

# 1 HACKENSACK AVE

KEARNY, NEW JERSEY | FOR LEASE

±5.75 ACRES & OFFICES  
2 MAINTENANCE SHOPS  
FUEL PUMPS & TRUCK SCALE



- ★ ±5.75 Acres
- ★ 2 Maintenance Shops
- ★ Offices
- ★ 16'-17' Clear
- ★ 12 Drive-Ins / 6 Bays
- ★ Truck Scale On-Site
- ★ Fuel Pump On-Site
- ★ Back-up Generator
- ★ Demisable

Exclusive Listing Brokers | Predict Industrial

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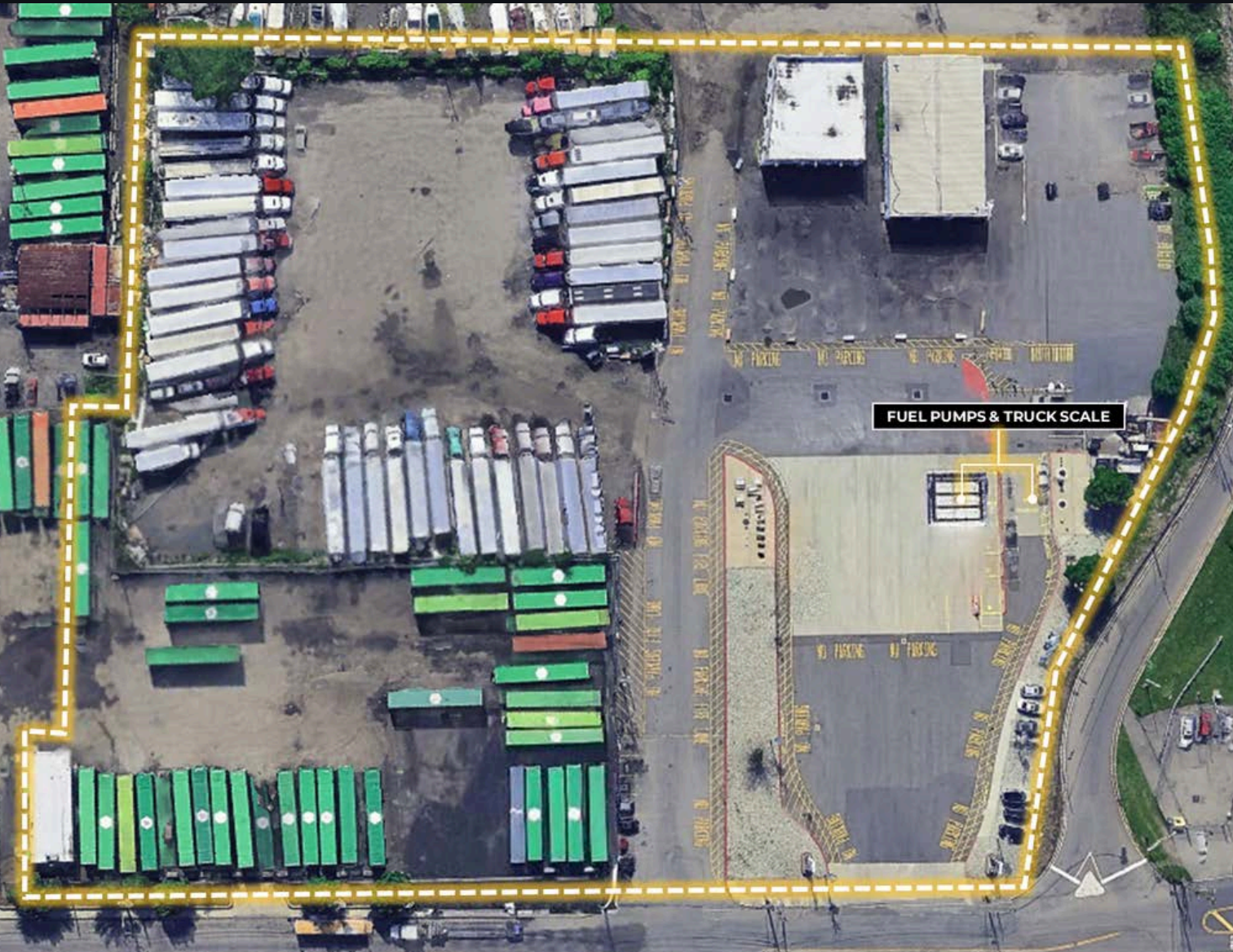
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# PROPOSED SITE LAYOUT

