

HORVATH & TREMBLAY

1 BARRETT AVE
MOONACHIE | NJ

10,526 SF WAREHOUSE

FOR SALE AND LEASE

FULLY RENOVATED IN 2026



VACANT INDUSTRIAL BUILDING OPPORTUNITY

Post Renovation Rendering

**LEAD AGENT****MAURICE ASSIA**

Vice President

Direct: (201) 215-1810

massia@horvathtremblay.com

ETHAN COLE
NJ BROKER OF RECORD
LICENSE 2082582

**THE BUILDING IS EQUIPPED
WITH ONE (1) TAILBOARD
AND ONE (1) DRIVE-IN**



Post Renovation Rendering

DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the freestanding industrial building located at 1 Barrett Avenue in Moonachie, New Jersey (the "Property"). 1 Barrett Avenue is a 10,526 square foot single story industrial building positioned on a 0.80-acre parcel. The Property has been well maintained and features a newer roof and updated LED lighting throughout. The Property will be delivered vacant.

The Property benefits from a prime infill location just off Moonachie Avenue in the center of one of northern New Jersey's most established industrial corridors. Surrounded by a dense concentration of light industrial, warehouse, and manufacturing facilities, the area supports a substantial daily workforce and consistent commercial activity. The site is positioned minutes from Teterboro Airport and approximately 2.5 miles from the Meadowlands Sports Complex, both of which serve as significant regional traffic generators. Located roughly three miles from Interstate 95, the Property also provides efficient access to Interstate 80, U.S. Route 46, and NJ Routes 17 and 3, as well as nearby Wood-Ridge and Meadowlands rail stations. With its exceptional connectivity and proximity to key employment and transportation hubs, the location is well suited for users seeking strategic access to the greater New York metropolitan market.

THE ASSET: 1 Barrett Avenue is a single-story industrial building that contains 10,526 square feet on a 0.80-acre parcel of land. The building features one (1) drive-in overhead door and one (1) dock-height overhead door. The brick building has been well maintained and features a newer flat EPDM roof (replaced in 2022) with a 20-year transferable Firestone warranty. Additionally, all warehouse, office and outside lights were converted to LED in 2021.

UPSIDE POTENTIAL: The industrial building will be delivered vacant, providing an investor with the opportunity to lease the Property at market rates, or to use the Property as an Owner-User.

STRATEGIC LOCATION: The Property is strategically situated just off Moonachie Avenue within the core of a densely built industrial and manufacturing district comprised of hundreds of light industrial, warehouse, and production facilities. This concentration of businesses brings a substantial daytime workforce to the immediate area. The site is also located just moments from Teterboro Airport and approximately 2.5 miles from the Meadowlands Sports Complex, both of which contribute additional traffic and activity. The Property is roughly three miles from Interstate 95 and offer convenient connectivity to Interstate 80, U.S. Route 46, and NJ Routes 17 and 3, as well as access to the Wood-Ridge and Meadowlands train stations.



Post Renovation Rendering

INDUSTRIAL PRESENCE: The industrial sector has played a significant role in Moonachie's economic landscape as the borough is home to various businesses, warehouses, and manufacturing facilities. Its industrial presence contributes to the local economy and provides employment opportunities for residents. Moonachie is conveniently positioned near major transportation arteries, making it attractive to Industrial Tenants that rely heavily on ground transportation. The New Jersey Turnpike, one of the nation's key toll roads, is seconds away, providing easy access to both northern and southern destinations. Additionally, Routes 17 and 120 pass through the borough, enhancing its connectivity to neighboring areas and highways.

MEADOWLANDS SPORTS COMPLEX: The Property is 2.5 miles from the Meadowlands Sports Complex. The complex currently consists of MetLife Stadium, which is home to the NFL's New York Giants and New York Jets; the Meadowlands Racetrack, a famous harness racing circuit (which is home of the annual Hambletonian Stakes); and the Quest Diagnostics Training Center, which is the Giants' practice facility. The complex is also home to the American Dream, an entertainment & retail center located in the Meadowlands Sports Complex in East Rutherford, NJ. American Dream features an indoor theme park, water park, ski slope, & high-end luxury stores.

