

349 Chestnut Street, Passaic, NJ

COMPASS
COMMERCIAL

±30,000 SF - Cold Storage, Production, Warehouse Facility for Lease



For additional property information or to arrange an inspection,
please contact the exclusive broker:

Adam Bickoff
Broker Associate

adam.bickoff@compass.com
M: 201.232.5807 O: 201.627.4947

1412 Washington Street,
Hoboken NJ 07030



Team Adam Bickoff is a team of real estate agents affiliated with Compass a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

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PROPERTY HIGHLIGHTS

- ±30,000 SF cold storage / production / warehouse facility
- ±1,800 SF walk-in refrigerator
- ±4,40 SF insulated drying room
- Brand new high-grip epoxy flooring
- Integrated pitched floor drain system
- Two loading docks
- Two drive in bays
- 50+ on-site parking spaces
- Fully sprinklered building
- 3-phase, 400 amp electrical service
- Four gas-fired warehouse heat blowers
- Convenient access to Routes 21, 46, 3, and Interstate 80
- Strong regional labor pool and workforce availability
- Sanitation-ready environment
- Ideal for cold chain, food processing, beverage, dairy, seafood, commissary, and specialty manufacturing uses

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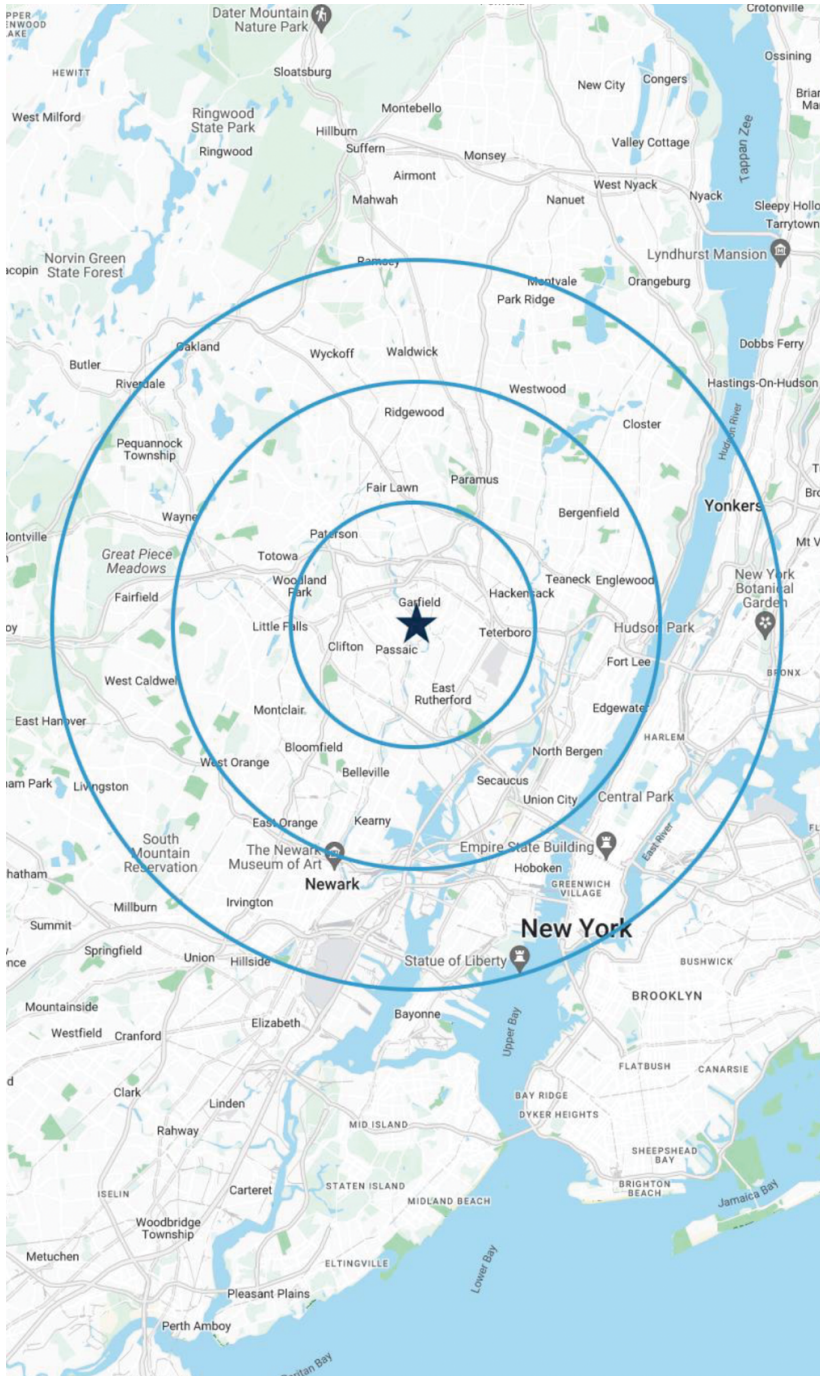
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5 Miles

