



## 12,000 SF Industrial Facility On 0.74 Acres | Central Hackensack Location

390-400 RAILROAD AVE, HACKENSACK



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
2200 Fletcher Ave Suite 500  
Fort Lee, NJ 07024

*PRESENTED BY:*

**BRUCE ELIA JR.**  
Managing Director | Fort Lee  
O: 201.917.5884 X701  
C: 201.315.1223  
brucejr@kw.com  
NJ #0893523

# Table Of Contents

## TABLE OF CONTENTS

390-400 RAILROAD AVE, HACKENSACK	<b>1</b>
PROPERTY INFORMATION	<b>3</b>
PROPERTY SUMMARY	<b>4</b>
PROPERTY DESCRIPTION	<b>5</b>
PROPERTY DETAILS	<b>6</b>
FLOOR PLANS	<b>7</b>
FLOOR PLANS	<b>8</b>
EXTERIOR PHOTOS	<b>9</b>
INTERIOR PHOTOS	<b>10</b>
DRONE PHOTOS	<b>11</b>
LOCATION INFORMATION	<b>12</b>
DRONE PHOTOS	<b>13</b>
FEMA FLOOD MAP	<b>14</b>
REGIONAL MAP	<b>15</b>
RETAILER MAP	<b>16</b>
AERIAL MAP	<b>17</b>
RENT ROLL	<b>18</b>
DEMOGRAPHICS	<b>19</b>
DEMOGRAPHICS MAP & REPORT	<b>20</b>
ADDITIONAL INFORMATION	<b>21</b>
ADVISOR BIO   MANAGING DIRECTOR   KW	<b>22</b>

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial | Bruce Elia Jr. | Fort Lee will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



12,000 SF INDUSTRIAL FACILITY ON 0.74 ACRES | CENTRAL HACKENSACK LOCATION

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

FLOOR PLANS

FLOOR PLANS

EXTERIOR PHOTOS

INTERIOR PHOTOS

DRONE PHOTOS

# Property Summary



**VIDEO**

**PROPERTY DESCRIPTION**

Introducing 390-400 Railroad Ave, a premier commercial property available for lease in Hackensack, NJ. This versatile space offers modern features and a strategic location, ensuring high visibility and accessibility for businesses. The property boasts contemporary design, customizable floor plans, and state-of-the-art facilities, making it suitable for a range of retail, office, or mixed-use endeavors. With spacious open layouts and ample parking, it provides an ideal environment for growth and productivity. Elevate your business in this dynamic setting that offers endless potential for success. Schedule a tour today to explore the exceptional opportunities awaiting at 390-400 Railroad Ave.

**PROPERTY HIGHLIGHTS**

- 12,000 SF single-story industrial facility on a 0.74-acre paved lot
- M-1 zoning allows warehouse, distribution, or light manufacturing uses
- Full utilities (water, sewer, gas; power service to be verified)

**OFFERING SUMMARY**

Lease Rate:	\$18/SF/Year
Number of Units:	1
Property Type:	Warehouse
Available SF:	12,000 SF
Lot Size:	32,016 SF
Zoning:	R-4

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,213	5,981	16,334
Total Population	5,299	13,075	37,885
Average HH Income	\$92,258	\$96,451	\$104,639



# Property Description



## PROPERTY DESCRIPTION

Introducing 390-400 Railroad Ave, a premier commercial property available for lease in Hackensack, NJ. This versatile space offers modern features and a strategic location, ensuring high visibility and accessibility for businesses. The property boasts contemporary design, customizable floor plans, and state-of-the-art facilities, making it suitable for a range of retail, office, or mixed-use endeavors. With spacious open layouts and ample parking, it provides an ideal environment for growth and productivity. Elevate your business in this dynamic setting that offers endless potential for success. Schedule a tour today to explore the exceptional opportunities awaiting at 390-400 Railroad Ave.

## LOCATION DESCRIPTION

Discover the ideal blend of business and leisure at the location in Hackensack, NJ. Situated in the heart of Bergen County, the area offers unparalleled convenience and access to a host of amenities. Within close proximity, professionals can enjoy the bustling atmosphere of downtown Hackensack, which features a variety of dining options, retail establishments, and entertainment venues. Additionally, the area is surrounded by picturesque parks, providing an excellent opportunity for relaxation and recreation. With its strategic location near major highways and public transportation, the property offers a gateway to the vibrant energy and diverse opportunities that define this dynamic region.

## SITE DESCRIPTION

0.74-acre industrial site with a 21,920 SF single-story building. Level lot with full utilities, paved access, and M-1 zoning suitable for warehouse, distribution, or light manufacturing.

## EXTERIOR DESCRIPTION

All Brick Building

## PARKING DESCRIPTION

Surface grade parking on the side and rear of the property.

