



# 5 & 30 PAUL KOHNER PLACE

ELMWOOD PARK, NJ 07407  
WAREHOUSE FOR SALE

## CONTACT EXCLUSIVE BROKERS

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**Kalmon Dolgin**  
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# 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.

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## For More Information Contact Exclusive Brokers

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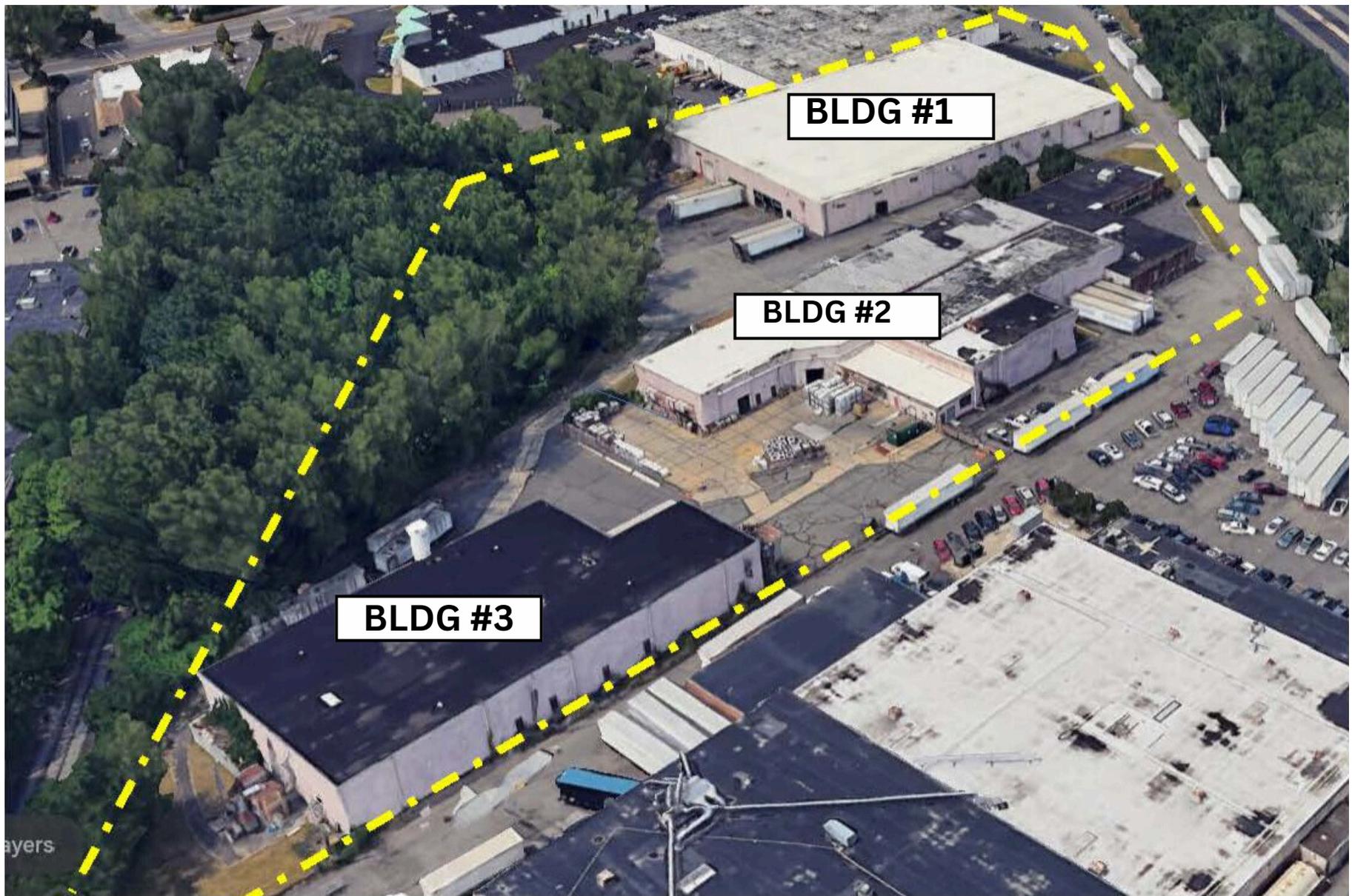
**718-388-2331 (OFFICE)**

