




ShanaCohen
THE COHEN GROUP

BRT
BERGEN REALTY TEAM

WELCOME TO YOUR NEXT
OFFICE OR WAREHOUSE

29 Grove St. | South Hackensack, NJ



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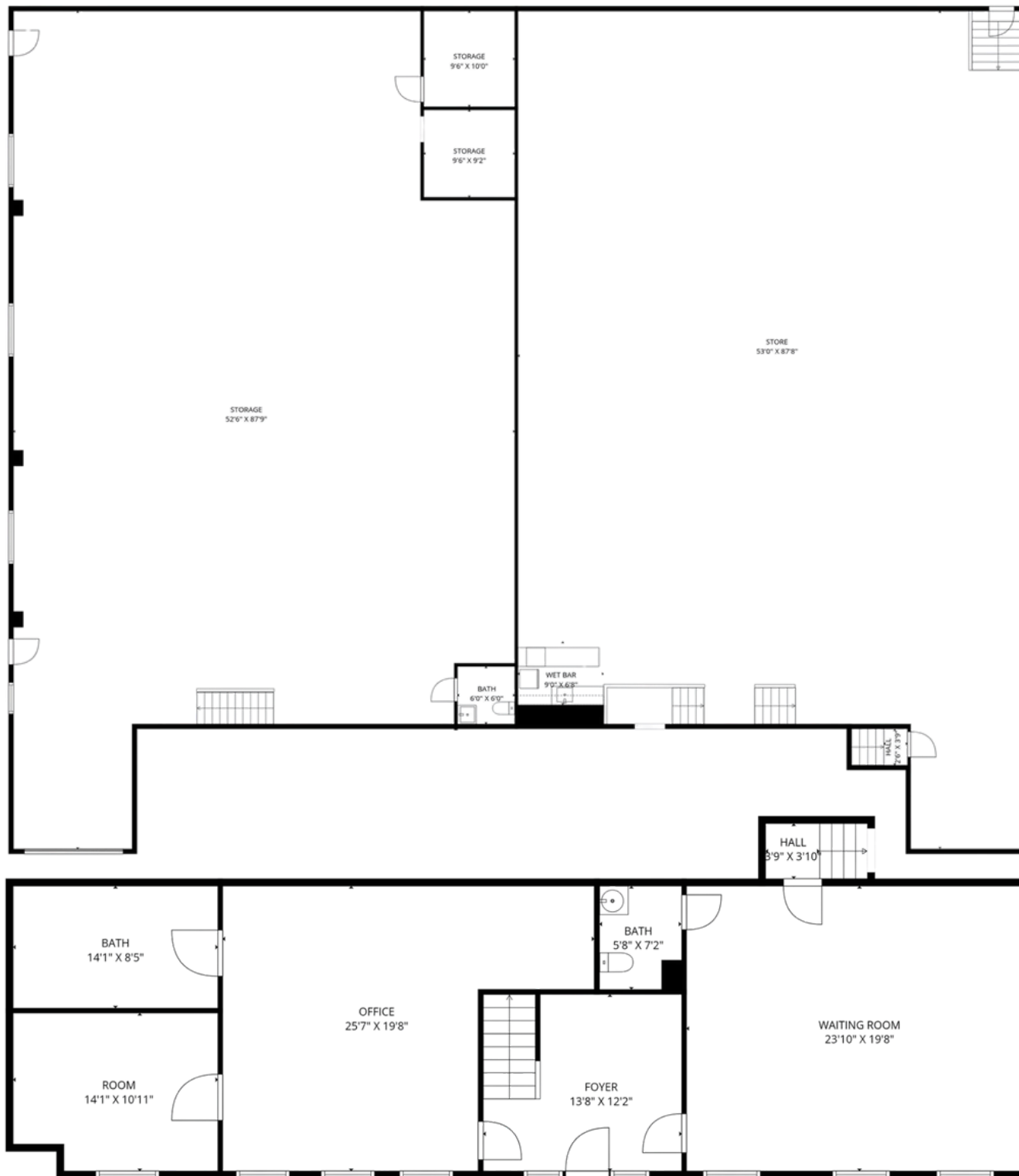
CO-LISTED BY KELLER WILLIAMS TOWN LIFE ▫ O: 201-894-8004 ▫ VALLEY REALTY ▫ O: 201-391-2500



±12,000 SF freestanding warehouse/office building offering an exceptional opportunity in South Hackensack. Features include two loading docks and a prime location just minutes from Teterboro Airport and major NJ/NYC crossings. Situated along the industrial and logistics corridor at the center of the Meadowlands, the property offers excellent access to NJ Transit, I-80, and Route 46. Two tenants are in place: one month-to-month and one with a lease expiring on 2/28/26. All dimensions are approximate.



