

Cushman & Wakefield Presents For Sale or For Lease:

1 THIRD AVENUE

HASKELL, NEW JERSEY

CONFIDENTIAL OFFERING MEMORANDUM

+/- 3,500 SF garage and outdoor storage space on site
with +/-140,776 SF Industrial Asset

FOR SALE / FOR LEASE



Executive Summary

As exclusive agent, Cushman & Wakefield is pleased to offer **1 Third Avenue, Haskell, New Jersey**, for sale or for lease. This +/-140,776-square-foot industrial facility on 8.18 acres presents a rare opportunity for an occupier, investor, or developer to secure a large-scale Northern New Jersey asset with exceptional regional accessibility. The property features a mix of manufacturing space and warehouse space, 14'–38' clear heights, 14 loading positions (with 8 additional docks in process of being added), 2 drive-in doors and multiple access points from surrounding streets. Its large, flexible footprint and functional layout accommodate a wide range of industrial uses, including manufacturing, distribution, and specialty production. **There is currently one available +/- 3,500 SF garage on the property with additional parking spaces and outdoor storage that is currently available for lease.**

Strategically located just 1.3 miles from Exit 55 of Interstate 287, the property offers direct connections to the New York State Thruway to the north, Interstate 80 to the south, and the broader Tri-State region. The in-town location provides strong labor access, proximity to major population centers, and long-term redevelopment potential.

Property Overview

Building Square Footage	+/- 140,776 SF building & +/-3,500 SF garage
Clear Heights	14'-38' Variable (See Floorplan)
Site Size	+/-8.18 Acres
Power	277/480 Volt, 3-phase, 4,000+ Amps
Sprinkler System	Wet
Loading	14 Docks 2 Drive-In Doors 8 additional docks approved
Zone	IR-1 – Industrial / Research
Flood Zone	X – Not In Hazard
2025 Taxes	\$233,212.14 (\$1.65 PSF)



Real Estate Taxes | Local Area Map

1 3rd Avenue Property Taxes

Jurisdiction	Borough of Wanaque
Blocks / Lots	434/5; 435/1; 435/12
Property Class	4B - Industrial
Assessed Value	\$262,100
Land:	+ \$4,873,600
+ Improvements:	
Total:	\$5,135,700
2025 Tax Rate	4.541%
2025 Equalized Value	58.32%
2025 Taxes	\$233,212.14
Taxes PSF	\$1.65

Subject Property

Retail Locations

Corporate Neighbors



Walmart

EASTERN
CONCRETE MATERIALS

camfil

LOWE'S

ABC
Supply Co. inc.



1 3rd AVENUE

1.3 Miles to I-287

INTERSTATE
287

INTERSTATE
287

202

23

INTERSTATE
287

23

Available Spaces



+/-20,000 SF yard with +/-4,000 SF covered outdoor storage

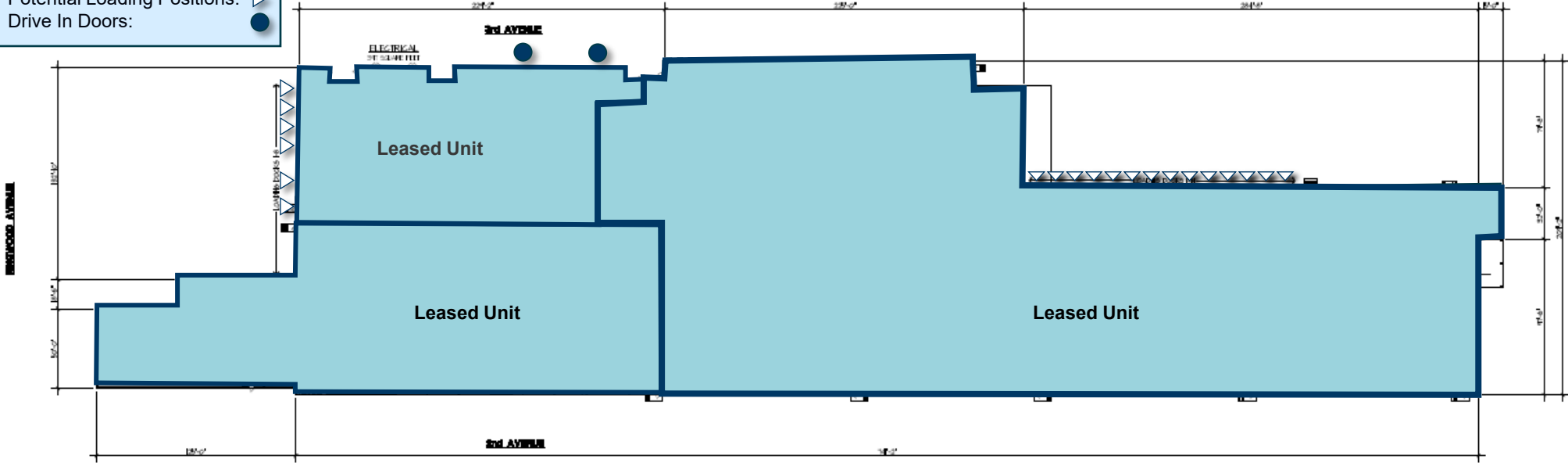
+/-3,500 SF Garage

Building Floor Plan

Available Unit
+/-3,500 SF

+/-3,500 SF garage on the property with additional outdoor storage space that is available for lease.

Potential Loading Positions: ▷
Drive In Doors: ●



IR-1 – Industrial / Research Permitted Uses

§ 114-14. IR-1 District.

A. Permitted primary uses shall be as follows:

- (1) Research and development laboratories.
- (2) Wholesaling, warehousing and distribution activities.
- (3) The following uses, which may include manufacturing, fabricating, processing, converting, assembling or testing: textiles, automotive parts and components, machined components customarily associated with tool and die operations, furniture, cabinets and other similar wood products, electroplating, food processing, footwear, boats, glassware and other glass products, wood construction components, such as window frames, doors, etc., modular housing components, aluminum products, lighting fixtures, books and other printed products, sporting goods, electronic components, typewriters, data-processing equipment and components, plastic products, swimming pool components and accessories, office machine products and other similarly related manufacturing, fabricating, processing, converting, altering, assembling or testing activities. These permitted activities shall be subject to the application of accepted contemporary performance standards, which shall be applied at the discretion of the Planning Board at the time of site plan application under Article VI of this chapter. It is the intent of such a requirement to ensure that such uses will not be noxious, offensive or dangerous to the public health and safety by reason of the emission of odor, dust, smoke, gas or noise.

Link to Zoning: <https://ecode360.com/11788812>

OM Disclaimer

This Offering Memorandum was prepared by Cushman & Wakefield (“Broker”) solely for the use of prospective buyers (each a “Buyer”) of the real property commonly known as 1 Third Avenue, Haskell, New Jersey 07420 (the “Property”). Neither Broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective Buyers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared and (ii) that no projections were made herein. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and shall not provide, Broker or any prospective Buyer with any income and expense figures, budgets or projections regarding the Property. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer.

The Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the Confidentiality Agreement attached hereto.



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