**917-209-9980 (MOBILE)**

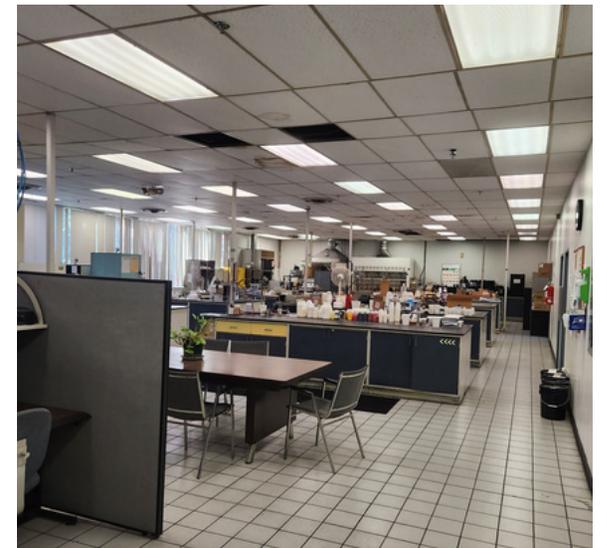
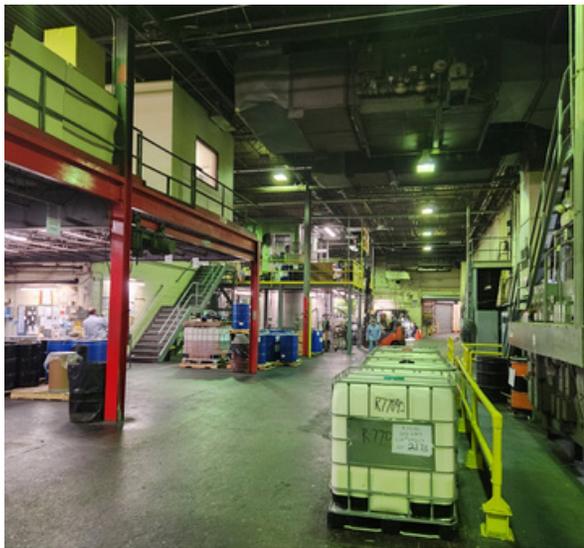
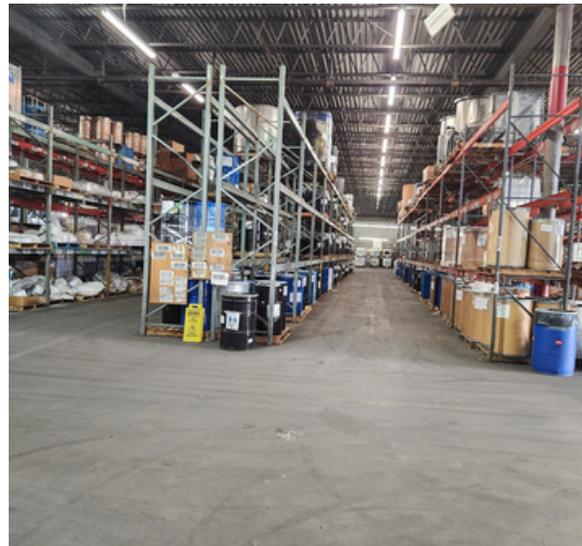
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	<b>BLDG #1 5 PAUL KOHNER PL 58,370 SF</b>	<b>BLDG #2 30 PAUL KOHNER PL 40,000 SF</b>	<b>BLDG #3 REAR BLDG OF 30 PAUL KOHNER PL</b>
<b>AVAILABLE SPACE</b>	49,614 SF SINGLE STORY WAREHOUSE	30,000 SF SINGLE STORY PRODUCTION	18,443 SF
<b>OFFICE/MEZZAZINE</b>	8,756 SF OFFICE	10,000 SF OFFICE	
<b>CEILING HEIGHT</b>	22'	22'	21'
<b>LOADING DOCS</b>	EXTERIOR	3 EXTERIOR	2 EXTERIOR
<b>DRIVE IN</b>	2	2	2
<b>COLUMNS</b>	40' COLUMN SPAN 4 ROW X 8 ROW	25' COLUMN SPAN SINGLE ROW	25' COLUMN SPAN 3 ROWS
<b>PARKING</b>	15 CAR ON SITE LOT	50 CAR ON SITE LOT ELECTRONIC GATED ENTRANCE	On Site
<b>POWER</b>	600 AMPS 3 PHASE ELECTRIC	3,500 AMPS 3 PHASE ELECTRIC	1,600 AMPS
<b>SPRINKLERED</b>	100 % WET SPRINKLER SYSTEM	100 % WET SPRINKLER SYSTEM	100% Wet Sprinkler System
<b>CONSTRUCTION</b>	CONCRETE BLOCK, STEEL JOIST	CONCRETE BLOCK, STEEL JOIST	Concrete Block, Steel Joist
<b>MISC</b>	Florescent Lighting	GAS BLOWERS NEEDS NEW ROOF	GAS MODINE BLOWERS SODIUM VAPOR LIGHTING
<b>PROPERTY TAXES</b>	\$76, 725/YR	\$58,532/YR	

