

650
HUYLER
STREET

24,220 SF INDUSTRIAL FOR LEASE

PRIME LOCATION IN MEADOWLANDS SUBMARKET



NEW JERSEY MEADOWLANDS DISTRICT

Northern New Jersey's Most Dynamic Industrial Corridors.

Michael G. Walters, SIOR
201 488 5800 x143
mwalters@naihanson.com

Cameron Silverstein
201 488 5800 x115
csilverstein@naihanson.com



FOLLOW US!      | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

PROPERTY DESCRIPTION

PRIME INDUSTRIAL/FLEX OPPORTUNITY IN BERGEN COUNTY

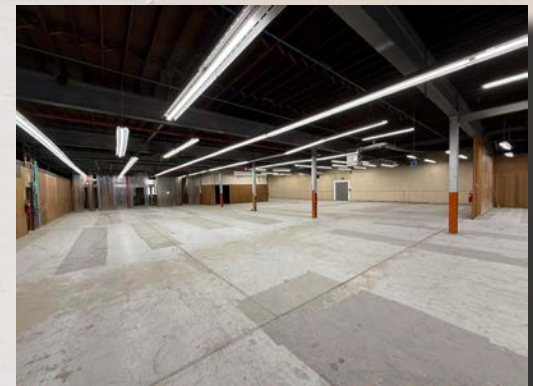
24,220 SF of functional warehouse/flex space for lease on a 0.97-acre lot in the heart of South Hackensack. Featuring 16' ceilings, three (3) convenient drive-in doors, a wet sprinkler system, and 25 dedicated parking spaces, this property is well-suited for a range of industrial, logistics, or service-related operations.

Strategically located just minutes from Routes 46, 17, I-80, and the NJ Turnpike (I-95), tenants benefit from seamless access to major regional transportation corridors. With proximity to the George Washington Bridge and Port Newark/Elizabeth, this site offers excellent connectivity to NYC and the broader tri-state area.

The surrounding area boasts a dense population of over 1 million residents within a 10-mile radius—ideal for last-mile distribution or service-based businesses seeking a central and accessible location.

PROPERTY HIGHLIGHTS

Building Size	24,200 SF	Parking	25 spaces
Land Size	0.97 Acres	Ceiling Height	16'
Loading	3 Drive-Ins (2 oversized & 1 standard)	Sprinklers	Wet