TRAFFIC COUNTS: On average, more than 90,100 vehicles pass near the Property each day along NJ Route 17.

STRONG DEMOGRAPHICS: Approximately 182,300 people live within 3 miles of the Property with an average household income of \$129,627. More than 665,400 people live within 5 miles of the Property with an average household income of \$128,756. Additionally, there are more than 103,400 employees within 3 miles of the Property.

AREA BUSINESSES & EMPLOYERS: Area businesses and employers surrounding the Properties include, but is not limited to Amazon, Capelli New York/GMA Accessories, EBIN New York, Massimo Zanetti Beverage USA, 4Wall New York, Inline Distributing, Wise Foods, Sungard Availability Services, The Peterson Company, Cornell Paper & Boc Company, President Container Group, Bulbrite Industries, IMEX Global Solutions, L&W Supply, PKNY International, and American Consolidation. These businesses draw thousands of employees to the immediate area daily.



The Property has been well maintained and features the following renovations:

- Exterior & interior paint
- New glass windows
- New doors
- Epoxy Flooring
- New Overhead Doors
- HVAC offices
- Heat in warehouse
- Office upgrades & renovations
- Electrical upgrade
- Fire system sprinkler upgrade
- ADA bathrooms
- Landscaping
- Site work and clearing



Post Renovation Rendering

**\$3,684,100**

LIST PRICE

**\$350.00**

PRICE PER SF (BUILDING)

**\$105.72**

PRICE PER SF (LAND)

1 BARRETT AVENUE | MOONACHIE, NJ 07074

PROPERTY TYPE:	Vacant Industrial Building
TYPE OF OWNERSHIP:	Fee Simple
PROPERTY ZONING:	M (Manufacturing District)
YEAR BUILT FULLY RENOVATED:	1963 2026
BUILDING SIZE (SF):	10,526 SF
PARCEL SIZE (ACRES):	0.80 Acres
PARCEL SIZE (SF):	34,848 SF
REAL ESTATE TAXES:	\$23,459
FRONTAGE:	195 Ft on Barrett Ave 190 Ft on Purcell Ct
VEHICLES PER DAY:	90,100 along NJ Rte 17

ALSO AVAILABLE FOR LEASE

**RENTAL RATE:** ASKING: \$18.00/SF**LEASE TYPE:** NNN



Commerce Park
VENTURES



Commerce Park
INVESTORS



Roy Pascal - Principal

Roy Pascal, the Principal, was raised in Basking Ridge, New Jersey, and graduated from Ridge High School in 1980. Thereafter, he graduated from Slippery Rock University in 1984 with a BSBA degree and immediately started a real estate brokerage company called Lincoln Agency. That company was located on Route 22 in Greenbrook until the early 1990s when it was merged with Jeffery Realty. While in the brokerage business, Mr. Pascal spent part of his time refining his skills as a principal investor. By the mid-1990s he spent 100% of his time aggressively acquiring, re-developing, and repositioning retail and industrial opportunities.

Roy has been in the commercial investment real estate business for over 40 years and has been involved in over 200 commercial investment real estate transactions. At Commerce Park Investors, Roy's goal is to acquire industrial properties build out, renovate, and position them for tenanting. Currently, he has approximately 50 industrial and retail properties in New Jersey and Lehigh Valley, PA.



Spencer Pascal - CEO

Spencer Pascal is the CEO of Commerce Park Investors (CPI) and Founder of Commerce Park Ventures, a funding company he built from the ground up to support industrial real estate acquisitions, developments, and strategic investments.

Spencer began working alongside his father, Roy Pascal, in 2018 and quickly played a key role in rebranding and restructuring Commerce Park Investors into the thriving investment and development firm it is today.