SALE PRICE: \$ 2,950,000



FLOORPLANS

SQUARE FOOTAGE :

Total: ~7800 sq. ft.

1st Floor: 1,589 sq. ft.

2nd Floor: 4,205 sq. ft.

3rd Floor: 2,006 sq. ft.

EXCLUDED AREAS:

Storage: 4,040 sq. ft.

Open to Below: 7,847 sq. ft.

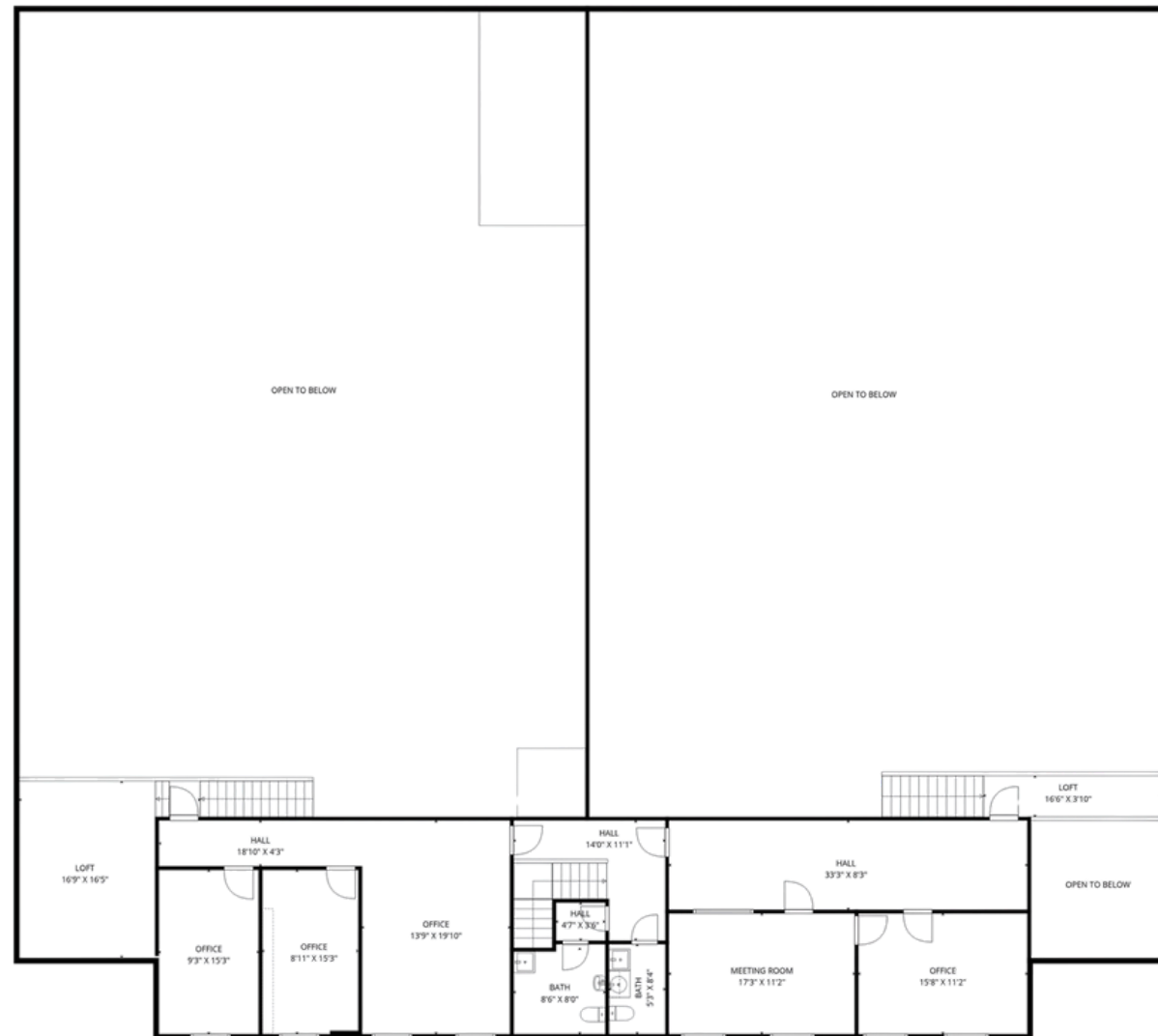
Walls: 514 sq. ft.