New Jersey Meadowlands District

17

80

650

46

Walmart

amazon
FULFILLMENT CENTER

Jersey College

Hollister Rd

Gold's Gym

Hollister Rd

Central Ave

650 Huyler Street

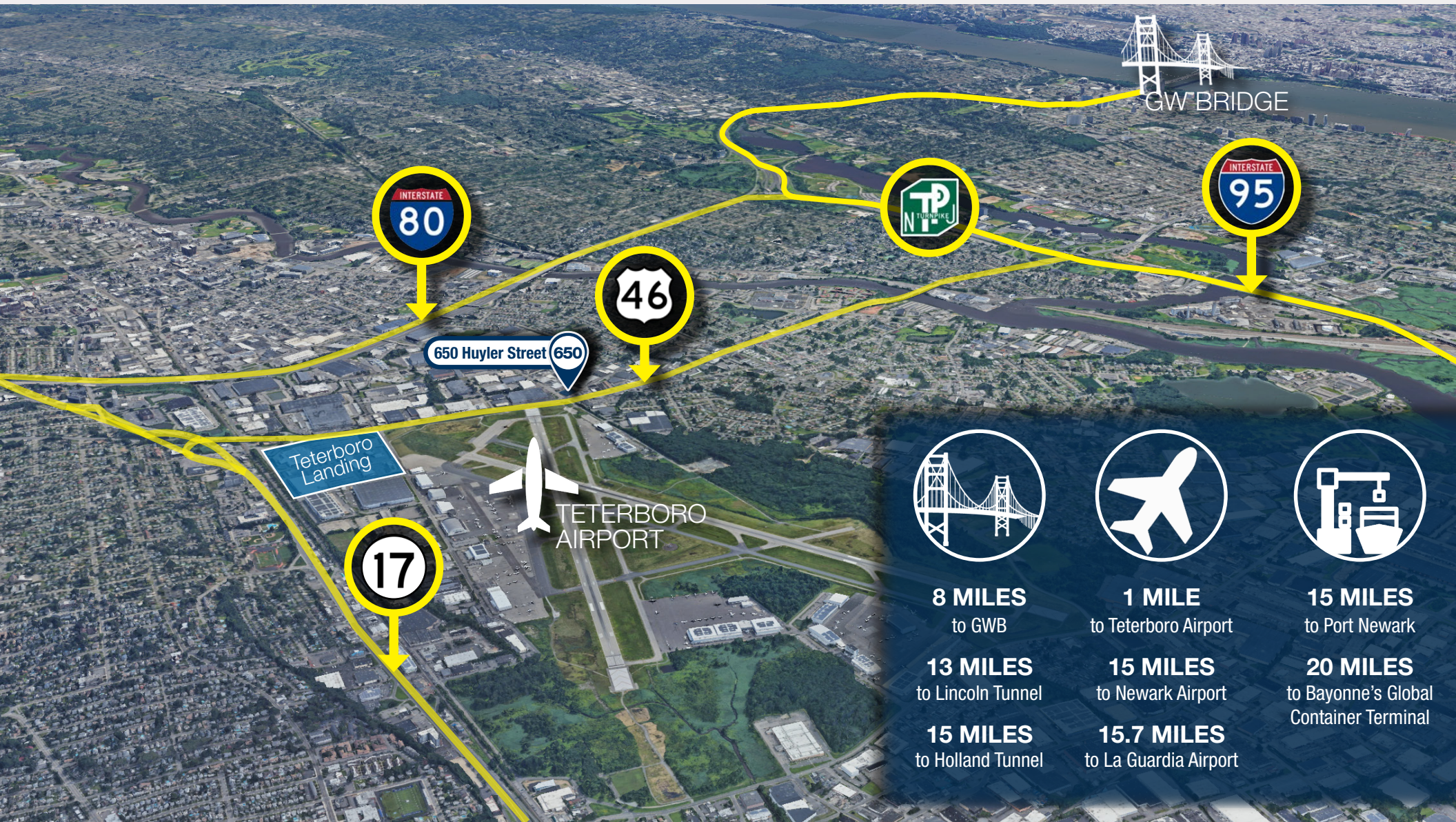
TETERBORO
AIRPORT

Walmart; Costco / Costco Gas; Rolling Cones Ice Cream; The Habit Burger; Blaze Pizza; 16 Handles; Panera Bread; CityMD; Chick-fil-A; Snipes; Chipotle; Petco; Texas Roadhouse; BJ's Restaurant; Sarku Japan; T-Mobile; The Halal Guys