He entered the industrial real estate space in 2019 with the acquisition of his first warehouse in Roxbury, New Jersey. Since then, he has led numerous renovation and development projects, transforming underutilized properties into high-performing industrial assets. Under his leadership, CPI has grown into a vertically integrated real estate platform focused on long-term value creation, operational discipline, and scalable growth.

In addition to leading CPI and Commerce Park Ventures, Spencer founded Pillar Construction Group, a construction company he built from scratch to support both internal development projects and third-party commercial clients. Pillar Construction Group allows for full execution control across acquisitions, construction, and asset management — driving efficiency, cost control, and quality across every project.

Through Commerce Park Ventures, Spencer provides strategic funding for real estate projects aligned with his vision of building modern, efficient, and scalable industrial spaces. He has also developed a training platform focused on helping others enter the industrial real estate sector and build successful, sustainable careers.

Spencer continues to expand his industrial real estate portfolio while building companies grounded in discipline, execution, and long-term strategic growth.



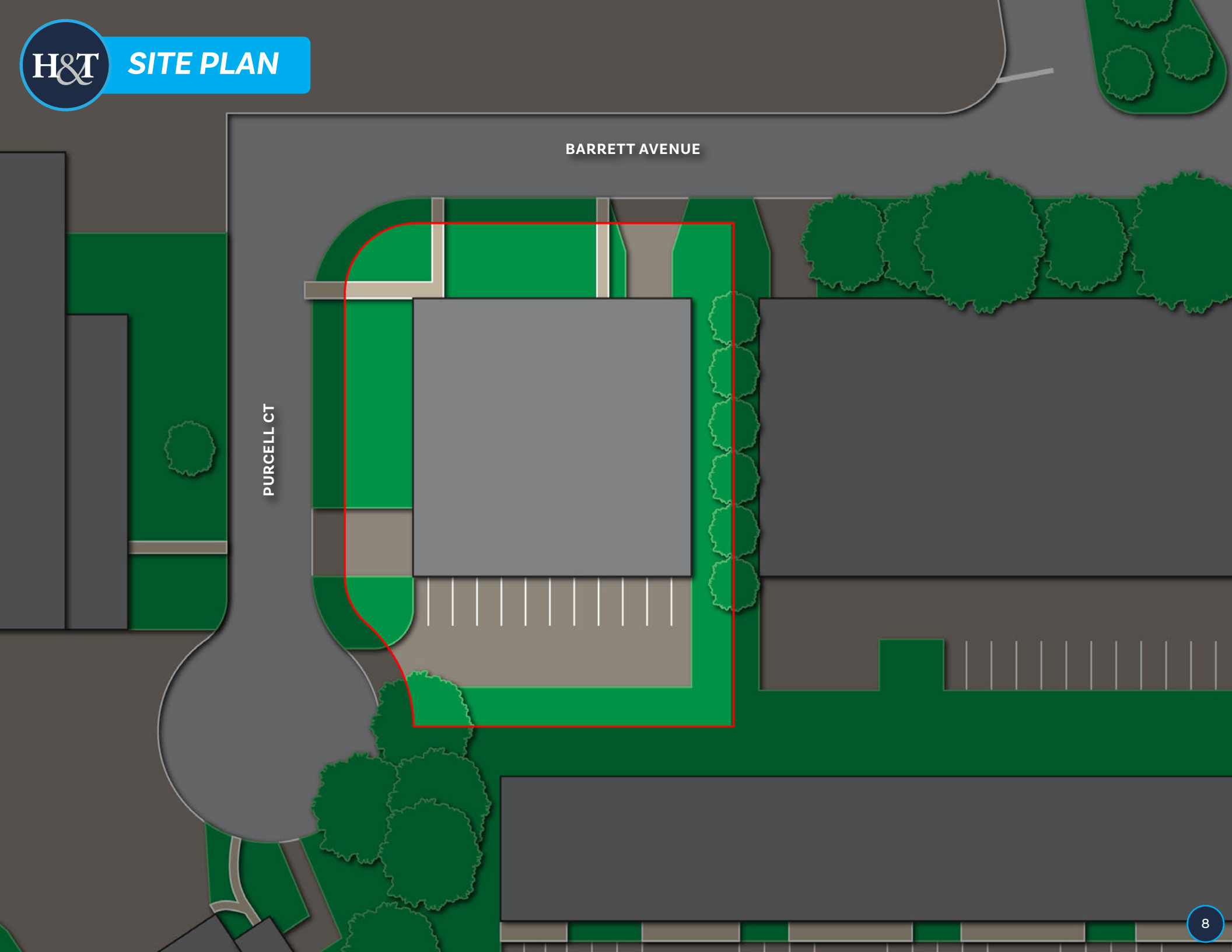
Peter Feldman - President

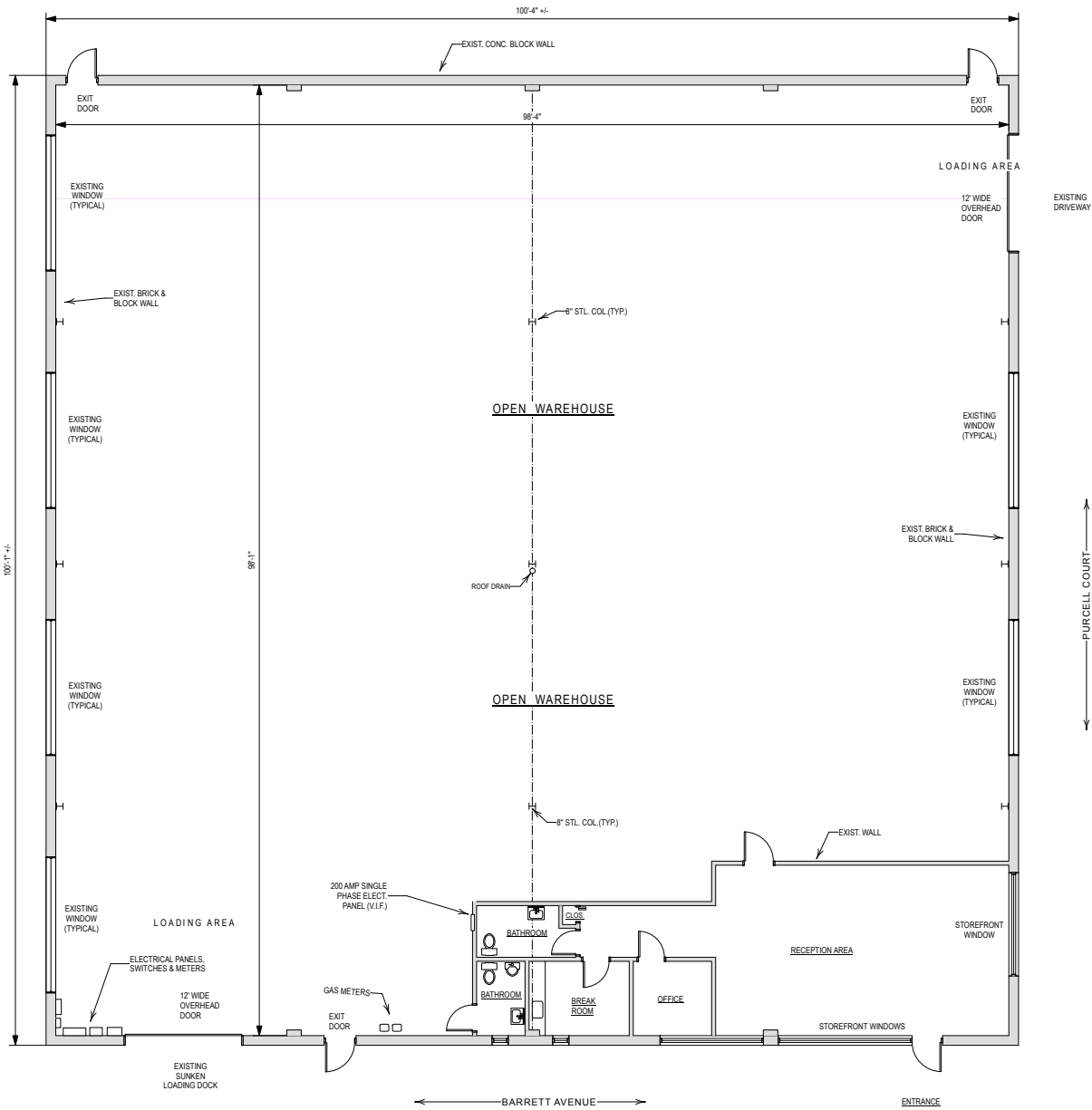
Peter Feldman is a hands-on real estate leader with a background in finance, operations, and strategic redevelopment. After pivoting from IT project management into real estate finance during the COVID era, Peter quickly became a trusted force behind the Frassetto family's investment strategy. Since 2018, he has played a central role in reshaping legacy assets, managing complex deals, and driving long-term growth. As president of Legacy Real Estate Developers, Peter leads every aspect of the firm's investment activity—from sourcing and structuring deals to overseeing construction and cash flow. His approach blends analytical rigor with on-the-ground oversight, making him a driving force in turning vision into value.



