

130 Railroad
Avenue
HACKENSACK, NJ

4,500 SF
FREESTANDING BUILDING
INDUSTRIAL FOR LEASE



Property Features

- ±4,500 SF industrial building
- ±500 SF of office space
- 1 oversized drive-in door (14'W x 12'H)
- 14' clear ceiling height
- 3 dedicated parking spaces
- 400 amps of power
- Wet sprinkler system
- Immediate access to all major highways
- Walkable to Hackensack commuter rail



FOR MORE INFORMATION

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NAI James E. Hanson
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Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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PROPERTY OVERVIEW



Property Description

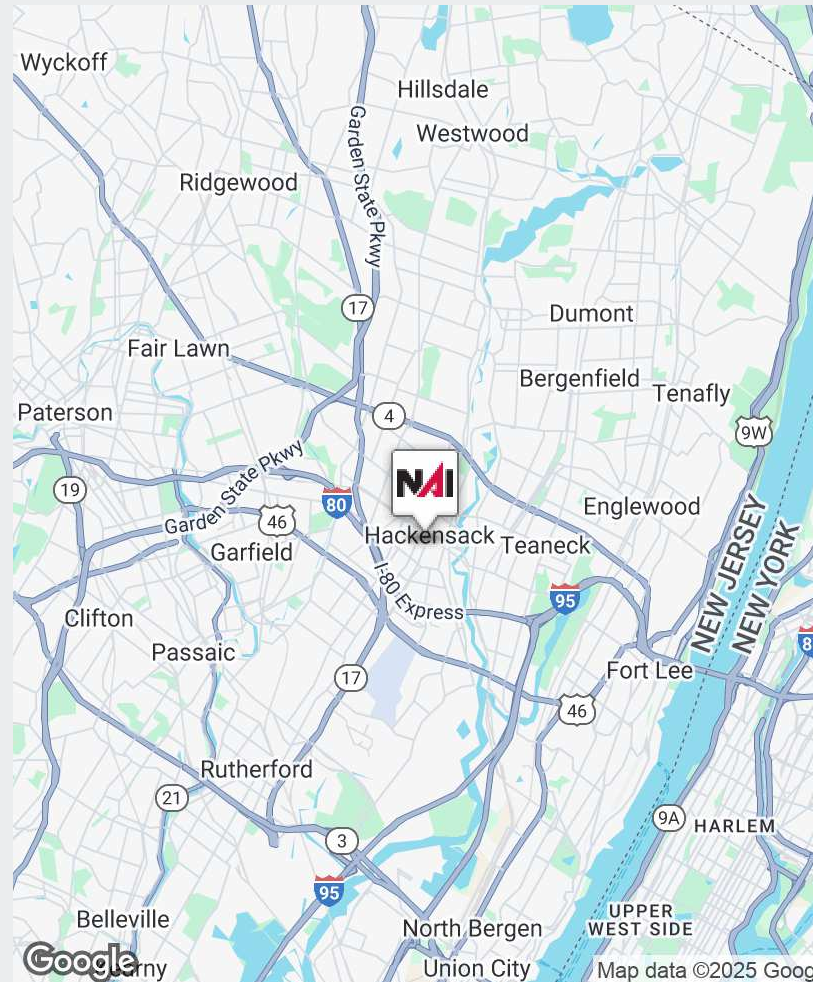
Located in Hackensack's industrial district, this versatile 4,500 SF industrial facility is ideal for light manufacturing, warehousing, or distribution. It is well-suited to meet the demands of a variety of industrial users.

Location Description

Positioned just steps from Hackensack's commuter rail station and moments from major highways including I-80, Route 17, and the NJ Turnpike, this location offers seamless regional access for both employees and logistics. Situated in a dense business corridor, the property benefits from strong infrastructure and excellent accessibility in one of Bergen County's most sought-after industrial hubs.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	16,881	80,499	207,863
Total Population	40,775	216,682	584,154
Average HH Income	\$95,547	\$135,870	\$131,517



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PARKING PLAN

PARKING ZONES

P1, P2, P3, P4 & P5

