

21-23 EMPIRE BLVD. SOUTH HACKENSACK

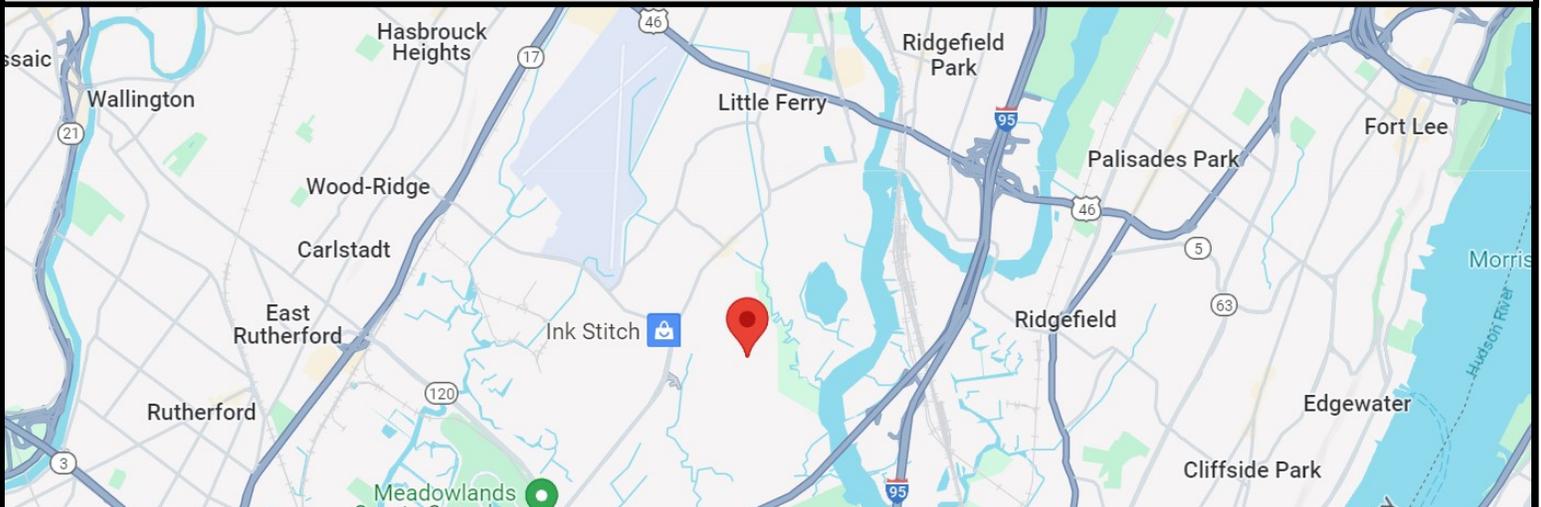
FOR LEASE



75,760 SF AVAILABLE JANUARY 1, 2025

PROPERTY DESCRIPTION

- ⇒ One story, masonry building
- ⇒ Ceiling Height: 18' clear
- ⇒ Column Spacing: 29' X 36 and 31'6" x 36'
- ⇒ 17 Tailgates (9 with levelers) and 1 Drive-In
- ⇒ Electric: 2400 Amps
- ⇒ Heat: Gas Fired Unit Heaters
- ⇒ Fire Suppression: Fully sprinklered (wet)
- ⇒ Parking: 40 spaces for cars, excludes yard area
- ⇒ Asking Rent: \$16.00 NNN
- ⇒ Real Estate Taxes: \$2.47/SF (2023)
- ⇒ Operating Expenses: \$1.36/SF (2023)



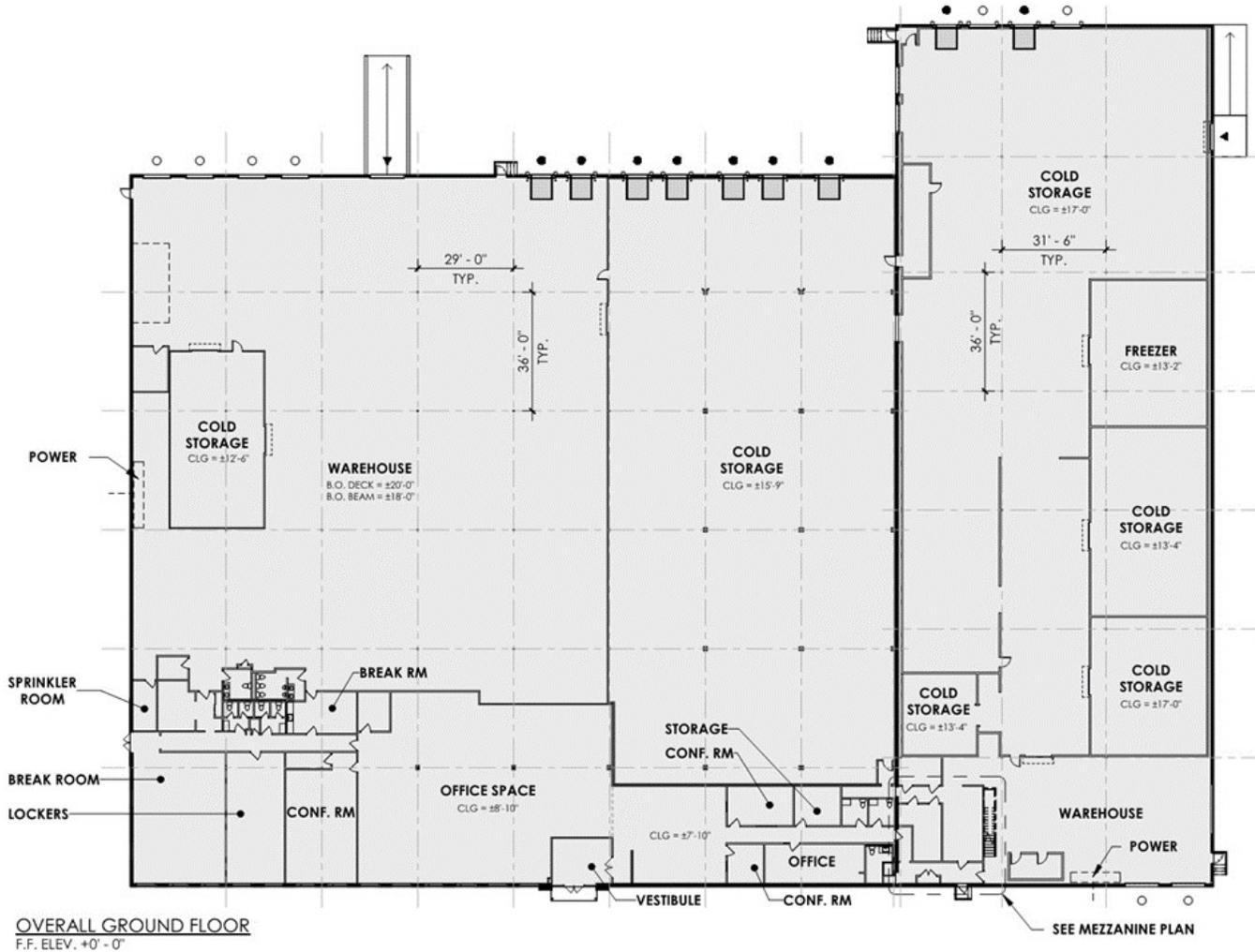
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ADDITIONAL INFORMATION

FLOORPLANS



DETAILS

Warehouse consists of 64,793 SF, including 38,803 SF of refrigeration. The building also has 10,967 SF of office area. Great building for multiple uses!

WWW.SANZARI.COM



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