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY SHANA COHEN OR ROGER TASHJIAN

PROPERTY HIGHLIGHTS

- BUILT IN 1975
- \$43,978 TAXES
- WAREHOUSE/OFFICE SPACE
- +/- 12,000 SQUARE FT.
- 3 BATHROOMS
- GAS/HOT AIR HEATING
- CENTRAL AIR
- SEPARATE UTILITIES (GAS, ELECTRIC, HEAT, WATER)
- TWO LOADING DOCKS
- MINUTES FROM TETERBORO AIRPORT
- 30-60 DAY POSSESSION
- APPROXIMATELY +/- 25 PARKING SPOTS
- ACCESS TO ROUTE 80, ROUTE 46, NEW JERSEY TURNPIKE, AND NY/NJ CROSSINGS

FLOORPLANS

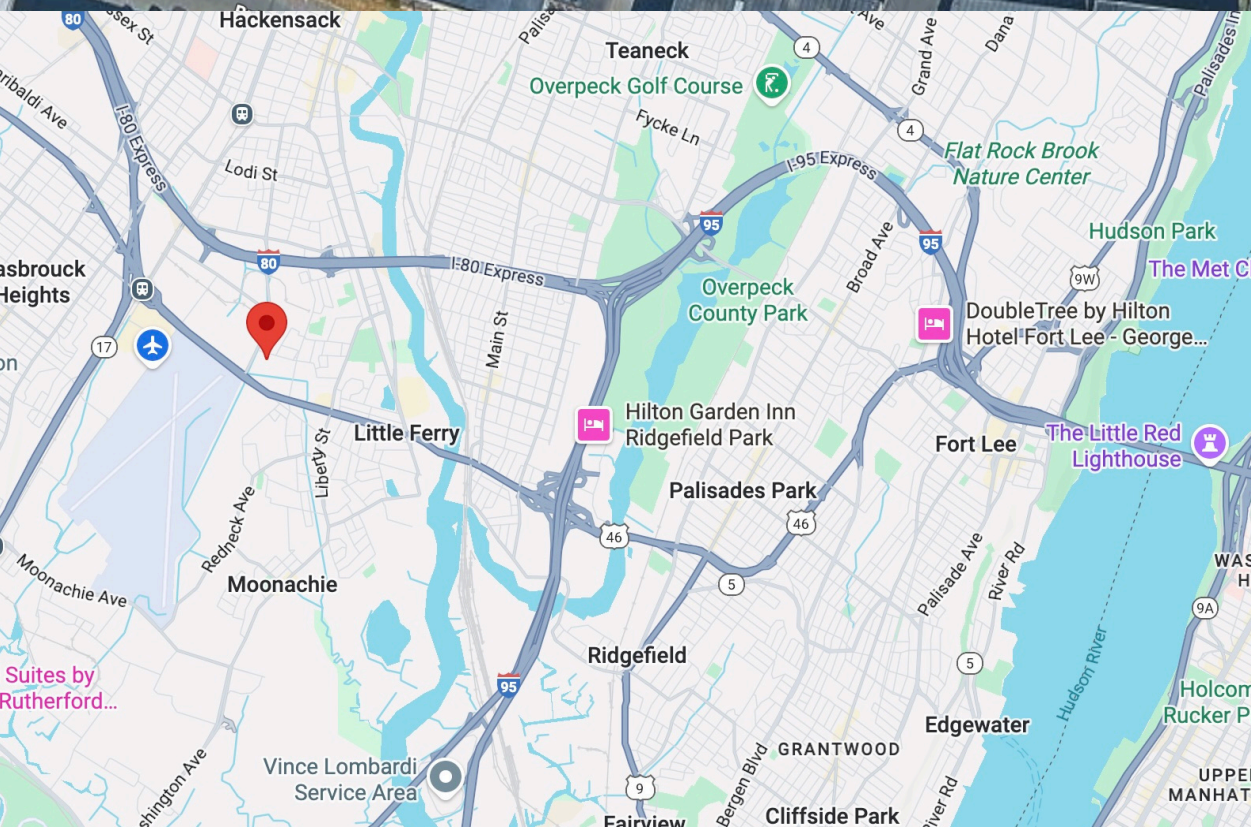


TOTAL: 7800 sq. ft

1st floor: 1589 sq. ft, 2nd floor: 4205 sq. ft, 3rd floor: 2006 sq. ft

EXCLUDED AREAS: STORAGE: 4040 sq. ft, OPEN TO BELOW: 7847 sq. ft, WALLS: 514 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed



1 MILE FROM TETERBORO AIRPORT

**16.8 MILES FROM NEWARK
AIRPORT**



4.7 MILES FROM NJ TURNPIKE

.8 MILES FROM ROUTE 80

.5 MILES FROM ROUTE 46



12 MILES FROM NYC



9 MILES FROM LINCOLN TUNNEL

**12 MILES FROM HOLLAND
TUNNEL**



**10 MILES FROM GEORGE
WASHINGTON BRIDGE**



18 MILES FROM PORT NEWARK

20 MILES FROM PORT ELIZABETH

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