Total Population: 692,129

Households: 247,138

Median Household Income: \$102,055

Average Household Size: 2.8

Transportation to Work: 370,383

Labor Force: 555,340

10 Miles

Total Population: 2.87M

Households: 1.13M

Median Household Income: \$111,157

Average Household Size: 2.5

Transportation to Work: 1.57M

Labor Force: 2.37M

15 Miles

Total Population: 7.44M

Households: 3.02M

Median Household Income: \$108,518

Average Household Size: 2.4

Transportation to Work: 3.92M

Labor Force: 6.13M

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Accessibility



0.5 MI
NJ Route 21



2.8 MI
NJ Route 21



3.6 MI
I-80



5.7 MI
Teterboro Airport



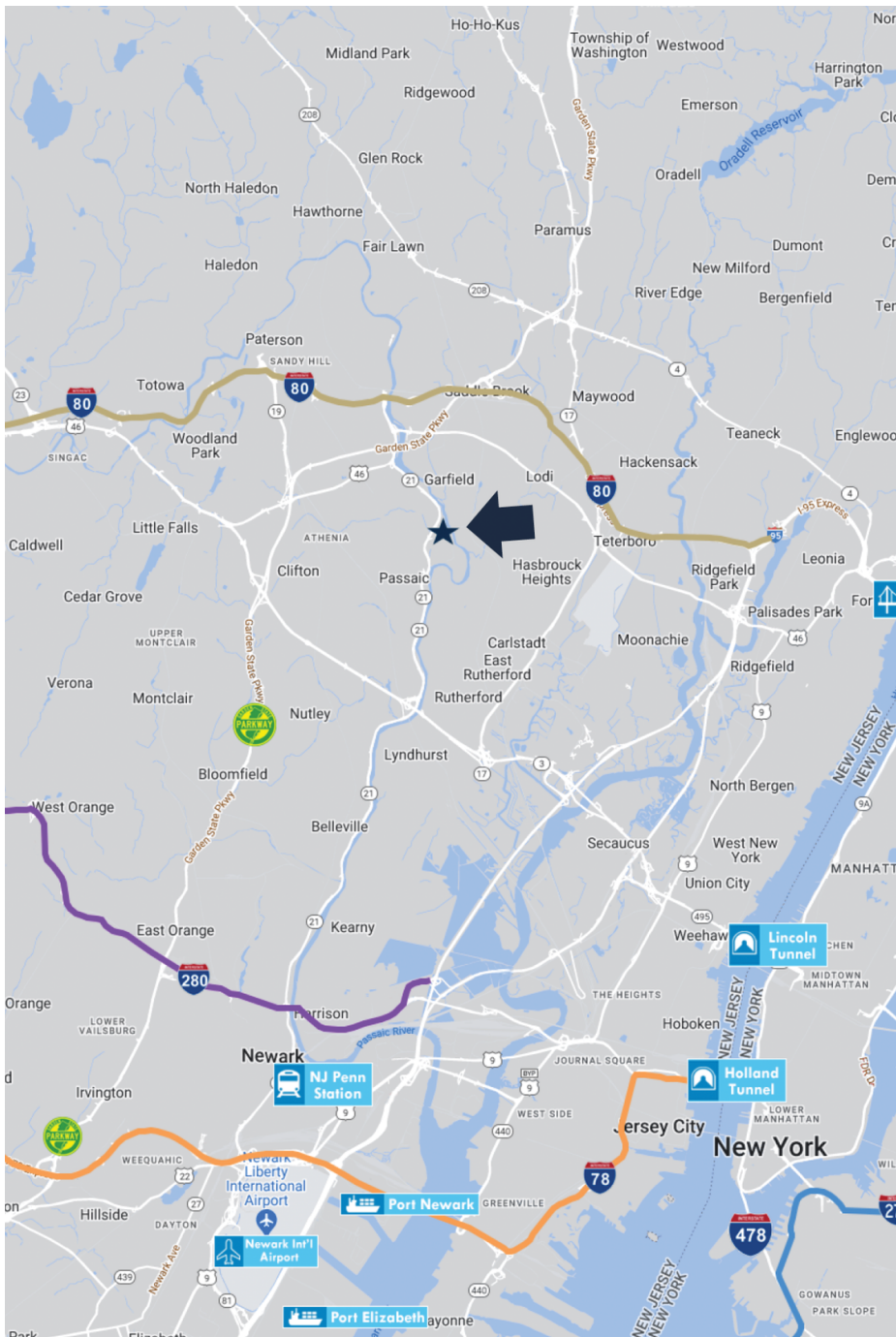
6.9 MI
GSP



14.7 MI
I-95



14.7 MI
GWB



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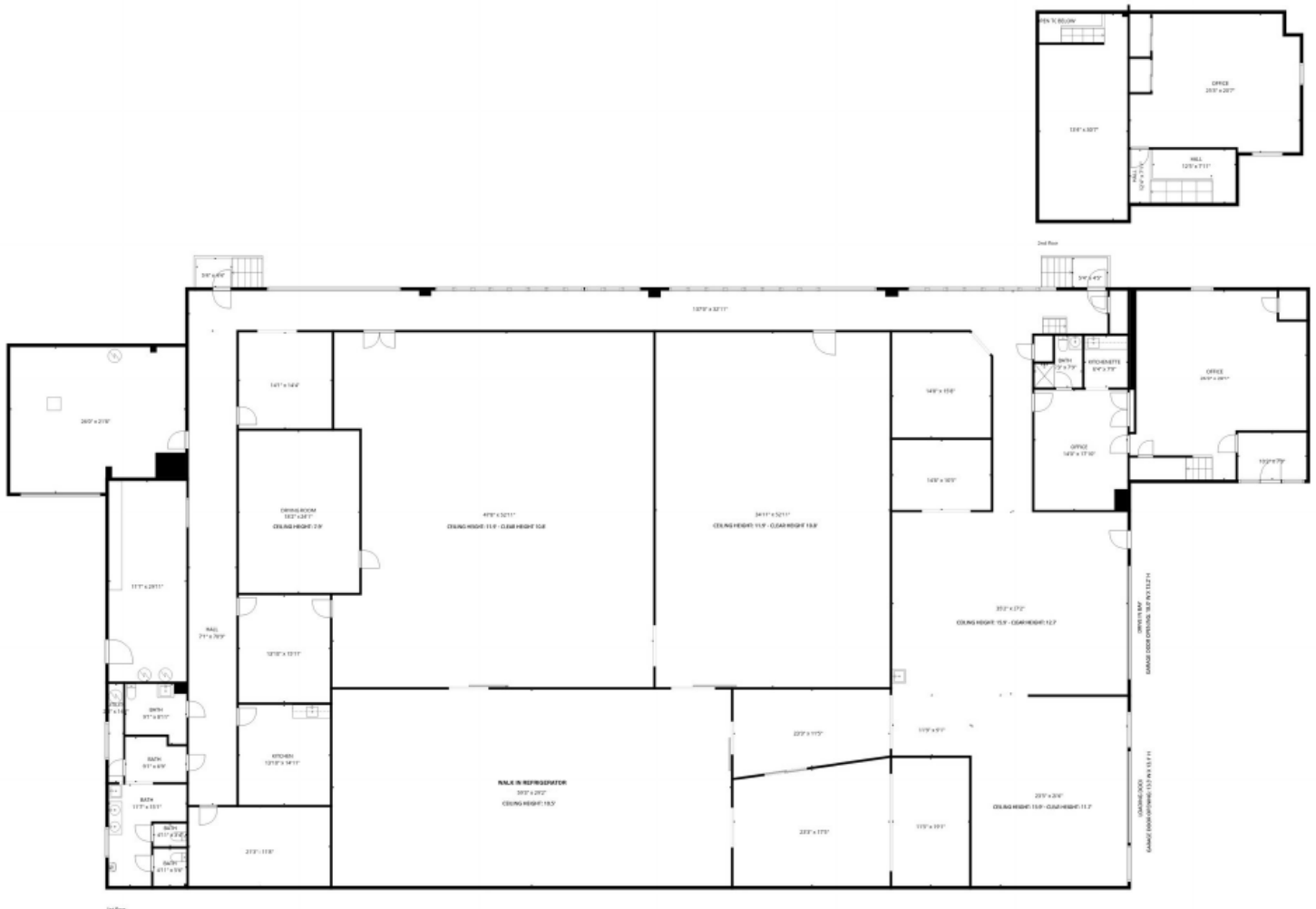
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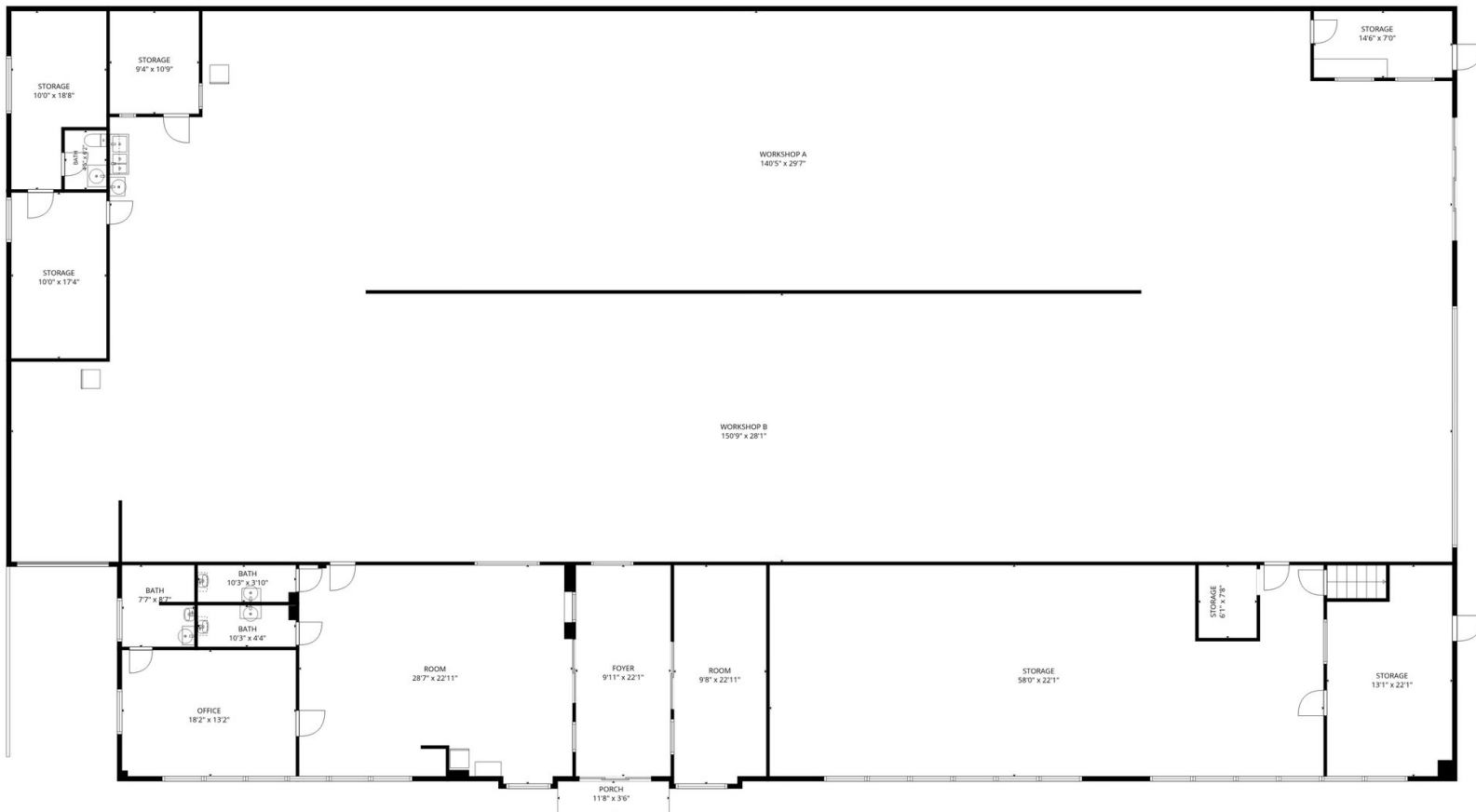
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STRATEGIC LOCATION