## POWER DESCRIPTION

Ample Power

## GAS DESCRIPTION

Natural Gas



# Property Details

Lease Rate

**NEGOTIABLE**

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	R4
Lot Size	32,016 SF
APN #	0223_418_14
Lot Frontage	182 ft
Lot Depth	185 ft
Corner Property	No
Waterfront	No
Power	Yes
Rail Access	No

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	18

## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number of Elevators	0
Central HVAC	Yes
HVAC	Yes
Restrooms	Yes
Gas / Propane	Yes

## LOCATION INFORMATION

Building Name	12,000 SF Industrial Facility on 0.74 Acres   Central Hackensack Location
Street Address	390-400 Railroad Ave
City, State, Zip	Hackensack, NJ 07601
County	Bergen
Market	Northern New Jersey
Sub-market	Bergen County / Hackensack
Township	Hackensack
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways within 15 minute drive
Nearest Airport	Newark, La Guardia, & JFK within 60 minute drive

## BUILDING INFORMATION

Building Size	12,000 SF
Building Class	B
Tenancy	Single
Number of Cranes	0
Ceiling Height	16 ft
Office Space	2,000 SF
Number of Floors	1
Average Floor Size	12,000 SF
Year Last Renovated	2005
Construction Status	Existing
Framing	Steel
Condition	Good
Roof	Good Condition
Free Standing	Yes



# Floor Plans

390 Railroad Ave, , Hackensack, NJ, 07601, United States



GROSS INTERNAL AREA

TOTAL: 4,982 sq ft

MAIN FLOOR: 4,270 sq ft. FLOOR 2: 712 sq ft

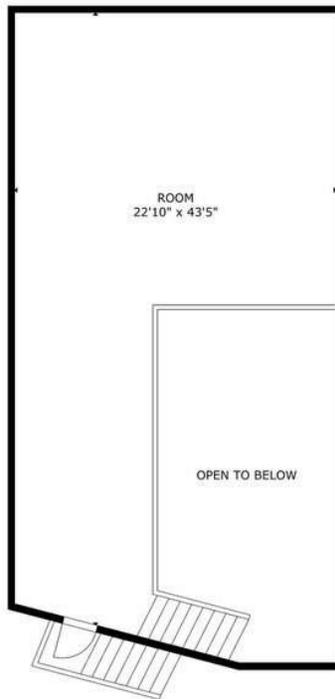
THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.

MAIN FLOOR



# Floor Plans

390 Railroad Ave, , Hackensack, NJ, 07601, United States



GROSS INTERNAL AREA  
TOTAL: 4,982 sq ft

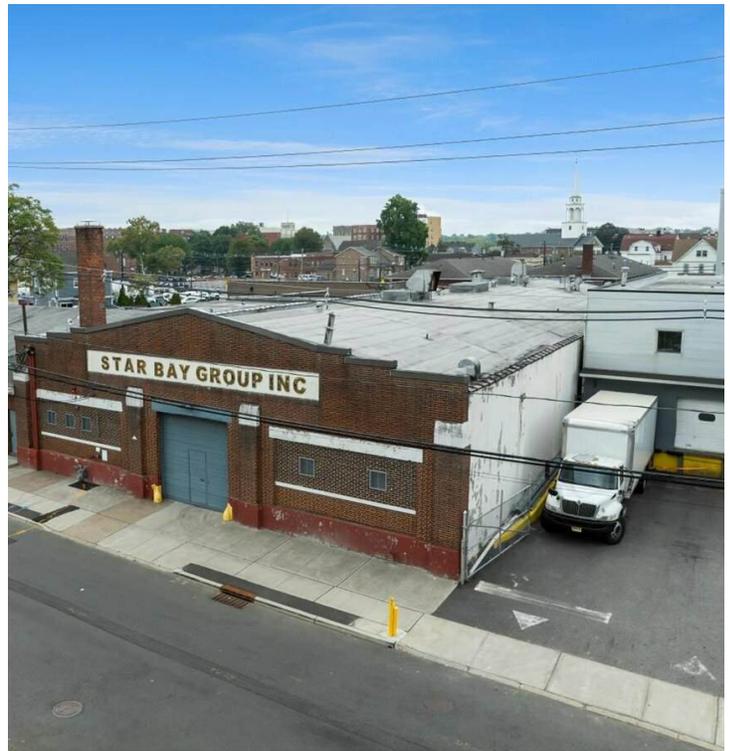
MAIN FLOOR: 4,270 sq ft, FLOOR 2: 712 sq ft

THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.