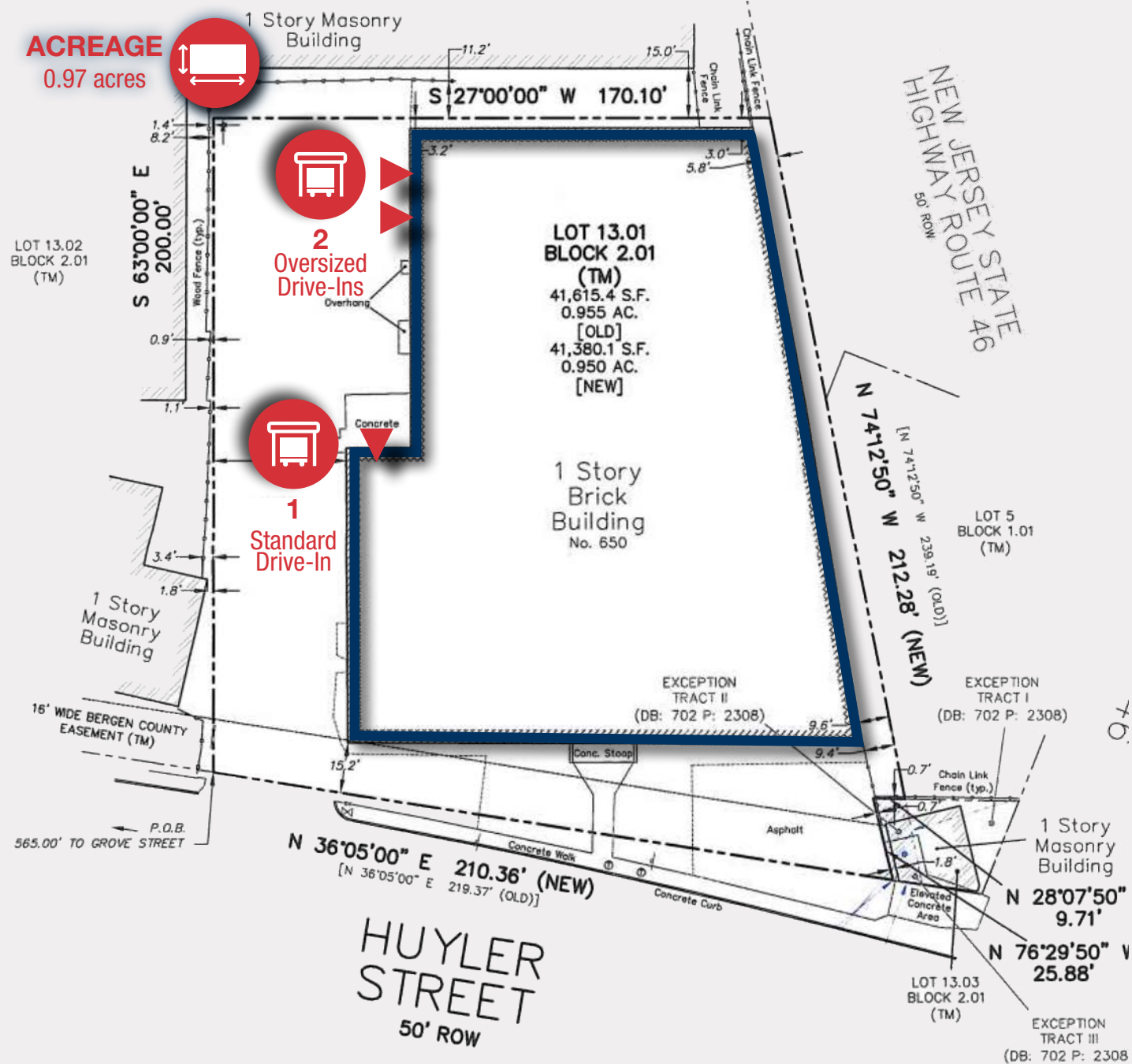
LOCATION BENEFITS

This strategically located industrial/flex building offers immediate access to the region's key transportation arteries, including I-80, Route 46, and the NJ Turnpike. Just minutes from the George Washington Bridge and New York City, the property is ideally positioned for last-mile distribution, logistics, or light manufacturing. Surrounded by a thriving business community and within close proximity to retail, dining, and service amenities, this location provides exceptional convenience for both workforce and operations. Since it is located within the **New Jersey Meadowlands District**, the property benefits from regional planning initiatives aimed at promoting sustainable development and economic growth. Take advantage of this rare opportunity to establish your business in one of Northern New Jersey's most dynamic industrial corridors.