Salvatore Frassetto - Chairman

Salvatore V. Frassetto is one of northern New Jersey's most accomplished real estate owners and developers, with over 20 million square feet of commercial projects to his name. Beginning with the family's Frassetto Construction company, he went on to found The Frassetto Group, developing millions of square feet across NJ, NY, PA, and FL. Today, as chairman of Saddleback Real Estate Developers and co-managing member of Tulfra Management, he oversees a diverse portfolio of industrial and commercial properties. Sal is active in industry organizations and community initiatives, including the Spring Lake Toys Foundation and Hackensack High School's Blue and Gold Scholarship Foundation.

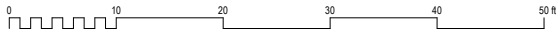




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FIRST FLOOR PLAN - PROPOSED CONDITIONS 7.1.26

SCALE: 1/8" = 1'-0" (printed at full size)



1 BARRETT AVENUE
MOONACHIE, NJ

MOONACHIE NJ

OVERVIEW

Moonachie, New Jersey is a small industrial borough in southern New Jersey, located in Bergen County, New Jersey just west of the Hackensack River. With a population of roughly 3,000 residents, Moonachie offers a unique blend of residential neighborhoods and a substantial industrial and logistics presence that plays an important role in the regional economy. Its strategic location, approximately 10 miles from New York City, positions the borough as a convenient base for businesses serving the greater New York metropolitan area.

Moonachie's most defining characteristic is its concentration of warehouse, distribution, and light industrial facilities. The borough sits within one of Northern New Jersey's most active logistics corridors, benefiting from immediate access to major transportation infrastructure. Routes such as New Jersey Route 17, New Jersey Route 3, and U.S. Route 46 are all nearby, providing direct connections to the New Jersey Turnpike (Interstate 95) and the Garden State Parkway. This network allows efficient access to regional ports, airports, and dense consumer populations. Notably, Newark Liberty International Airport is within a short drive(and Port Newark & Port Elizabeth), enhancing Moonachie's appeal for freight-forwarding and time-sensitive distribution operations.

The borough's proximity to the Meadowlands Sports Complex in neighboring East Rutherford, New Jersey, home to MetLife Stadium and the Meadowlands Racetrack, adds to its regional visibility and accessibility. While Moonachie itself is primarily industrial in character, nearby retail, hospitality, and entertainment amenities serve the local workforce and visiting business partners. The surrounding Meadowlands area has seen continued infrastructure investment and redevelopment, further strengthening the borough's logistical advantages.

