

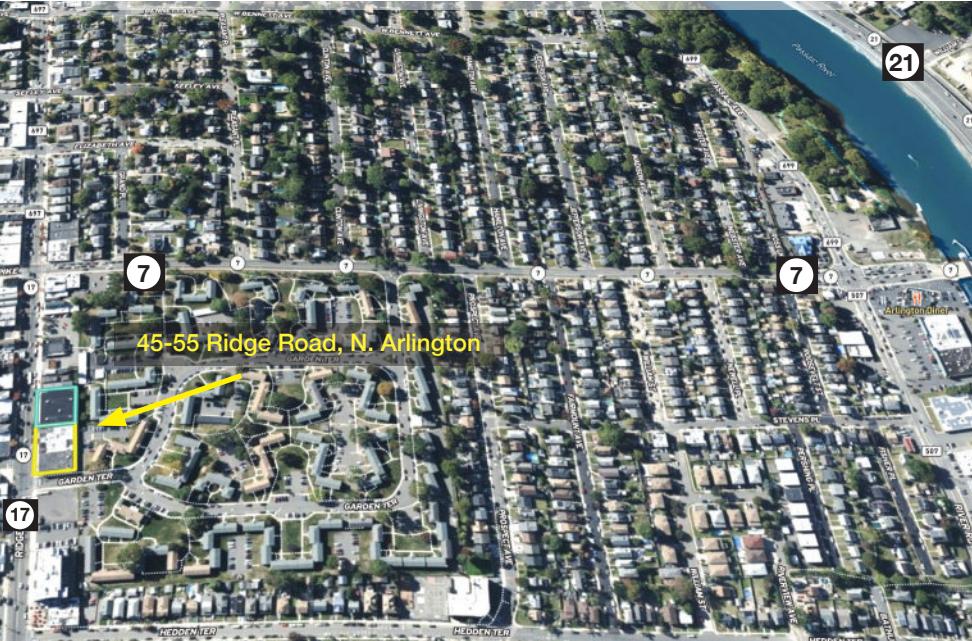
# AUCTION

MARCH 4<sup>TH</sup>

GUARANTEED TO SELL AT OR ABOVE \$2.5MM

41,500<sup>+-</sup> SF OF POSSIBILITIES IN BERGEN  
COUNTY'S PRIME CORRIDOR

North Arlington, Bergen County, NJ 07031



GUARANTEED TO SELL AT OR ABOVE \$2.5MM



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# AUCTION

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MARCH 4<sup>TH</sup>

NORTH ARLINGTON, BERGEN COUNTY, NJ



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## TIME MAGAZINE NAMES NORTH ARLINGTON TOP 10 PLACE TO LIVE IN THE COUNTRY

41,500<sup>+-</sup> SF Building

25 COVERED PUBLIC PARKING SPACES

RIDGE ROAD

Conceptual Rendering

### MIXED-USE, RETAIL, OFFICE, OR SERVICE BUSINESS POSSIBILITIES

- Perfect for an owner-user or investor to reposition and capitalize on strong local demand.
- Redevelopment Potential — Located in the Ridge Road Redevelopment Area (RRRA).
- Situated on a high-visibility signalized intersection on the Main Artery of North Arlington.
- Multi-Property Offering — Includes 37 Ridge Road (.29<sup>+-</sup> acres air rights) and 45–55 Ridge Road (.377<sup>+-</sup> acres), providing flexibility for investors or owner-users.
- Growing Economy — A thriving prosperous Bergen County community with strong demographics and purchasing power. Bergen County ranks among NJ's most prosperous regions with robust infrastructure and services. North Arlington was named top 10 place to live in the country by Time Magazine
- Close to NYC and Proximity to Major Routes — Just minutes from Manhattan, attracting commuters and businesses seeking urban access with easy access to Route 21, Route 3 and NJ Turnpike for regional connectivity. In addition, the site is across the street from a NJ Transit bus terminal.



Strong NY Metro-Bergen Demographics



Across the Street from the Bus Terminal



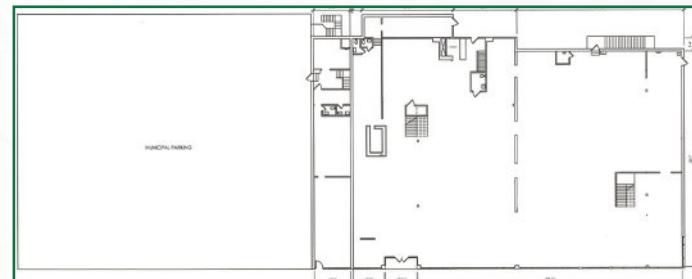
Configurable Floor Plan for  
Tailored Solutions



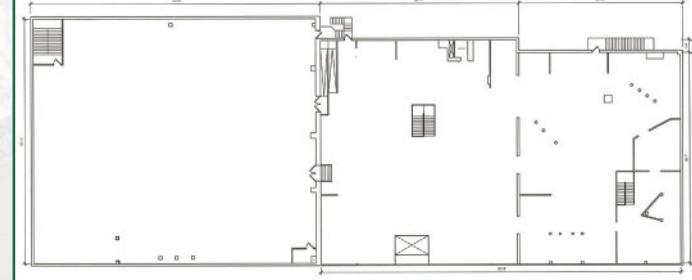
High Visibility Signalized Intersection



Ideal for Multi-Tenant Occupancy



Second Floor



First Floor



### PROPERTY ADDRESS:

45-55 Ridge Road, North Arlington,  
Bergen County, NJ 07031

### PROPERTY PREVIEWS 12 TO 2 PM:

Wednesday, February 11<sup>th</sup> & Wednesday, February 18<sup>th</sup>

### ONLINE AUCTION BIDDING CONCLUDES

Wednesday March 4<sup>th</sup>, 2026 at 11 am

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