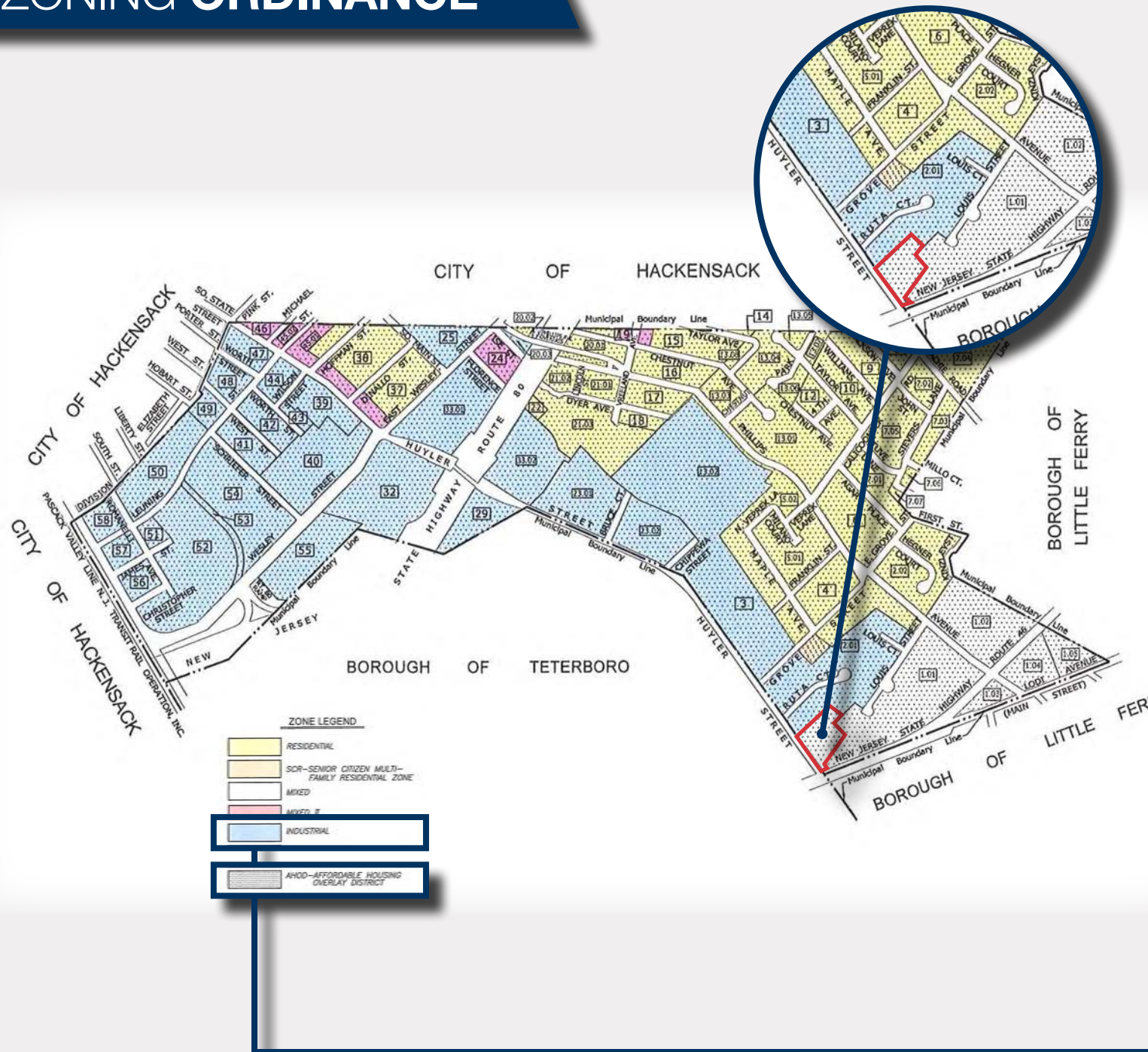
Aerial



PROPERTY SURVEY



ZONING ORDINANCE



INDUSTRIAL ZONING WITH AHOD - AFFORDABLE HOUSING OVERLAY

Industrial Zoning allows for Manufacturing, machine shops, warehouses, private security vaults, car wash establishments, storage, etc. as well as conditional uses.

The purpose of the overlay zone is to create a realistic opportunity for the construction of low and moderate-income housing as land becomes available for development in the Township of South Hackensack.

WHAT DOES AHOD MEAN FOR A TENANT?

AHOD is an overlay, not a replacement of the base zoning which is an existing industrial use. If the current permitted use is industrial, you can still lease and operate your business as usual.

Additionally, a business leasing industrial space is not required to provide housing or change their operations because of the AHOD.

CLICK **HERE** FOR FULL ZONING

DEMOGRAPHICS 1-3-5 MILES



POPULATION	1 Mile	3 Miles	5 Miles
Total Population	13,880	190,772	674,415
Average Age	42	42	41

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	5,333	72,869	251,353
Average HH Income	\$105,449	\$120,055	\$125,029

650
HUYLER
STREET
SO. HACKENSACK

24,220 SF INDUSTRIAL FOR LEASE

PRIME LOCATION IN MEADOWLANDS SUBMARKET



Michael G. Walters, SIOR
201 488 5800 x143
mwalters@naihanson.com

Cameron Silverstein
201 488 5800 x115
csilverstein@naihanson.com

FOLLOW US!      | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson