



INTRODUCING

40 JACKSON ST

The subject property is an 8,768 SF warehouse strategically positioned just blocks from Route 21 in Passaic. The building is well-maintained and offers excellent connectivity to major regional arteries—including quick access to I-80, I-280, Route 46, and the broader New York metropolitan market. The property offers two loading docks, 14' and 10' ceilings, and a fully accessible basement with ample storage space. This property is ideal for distribution, warehousing, storage, or assembly operations in Passaic County's high-demand industrial market.

PROPERTY HIGHLIGHTS

- 8,750 SF single story warehouse with basement
- 10' basement ceiling heights with over 8,000 sf available
- 14' main floor ceiling heights
- Two loading docks
- Located within blocks of Route 21
- Well maintained

PROPERTY OVERVIEW

- Block: 4070 & Lot: 27
- Neighborhood: Passaic
- Property Type: Industrial
- Lot SF: 9,016 SF & Building SF: 8,768
- Annual Taxes: \$14,843
- Unit total & Stories: 1
- Zoning: R-3 Multi-Family Residential

CONTACT US
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40 JACKSON ST

FOR SALE



BASEMENT



MAIN FLOOR

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40 JACKSON ST

FOR SALE



INTERIOR LOADING DOCKS



OUTSIDE

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