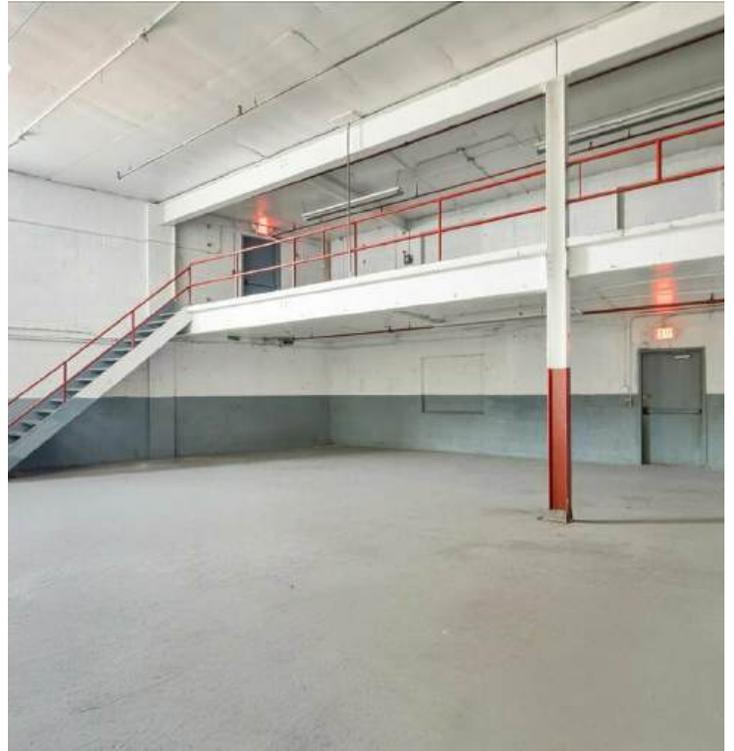
FLOOR 2



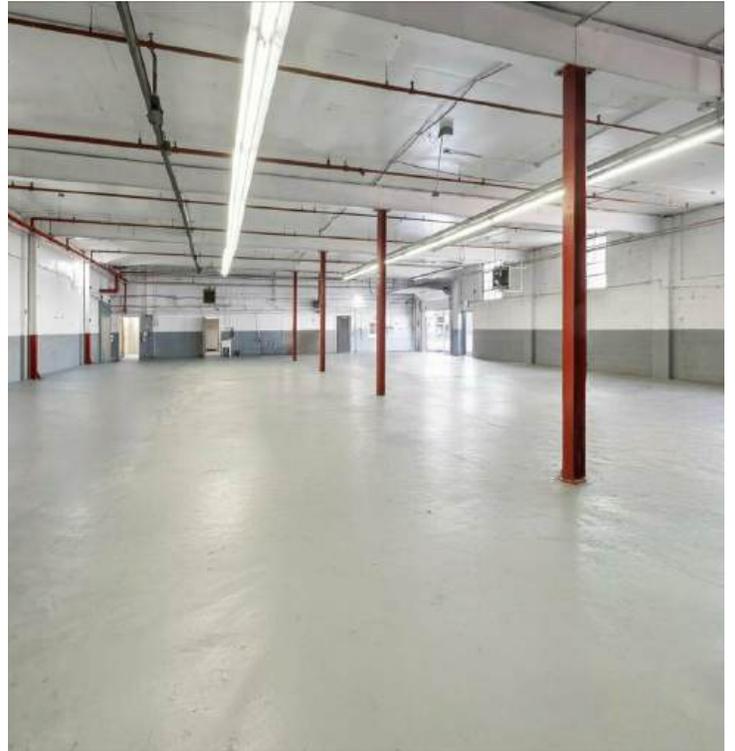
# Exterior Photos



# Interior Photos



## Extra Photos



12,000 SF INDUSTRIAL FACILITY ON 0.74 