income	\$127,736	\$146,492	\$119,561

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