

**111 Essex Street  
& 142 Kansas Street**  
HACKENSACK, NJ



## **OWNER/USER + DEVELOPER OPPORTUNITY**

**±26,169 SF INDUSTRIAL BUILDING ON COMBINED 1.23 ACRES**

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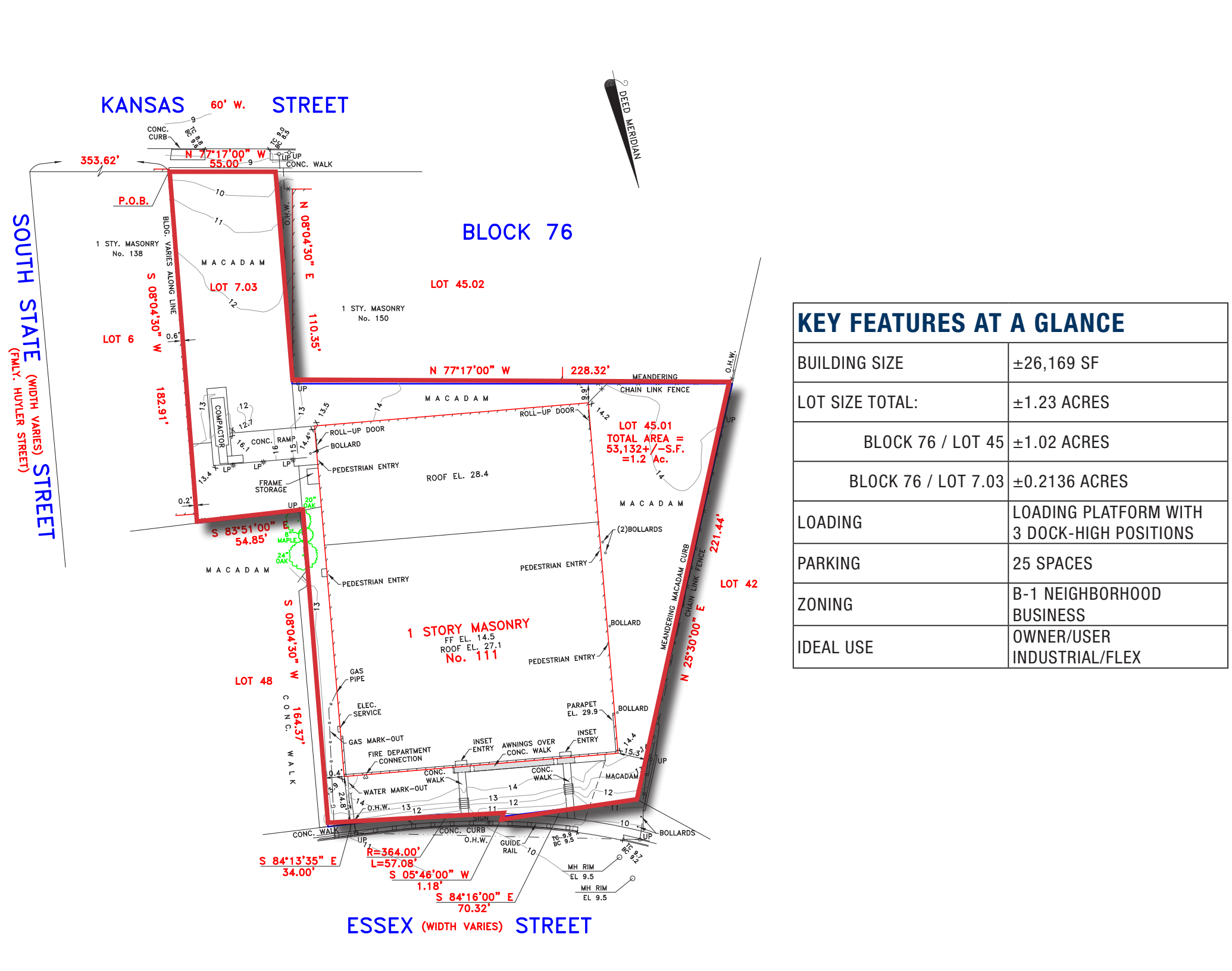
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111 Essex Street & 142 Kansas St, Hackensack, NJ 07601







## ±1.23 TOTAL ACRES ACROSS TWO PARCELS

111 Essex Street sits on 1.02 acres with the ±26,169 SF industrial building  
142 Kansas Street serves as a .2136-acre paved lot.



