

# INDUSTRIAL INVESTMENT (SHALLOW BAY)

4 North Street, Waldwick, NJ

FOR SALE

OFFERING MEMORANDUM



# WALDWICK, NJ:

Waldwick, NJ and its surrounding area boasts exceptional demographic strength, with a well-balanced blend of established residential neighborhoods, thriving retail corridors, and a diverse mix of commercial activity. This combination creates a vibrant environment with steady daytime and evening traffic, supported by a strong customer base and reliable workforce presence.

Together, these factors position the location as a standout opportunity for businesses aiming to tap into both local consumers and broader regional demand. Its accessibility, stability, and growth potential make it an ideal setting for operators looking to capture value in a wide, steadily expanding market.



## Area Highlights

### Demographics

Over 76,400 households and over 216,000 consumers within 5 miles

### Location

4,915 people per square mile within 5 miles, nearly 3.9x that of the state of New Jersey (the country's densest state), and over 52x that of the US

### Average Household Income

\$183,381 within 3 miles

### Visibility

Well-positioned with high visibility (10,000+ VPD) from Franklin Turnpike

### Access

Located just 1.6 miles from Route 17 with convenient access to the Garden State Parkway and Route 208.

# PROPERTY DETAILS



50,000 SF  
**FOR SALE**

## OFFERING SUMMARY

**Sale Price:** Call for Details

**Building Size:** 50,000 SF

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	11,329	76,900	212,560
Median Age	42.6	44.2	45
Total Households	3,988	26,736	75,072
Average HH Income	\$155,360	\$183,381	\$174,082

 **4 North Street** • Waldwick, NJ 07463

## PROPERTY HIGHLIGHTS

### Fully Leased Shallow Bay Industrial Property

- Land Area: 3.34 Acres
- Ceiling Height: 20'
- Loading: 5 Docks
- Construction Type: Masonry
- Roofing: TPO (Warranty until 2035)
- Fully Occupied & Meticulously Maintained
- Ample Parking (181 Spaces)
- Convenient Access to Route 17, Route 208 and the Garden State Parkway

## EXCLUSIVELY OFFERED BY:

### CJ HUTER

201.888.8129  
cj@vanrockcre.com

### MARC PALESTINA

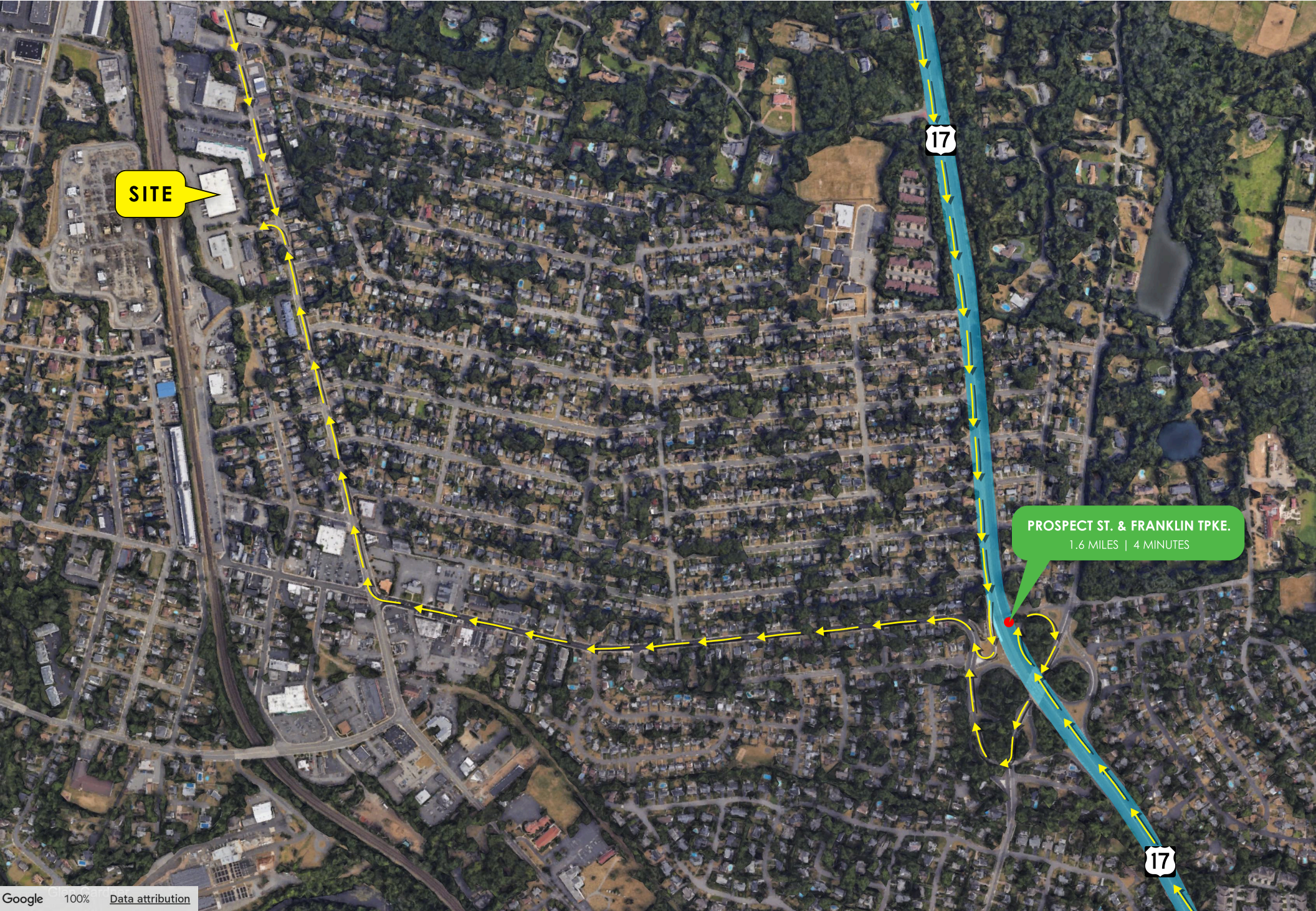
201.321.5776  
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**VanRockCRE**  
COMMERCIAL REAL ESTATE