ACRES | CENTRAL HACKENSACK LOCATION

# LOCATION INFORMATION

# 2

DRONE PHOTOS

FEMA FLOOD MAP

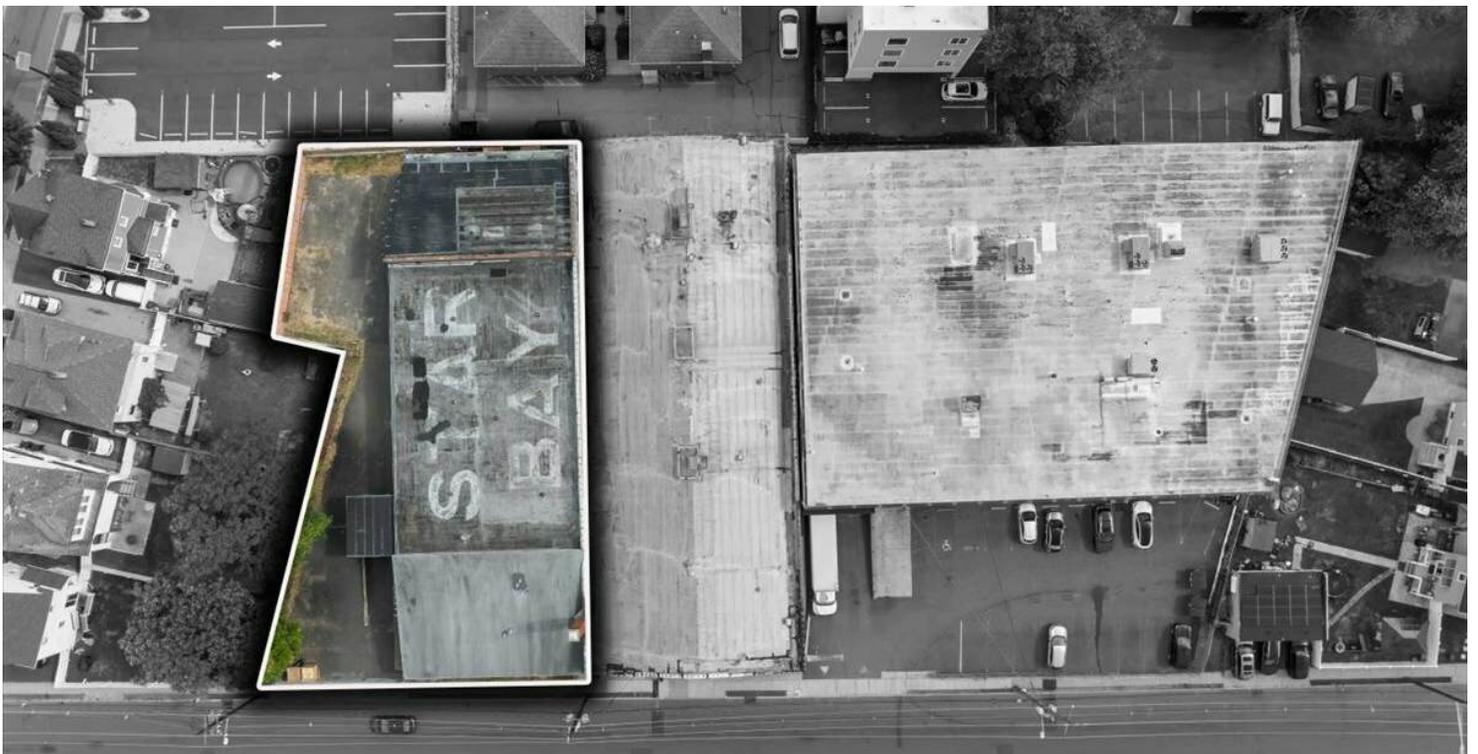
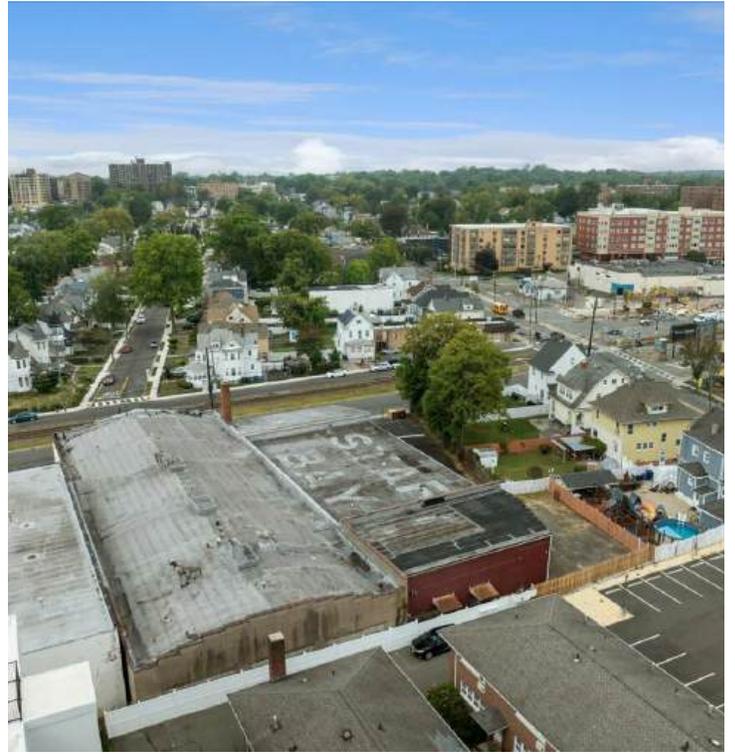
REGIONAL MAP

RETAILER MAP

AERIAL MAP

RENT ROLL

# Drone Photos



# FEMA Flood Map

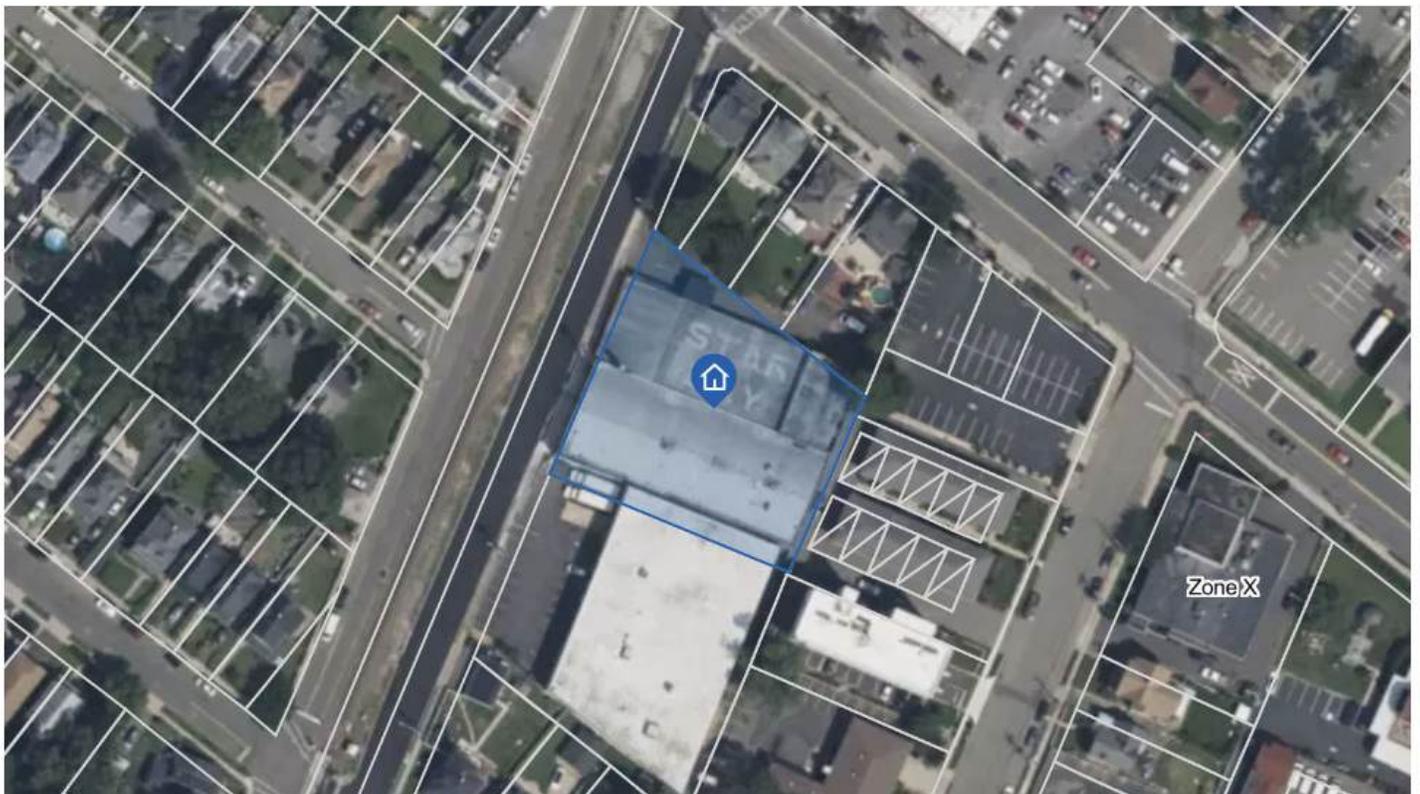
## Property Detail Report

For property located at  
390 Railroad Ave, Hackensack, NJ 07601

 **PropertyRecords**

APN: 23-00418-0000-00014-0000  
Generation date: 09/11/2025

### FEMA Flood



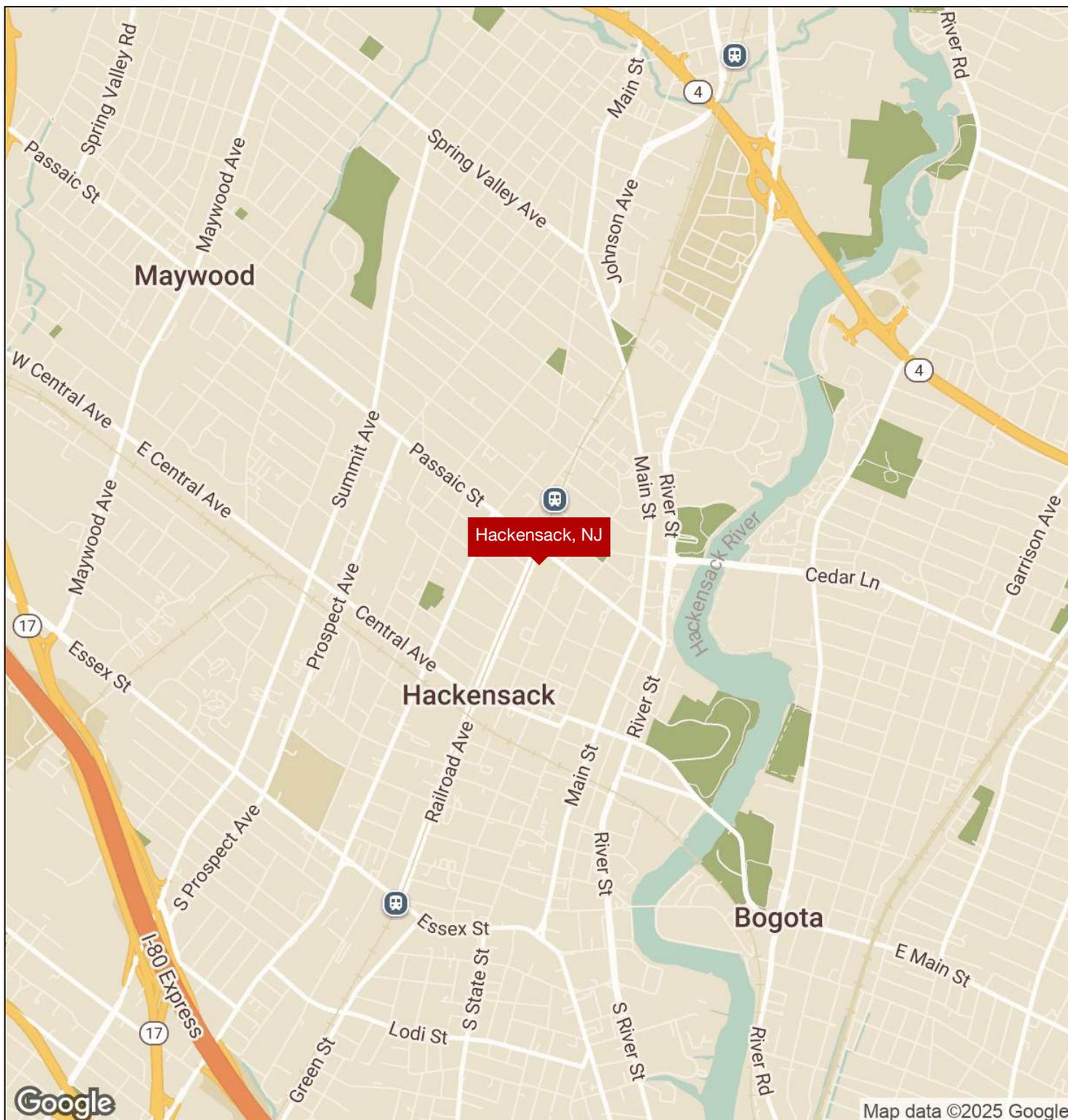
Code	Code Description
X	AREA OF MINIMAL FLOOD HAZARD

Area	Panel #	SFHA
0.63 (100%)	---	No

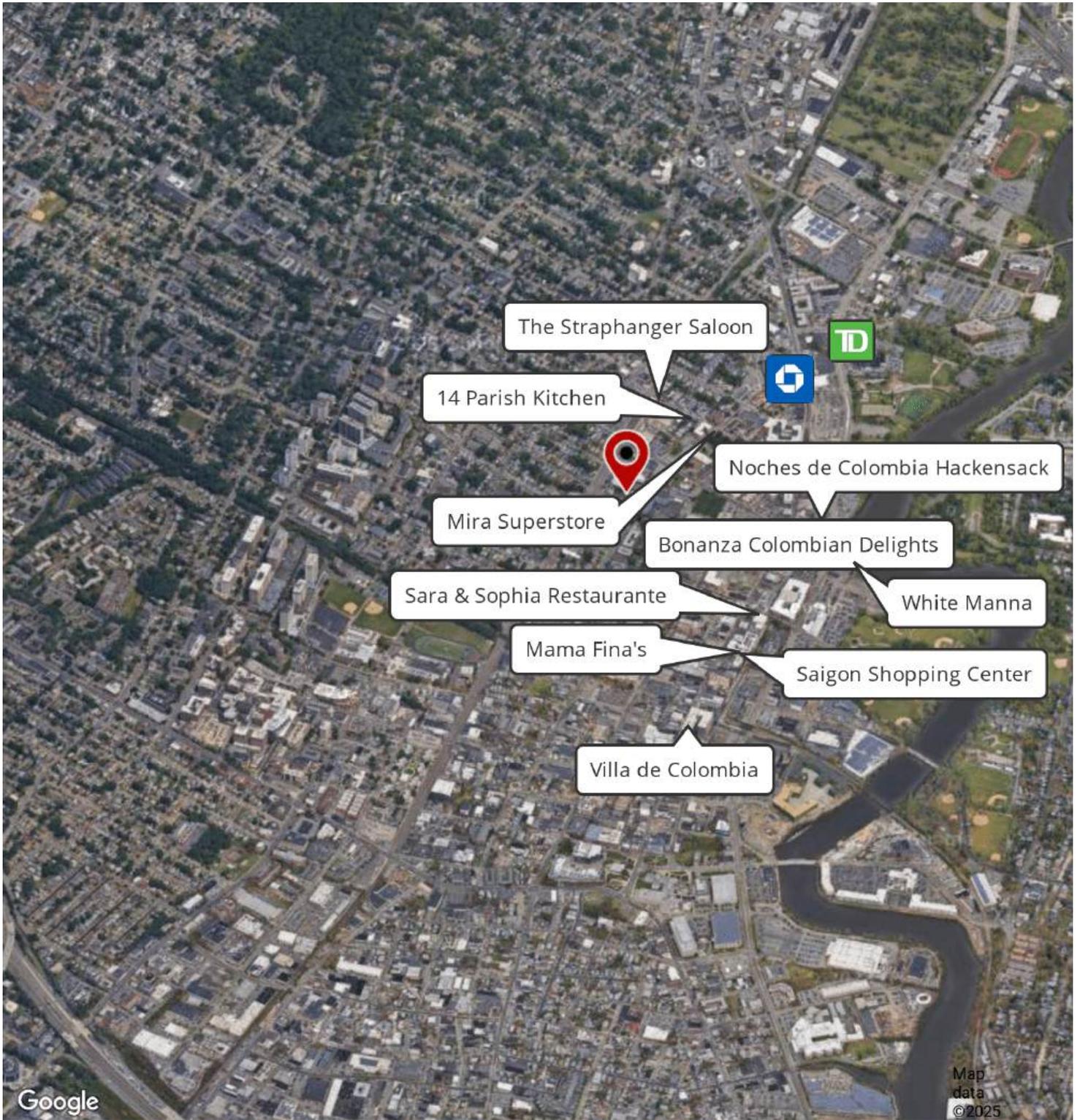
-  Floodway
-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Undetermined