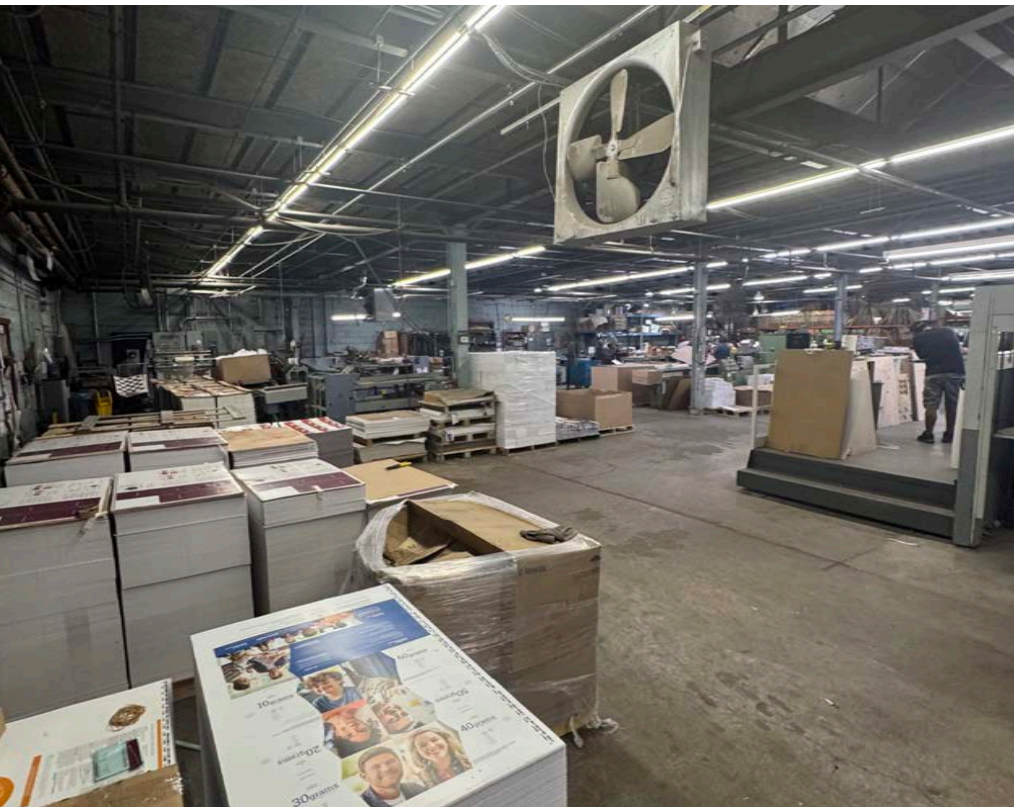
111 Essex Street & 142 Kansas St, Hackensack, NJ 07601



## PROPERTY OVERVIEW

- ±26,169 SF single-story concrete industrial building
- ±1.23 total acres across two parcels (1.02 acres on 111 Essex St & 0.20-acre paved lot on 142 Kansas St)
- Loading platform with 3 dock-high loading positions
- Zoned B-1 Neighborhood Business District
- Well-suited for warehousing, distribution, or light manufacturing
- Ideal for owner-occupiers seeking a functional building with expansion potential
- Minutes to Route 4, Route 46, I-80, I-95/NJ Turnpike, and George Washington Bridge
- Within 18 miles from Newark airport & Port Newark/Elizabeth









111 Essex St  
& 142 Kansas St

### EXCEPTIONAL ACCESSIBILITY!

This property offers exceptional accessibility with close proximity to major highways, including I-80, Route 17, and the NJ Turnpike. It's just 7 miles from the George Washington Bridge and approximately 12 miles from Midtown Manhattan, making it an ideal location for businesses requiring efficient regional and city access. The site is also a short drive to Teterboro Airport, further enhancing its logistical appeal.



Hackensack  
Univ. Med. Ctr.