# PROPERTY IMAGES

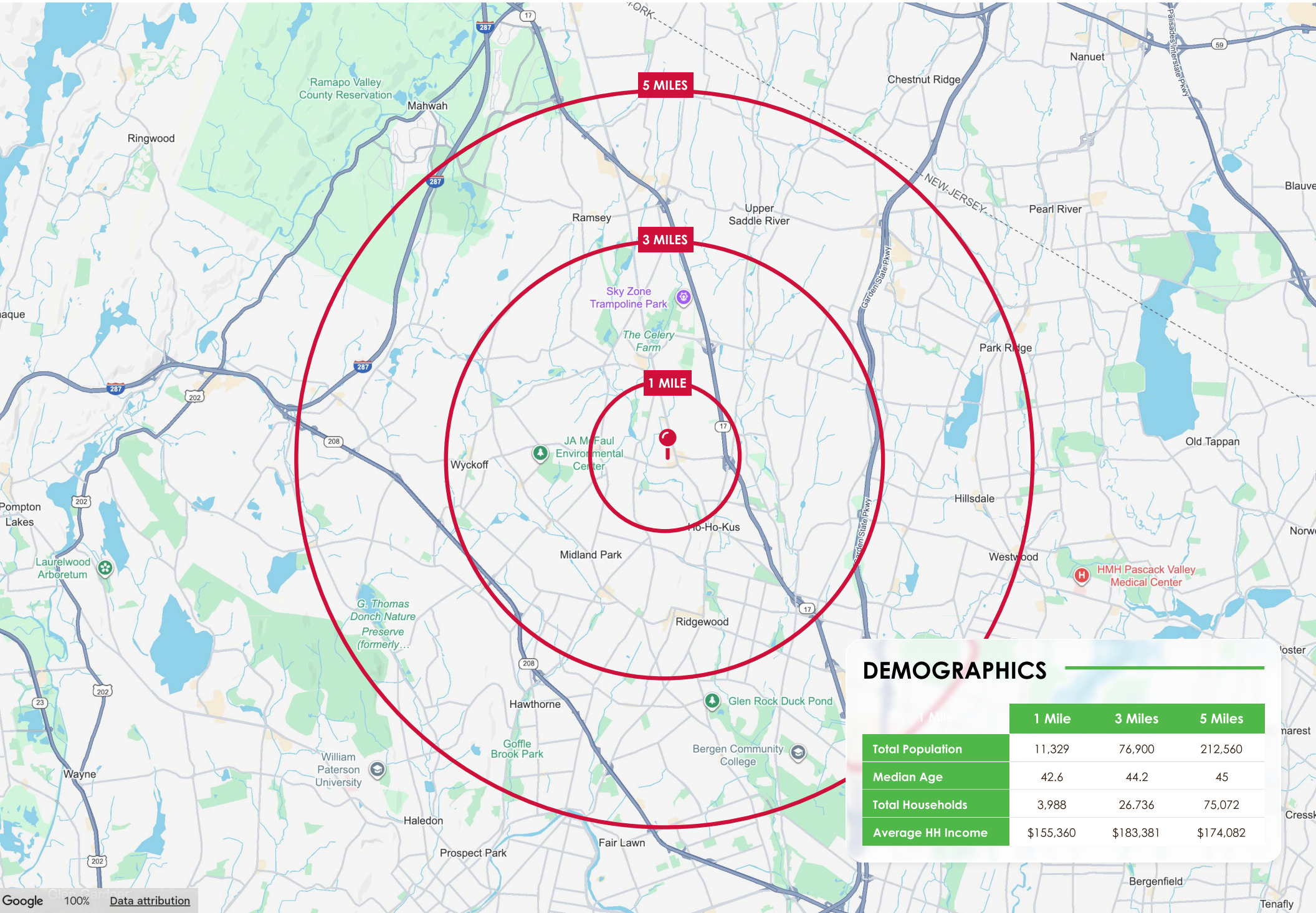


# SITE AERIAL & ACCESS MAP









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# TENANT DETAILS



# SKI BARN SINCE 1971

Ski Barn, established in 1971 by the Fallon family, began as a solution for families seeking convenient ski equipment rentals and has grown into a leading retailer with four locations across New Jersey. The success of Ski Barn is built on the passion and knowledge of its staff, who focus on both winter sports equipment and outdoor furniture.

Over the last 50 years Ski Barn has expanded its operations to 4 big box retail locations across Northern New Jersey and maintained strong sales and a loyal customer base.

<b>Suite #:</b>	100 & 200
<b>Space Size:</b>	17,358 SF
<b>Lease Start Date:</b>	12/1/04
<b>Lease Expiration:</b>	5/31/29
<b>In-Place Rent p/SF:</b>	Call For Details
<b>Rental Increases:</b>	3.0%
<b>Space:</b>	Warehouse
<b>Lease Type:</b>	NNN



# LARKIN DANCE STUDIO

Studio L Dance Co., led by renowned choreographers Kelley and Danielle Larkin, is one of New Jersey's top dance studios, with locations in Waldwick, Hoboken, and Bridgewater. Since its founding in 1971, Studio L has built a reputation for excellence in dance education, blending technical skill with a strong focus on character development.

The studio offers a diverse curriculum, including ballet, jazz, hip hop, and lyrical, with classes for all ages and skill levels. Known for their expert instruction and prestigious guest teachers, Studio L provides students with valuable industry experience, including performances alongside major artists and appearances on renowned stages.

<b>Suite #:</b>	300 & 400
<b>Space Size:</b>	15,957 SF
<b>Lease Start Date:</b>	12/1/23
<b>Lease Expiration:</b>	11/30/33
<b>In-Place Rent p/SF:</b>	Call For Details
<b>Rental Increases:</b>	3.0%
<b>Space:</b>	Studio
<b>Lease Type:</b>	NNN





RIVAL JIU-JITSU