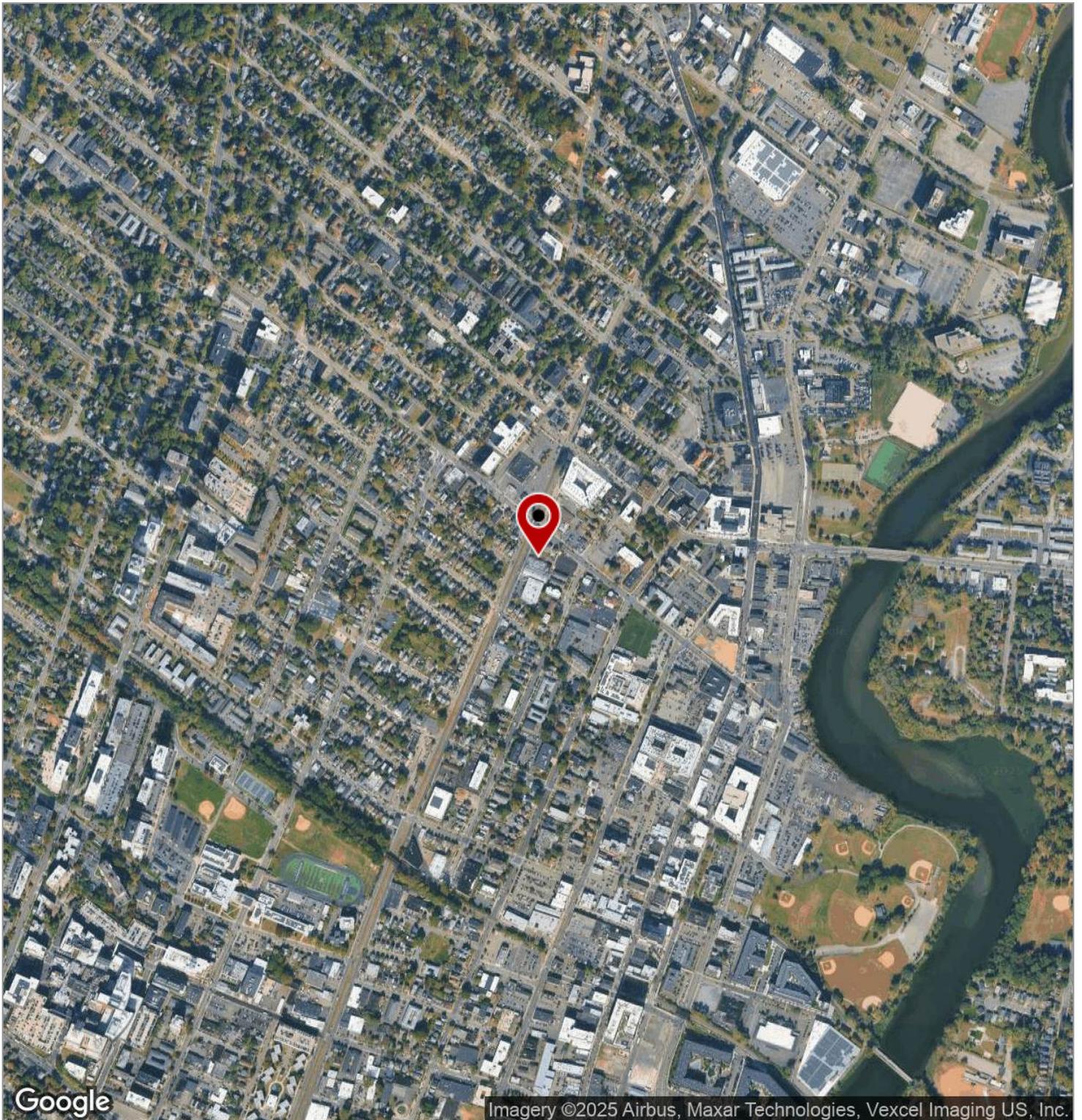
# Regional Map



# Retailer Map



# Aerial Map



# Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
Entire Building	To Be Leased	12,000 SF	100%	\$18.00	\$216,000
<b>TOTALS</b>		<b>12,000 SF</b>	<b>100%</b>	<b>\$18.00</b>	<b>\$216,000</b>
<b>AVERAGES</b>		<b>12,000 SF</b>	<b>100%</b>	<b>\$18.00</b>	<b>\$216,000</b>



