

# \$1,299,000 - 106 Kearney, Paterson City

MLS® #3949078

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## \$1,299,000

Bedroom, Bathroom, 10,048 sqft  
Commercial on 0 Acres

N/A, Paterson City, NJ

Welcome to an expansive 10,000 +/- sqft industrial space located in the heart of Paterson, offering tremendous potential for various business ventures, particularly well-suited for distribution operations. This versatile space seamlessly combines warehouse functionality with the added convenience of dedicated office spaces upstairs. The warehouse area provides an extensive and open layout, creating an ideal environment for storage, distribution, or manufacturing activities. The strategic inclusion of seven loading docks streamlines logistics and enhances operational efficiency. Upstairs, the property features well-appointed office space. Its substantial square footage, loading dock infrastructure, and integrated office spaces make it a valuable asset for enterprises looking to establish or expand their operations. Option to lease (either the entire unit or sub-dividable) Possible opportunity to redevelop to 16- 18 residential units or apply for a variance and for up to 30 units!



Built in 1950

## Essential Information

MLS® #	3949078
Price	\$1,299,000
Square Footage	10,048
Acres	0.16
Year Built	1950

Type	Commercial
Status	Active

**Community Information**

Address	106 Kearney
Subdivision	N/A
City	Paterson City
County	Passaic
State	NJ
Zip Code	07522-1902

**Amenities**

Utilities	See Remarks
Parking	Off-Street Parking, Parking Lot-Exclusive

**Interior**

Heating	Gas-Natural
# of Stories	3

**Exterior**

Exterior	Vinyl Siding
Roof	See Remarks

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	91
Zoning	industrial

**Listing Details**

Listing Office	Keller Williams Village Square
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