Rival Jiu-Jitsu studio is a dynamic addition to the community. Rival offers top-notch training for all ages and skill levels, emphasizing discipline, fitness, and self-defense. Situated among other sports and active entertainment venues, this location is an ideal fit for both Rival and the 3-4 North Street portfolio.

<b>Suite #:</b>	500
<b>Space Size:</b>	1,842 SF
<b>Lease Start Date:</b>	6/1/24
<b>Lease Expiration:</b>	8/31/29
<b>In-Place Rent p/SF:</b>	Call For Details
<b>Rental Increases:</b>	3.0%
<b>Space:</b>	Studio
<b>Lease Type:</b>	NNN

## SINGLETON FISHERIES INC.

Singleton Fisheries, a premier Mediterranean fish supplier based in New Jersey, has occupied office space in the property for nearly a decade. Specializing in frozen and diverse fish products, they provide high-quality seafood to a wide range of clients. Their long-term presence reflects their commitment to the 4 North Street location.

<b>Suite #:</b>	600
<b>Space Size:</b>	1,485 SF
<b>Lease Start Date:</b>	9/1/15
<b>Lease Expiration:</b>	8/31/26
<b>In-Place Rent p/SF:</b>	Call For Details
<b>Rental Increases:</b>	N/A
<b>Space:</b>	Office
<b>Lease Type:</b>	MG



Kallman Worldwide is a full-service trade show partner that supports thousands of exhibitors and stakeholders at more than 40 events around the world. We can help you make the most of your trade show experience—and make a lasting impact on the global stage.

They provide everything you need to stand out at the world's most important trade events. This includes our flagship service, the USA Partnership Pavilion, custom design and build services, expert guidance on exhibiting and exporting, and much more.

<b>Suite #:</b>	800 & 800B
<b>Space Size:</b>	11,317 SF
<b>Lease Start Date:</b>	3/3/1999
<b>Lease Expiration:</b>	8/31/28
<b>In-Place Rent p/SF:</b>	Call For Details
<b>Rental Increases:</b>	3.0%
<b>Space:</b>	Warehouse
<b>Lease Type:</b>	MG





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