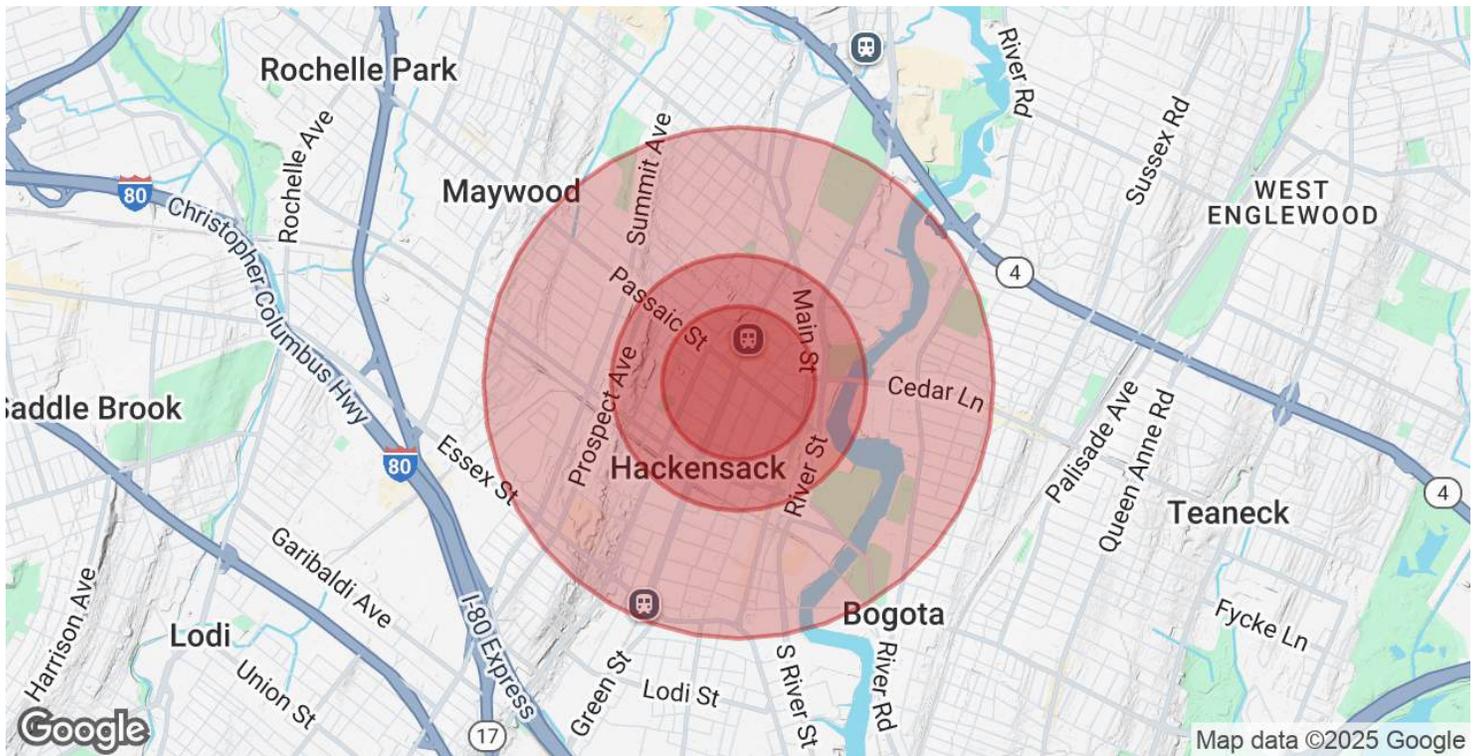
12,000 SF INDUSTRIAL FACILITY ON 0.74 ACRES | CENTRAL HACKENSACK LOCATION

# DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	5,299	13,075	37,885
Average Age	39	41	42
Average Age (Male)	38	40	40
Average Age (Female)	40	42	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,213	5,981	16,334
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$92,258	\$96,451	\$104,639
Average House Value	\$362,445	\$346,979	\$422,257

Demographics data derived from AlphaMap



12,000 SF INDUSTRIAL FACILITY ON 0.74 ACRES | CENTRAL HACKENSACK LOCATION

# ADDITIONAL INFORMATION

4

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

## Advisor Bio | Managing Director | KW Commercial | Fort Lee



### BRUCE ELIA JR.

Managing Director | Fort Lee

brucejr@kw.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

### PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

### EDUCATION

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

### MEMBERSHIPS

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500

Fort Lee, NJ 07024