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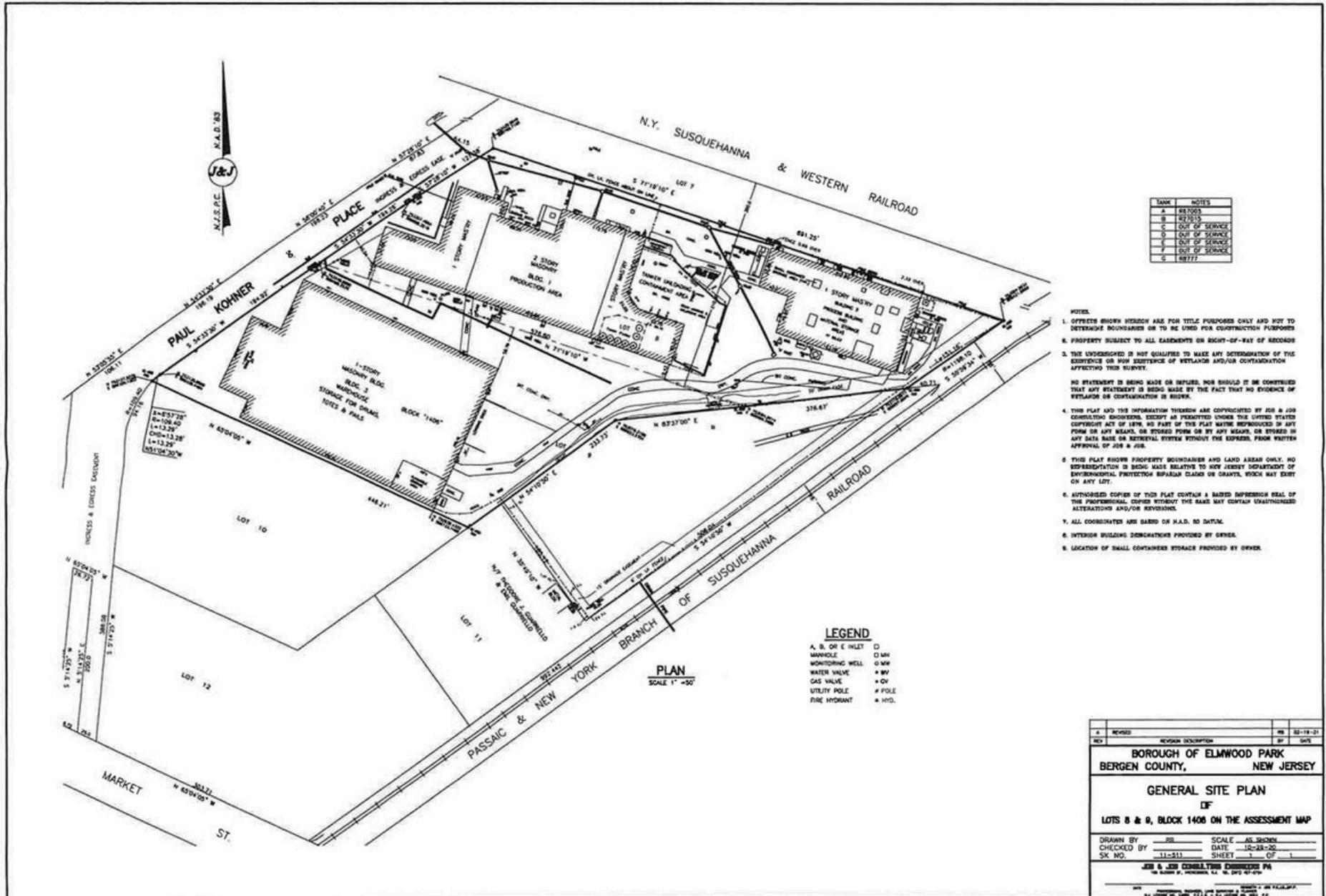