Despite its industrial prominence, Moonachie maintains a tight-knit residential community with local parks, municipal services, and access to larger commercial centers in nearby towns such as Hackensack, New Jersey and Paramus, New Jersey, the latter known as one of the nation's premier retail destinations. Overall, Moonachie's value lies in its highly strategic location, established industrial base, and immediate connectivity to the New York metropolitan market, making it an attractive setting for logistics, warehousing, and service-oriented businesses seeking proximity to one of the largest consumer markets in the United States.



POPULATION

3 MILES

5 MILES

10 MILES

2025 Estimate

182,390

665,468

4,932,347

2030 Projection

180,166

656,261

4,882,925

2020 Census

177,734

656,028

4,926,897



BUSINESS

2025 Est. Total Businesses

9,762

31,873

256,978

2025 Est. Total Employees

103,423

305,013

3,075,278



HOUSEHOLDS

2025 Estimate

67,401

244,398

2,066,710

2030 Projection

67,996

245,608

2,077,953

2020 Census

66,049

239,426

2,006,164



INCOME

Average Household Income

\$129,627

\$128,756

\$164,596

Median Household Income

\$104,111

\$101,976

\$110,754



182,300+

PEOPLE WITHIN 3 MILES



90,100+

VEHICLES PER DAY
NJ RTE 17



\$129,600+

AVERAGE HOUSEHOLD INCOME

NEW YORK CITY

AMERICAN DREAM.

MetLife
StadiumKeurig
DrPeppersonwil
WE ARE SUPPLY CHAIN LOGISTICS

95

MEADOWLANDS
RACING & ENTERTAINMENT.PARIS BAGUETTE
CORPORATE OFFICE

Ryder

PICASSO
LIGHTINGDora's
NATURALSWismettac
Wismettac Asian Foods, Inc.

1 BARRETT

FRENCH GOURMET
1983FlightSafety
INTERNATIONALGraceKennedy
GROUP



WOOD-RIDGE



1 BARRETT



H&T

LOCATION MAP



AMERICAN DREAM.

THE MONARCH

MEADOWLANDS
RACING & ENTERTAINMENT

MetLife
Stadium

WASHINGTON AVENUE

Hampton
Inn & Suites
by HILTON

DUNKIN'

120

SPRINGHILL SUITES®
MARRIOTT

SOFIVE

PATERSON PLANK ROAD

LIBERTY COMMONS

DOLLAR TREE

ALDI

Marshalls

Panera
BREAD

Krispy Kreme
DOUGHNUTS

Saputo

SUNOCO

7
ELEVEN

XPO

Keurig
DrPepper

sonwil
WE ARE SUPPLY CHAIN LOGISTICS

Ryder

ups

UPS Freight

BURGER
KING

daltile

PARIS BAGUETTE
CORPORATE OFFICE

PICASSO
LIGHTING

Wismettac
Wismettac Asian Foods, Inc.

GENERAL TRADING
Wholesale Food Distributor

Residence INN
BY MARRIOTT

Fairfield
BY MARRIOTT

Holiday Inn
Express

INTERSTATE
BATTERIES
Outrageously Dependable

HENRY B.
BECTON REGIONAL
HIGH SCHOOL

SIGNATURE
AVIATION
TETERBORO AIRPORT

FlightSafety
INTERNATIONAL

Dora's
NATURALS

GRACE GOURMET
1983

GraceKennedy
GROUP

TOYOTA
SERVICE CENTER

17

CARLSTADT
LITTLE LEAGUE
FIELD

SUNOCO

INTHYME

Beddy Raw
& Affiliated Companies

manhattan
mini storage

Linde

WOOD-RIDGE

TOYOTA

17

WOOD-RIDGE
JR/SR HIGH SCHOOL

RUTHERFORD COMMONS

LOWE'S

FedEx
Office

Jersey
Mike's
SUBS

THE VITAMIN SHOPPE

ME
Massage Envy

Starbucks

verizon

Orangetheory
FITNESS

Post Renovation Rendering



1 BARRETT AVENUE





H&T