Excellent regional access for logistics, distribution, and manufacturing operations with close proximity to: Route 21, Route 46, Route 3, Interstate 80. The property's location provides efficient connectivity to major Northern New Jersey and New York metropolitan distribution corridors. Access to a deep and established industrial workforce makes the site well-suited for food production, logistics, warehousing, and manufacturing operations.

FACILITY FEATURES

REFRIGERATOR INFRASTRUCTURE

Massive walk-in refrigerator system already in place, substantial cost savings versus new construction.

SANITATION-READY DESIGN

Brand new epoxy flooring over pitched drain system supports wash down operations and sanitary production environments.

ALL UNDER ONE ROOF

Cold storage, plus production rooms, plus warehouse, plus office space

LOADING & ACCESS

2x Dock-high loading, 2x Drive-in capability, Efficient shipping and receiving flow, 50+ dedicated on-site parking spaces

POWER & UTILITIES

3-phase / 400 amp service supports refrigeration, manufacturing equipment, packaging lines, and industrial operations.

COMPETITIVE ADVANTAGES

✓ Existing cold storage infrastructure ✓ Food-grade style flooring & drainage ✓ Production and Warehouse under one roof ✓ Strategic highway access ✓ Strong regional workforce availability ✓ Flexible industrial configuration ✓ High utility capacity ✓ 50+ on-site parking spaces ✓ Turnkey operational setup ✓ Significant replacement-cost savings for users

IDEAL USES

Cold Storage & Distribution

- Various food logistics
- Grocery distribution
- Dairy/ Seafood / Meat distribution
- Last-mile cold chain operations

Food & Beverage Processing

- Commissary kitchen
- Beverage production
- Packaging & fulfillment
- Meal prep / meal kit operations

Agricultural / Specialty Uses

- Vertical farming
- Mushroom cultivation
- Controlled environment agriculture

Manufacturing & Industrial

- Specialty manufacturing
- Nutraceuticals
- Cosmetics / personal care production
- Wash down industrial operations

PROPERTY INFORMATION

Available Space: ±30,000 SF

Parking: 50+ On-Site Spaces Power: 3-Phase, 400 Amp Loading: 2x Dock

High + 2x Drive-In Fire Protection: Fully Sprinklered Heat: Gas-Fired

Warehouse Blowers Flooring: High-Grip Epoxy Over Pitched Drain System

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