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PHOTOS

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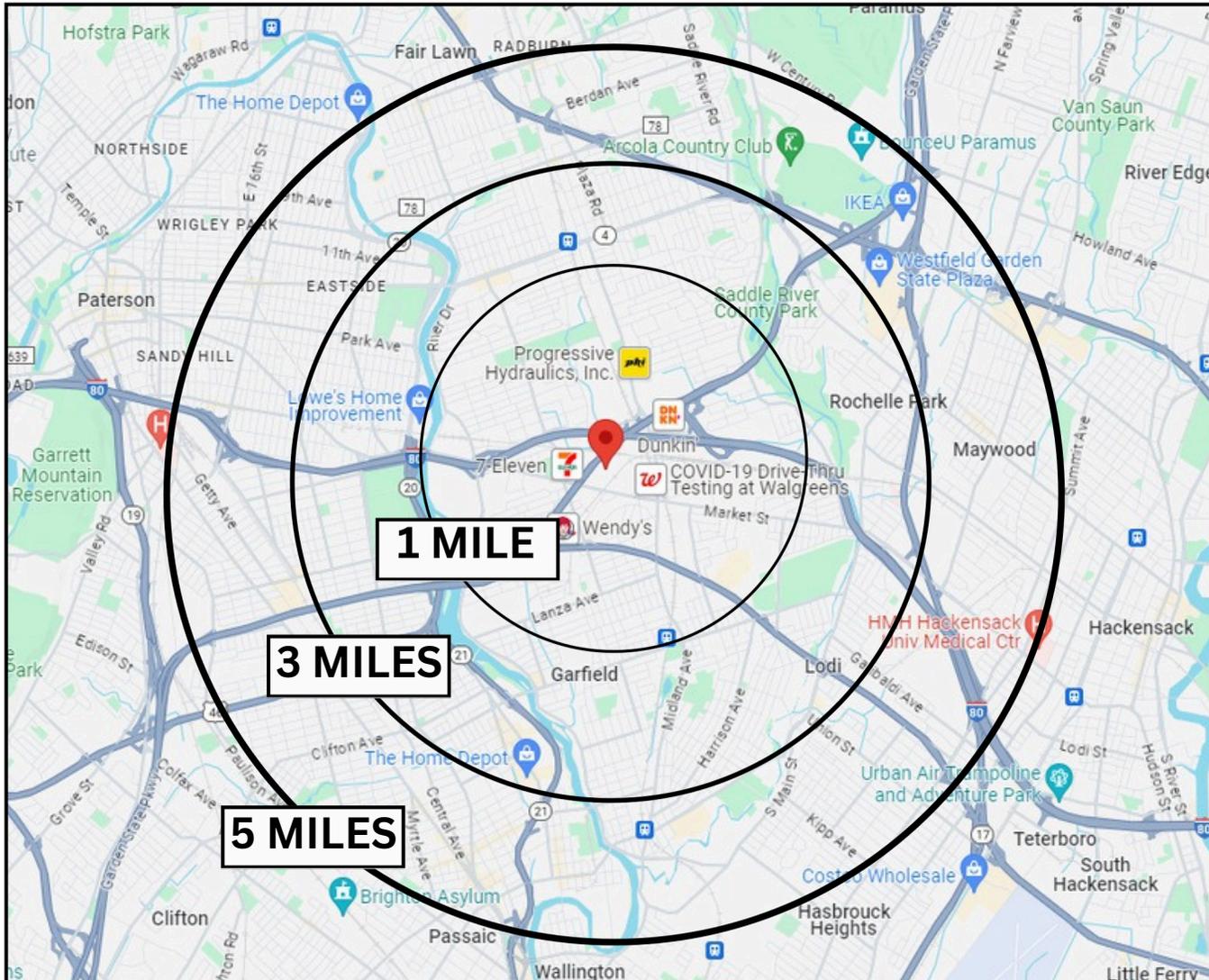
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## LOCATION HIGHLIGHTS

- 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