

35 GREEN STREET
HACKENSACK, NJ 07601

FOR LEASE



**RARE HACKENSACK INDUSTRIAL
BUILDING WITH 40-CAR PARKING**

LAND AREA: ±0.71 Acres (±30,721 SF)

TOTAL BUILDING SF: ±18,800

WAREHOUSE SF: ±14,740

OFFICE SF: ±4,060

CEILING HEIGHT: 21.5' Clear

LOADING DOCKS: 2 Covered

PARKING: 40 Spaces

COMMENTS:

- Masonry Industrial Building
- Green Street Frontage

AREA DEMOGRAPHICS:

HACKENSACK POPULATION:
±46,400



BERGEN COUNTY POPULATION:
±977,000



BERGEN COUNTY MEDIAN HOUSEHOLD INCOME:
±\$125,000



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AERIAL VIEW



LOCATION MAP



APPROXIMATE DISTANCES:

- | | | |
|---------------------------------|--|--|
| Route 80: .5 miles 2 minutes | Route 4: 2 miles 7 minutes | Route 17: 3 miles 10 minutes |
| Route 46: 1.5 miles 6 minutes | Teterboro Airport: 2 miles 8 minutes | Garden State Parkway: 5 miles 13 minutes |

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