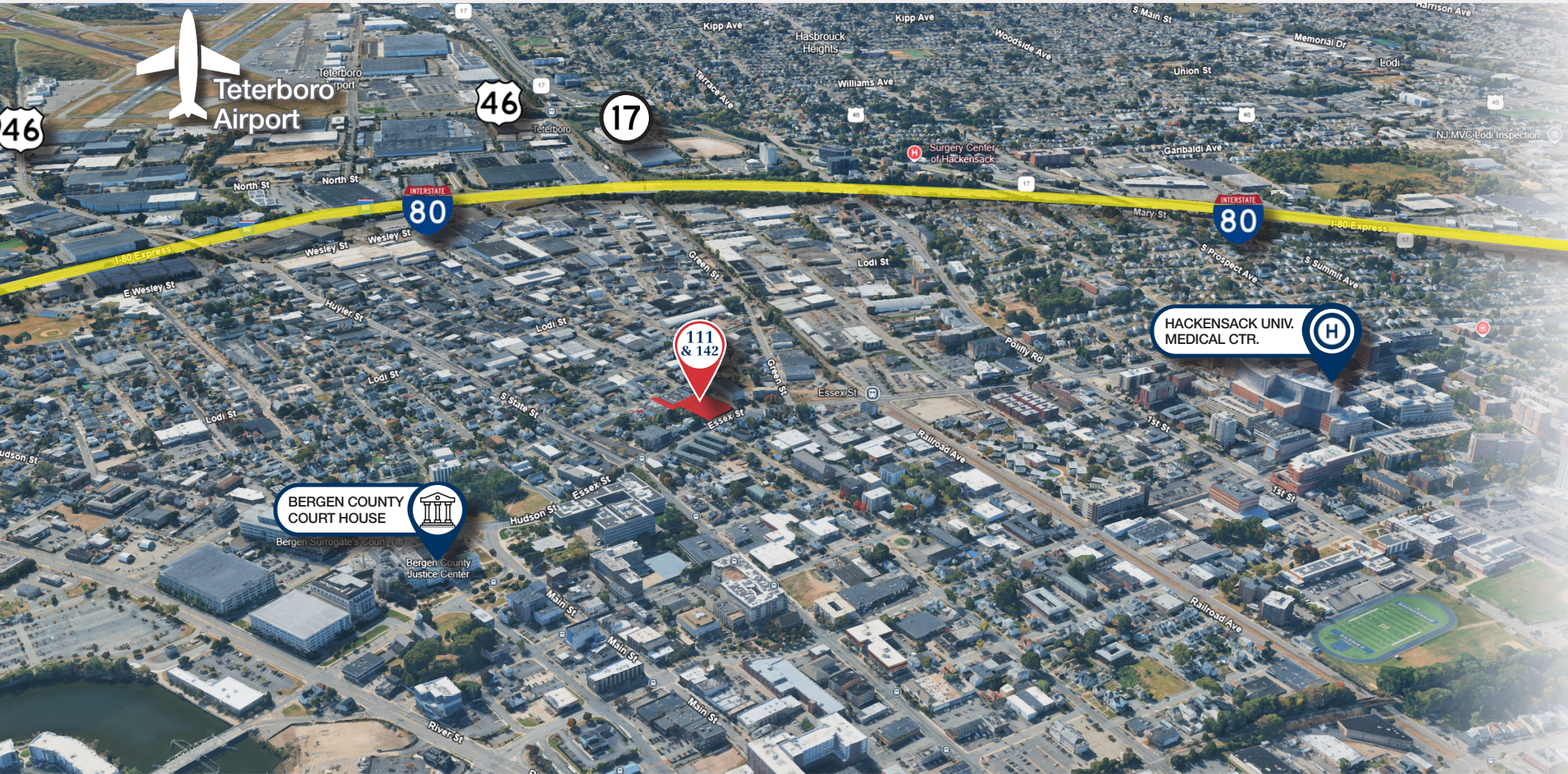
Teterboro  
Airport

LOCATION, LOCATION, LOCATION!  
LOCATED IN THE VIBRANT  
AND GROWING CITY OF  
HACKENSACK, NJ

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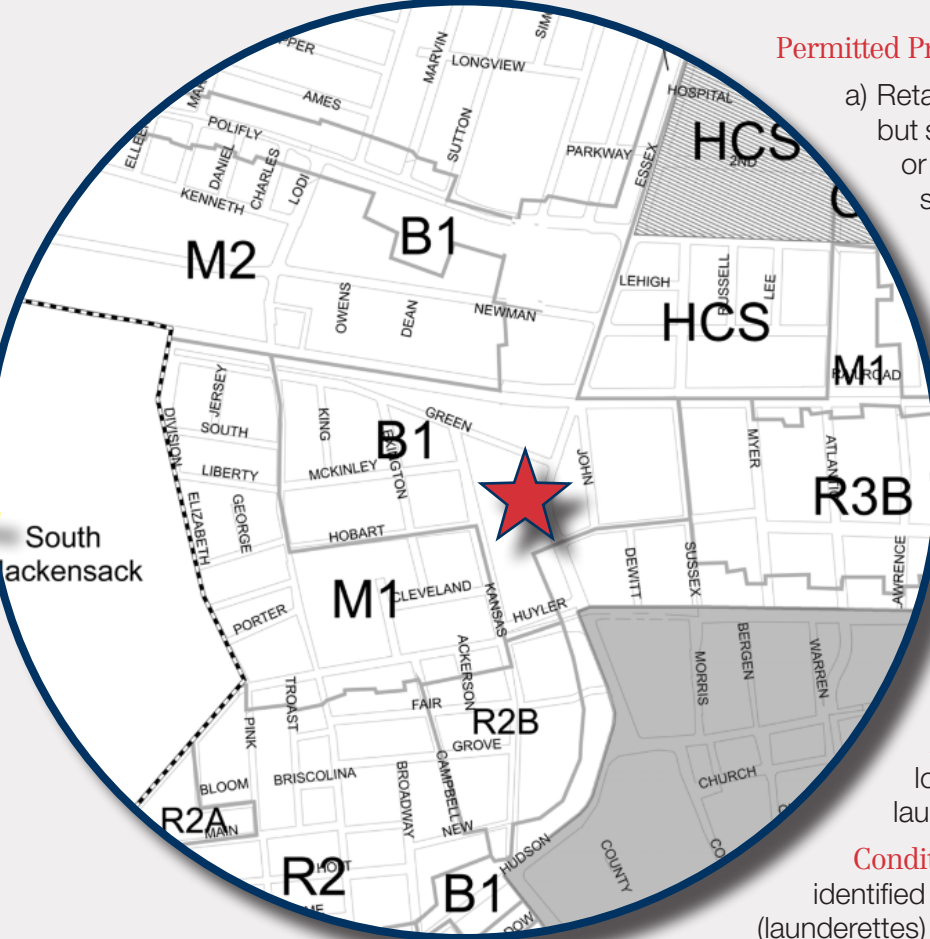


AERIAL LOCATION



111 Essex Street & 142 Kansas St, Hackensack, NJ 07601

ZONING MAP & USES B-1 DISTRICT ZONING



Permitted Principal Uses

- a) Retail stores and shops where products to be sold are stored within a fully enclosed building, but specifically excluding pawnshops, the sale of used furniture, appliances, machinery, clothing or other used manufactured goods, including antique shops. Recognized charitable rummage sales for a limited period (2 weeks) are not included in this exclusion; b) Art gallery, studios for dancing, photography, sculpture or musical instruction or instruction in physical self defense; c) Bakery where products prepared are retailed on the premises; d) Bank or trust company or savings and loan institutions, except drive-in facilities; e) Club, lodge, meeting hall and social recreation building affiliated with a national or international organization; f) Day nursery, nursery school, child care center; g) Delicatessen store; h) Drug stores; i) Florist shop; j) Funeral parlors, undertaking establishments; k) Hardware stores; 1) Mixed commercial/residential buildings on lots that abut Main Street, provided 100% of the mixed-use building coverage lies within 200 feet of Main Street; m) Multi-family dwellings; n) Municipal, county, state or federal governmental building, library, park or recreation facility, firehouse; o) Package liquor store; p) Personal service establishments, including tailor, dressmakers, shoe repair, barbershop, beauty parlors, nail and hair salons, specifically excluding public garages; q) Pet shops; r) Professional offices, business offices, governmental offices, office buildings; s) Townhouses; t) Travel agencies or offices.

**Accessory Uses** customarily incidental to a permitted principal use: Off-street parking and loading facilities; Fences; Signs; Steam or wet-wash laundries, shirt laundries or any other laundry shall be permitted only as an accessory use to a hotel.

**Conditional Uses** permitted subject to the area, yard, and bulk regulations and other controls identified in the conditional use regulations of this ordinance. a) Automatic coin-operated laundries (laundrettes) meeting the requirements of this Chapter; b) Showroom for the sale of new automobiles.

The sale of used cars and the servicing of automobiles shall be permitted only as an accessory use; c) Drive-in

banking facilities; d) Gas or service station; e) House of worship, rectory, parish house

Area, Yard and Bulk Regulations I Hotel & Multi-family Non-residential

|   |  |                                    |
|---|--|------------------------------------|
| Min. Lot Size (sq. ft.) 15,000  | Min. Lot Width(ft.) 100                              | Min. Front Yard (ft.) 20 (note 10) |
| Min. Side Yard, interior (ft.) 15 *   | Min. Side Yard, Secondary Streets (ft.) 15 (note 10) | Min. Rear Yard (ft.) 15 (note 10)  |
| Max. Height (stories/ft.) - / 150 - / 150   | Max. Lot Coverage (%) 33 1/3                         | Min. Height Ratio, rear 4:1 **     |
| Min. Height Ratio, front 4:1 Bldgs. Exceeding 25 ft. in height; 6:1, but not less than 10 ft. |  |                                    |
| Min. Height Ratio, side 4:1 Bldgs. Exceeding 25 ft. in height; 6:1, but not less than 10 ft.  |  |                                    |
| Min. Lot Area per Dwelling Unit (sq. ft.) 871(multifamily dwelling only)                      |  |                                    |

\* No side yard is required, however, if a yard is provided, it shall be no less than six (6) feet.

\*\* Off street loading and unloading shall be arranged that vehicular maneuvering (backing into a loading or unloading area or dock) will not take place on Hackensack Avenue, River Street, South River Street, Hudson Street, or Johnson Avenue.



# 111 Essex Street & 142 Kansas Street HACKENSACK, NJ

 **FOR MORE INFORMATION**

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