INDUSTRIAL YARD, MAINTENANCE SHOP, FUEL PUMP, TRUCK SCALE



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## HIGHLIGHTS

- ★ ±5.75 Acres
- ★ Fuel Pump On-Site
- ★ Back-up Generator

## MAINTENANCE SHOP A

Available SF ±3,500 SF  
Clear Height 17'  
Drive Through 3 Bays

## MAINTENANCE SHOP B

Available SF ±5,500 SF  
Clear Height 16'  
Drive Through 3 Bays

## DOUBLE WIDE OFFICE TRAILER

Available SF ±1,700 SF

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# AVAILABLE SPACE

INDUSTRIAL YARD, MAINTENANCE SHOP, FUEL PUMP, TRUCK SCALE



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## MAINTENANCE SHOP A

Available SF ±3,500 SF  
Clear Height 17'  
Drive Through 3 Bays

## MAINTENANCE SHOP B

Available SF ±5,500 SF  
Clear Height 16'  
Drive Through 3 Bays

## SHOP / OFFICE

Available SF ±8,000 SF  
Office SF ±1,500 SF

## DOUBLE WIDE OFFICE TRAILER

Available SF ±1,700 SF

±3.45  
ACRES

±2.3  
ACRES

OFFICE TRAILER

A

B

Shop  
&  
Office

Fuel & Scale



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# PROPERTY PHOTOS

INTERIOR & EXTERIOR IMAGES



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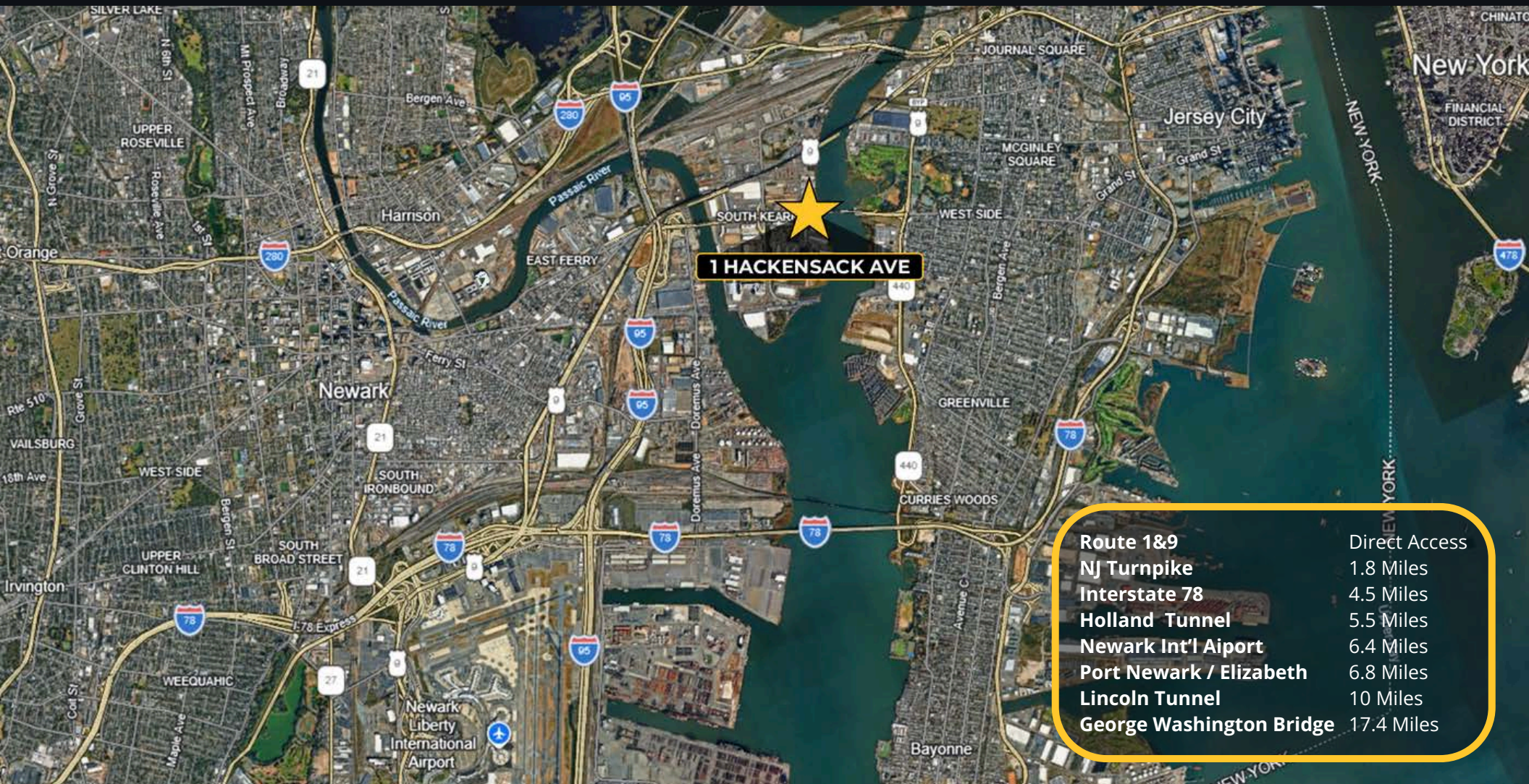
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# PRIME LOCATION

THE HEART OF NORTHERN NJ PORT & LOGISTICS NETWORK



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