

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.

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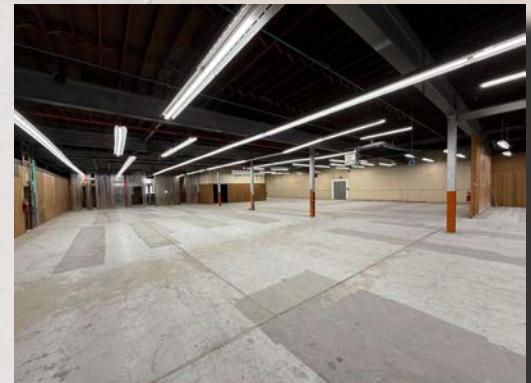
PROPERTY DESCRIPTION

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

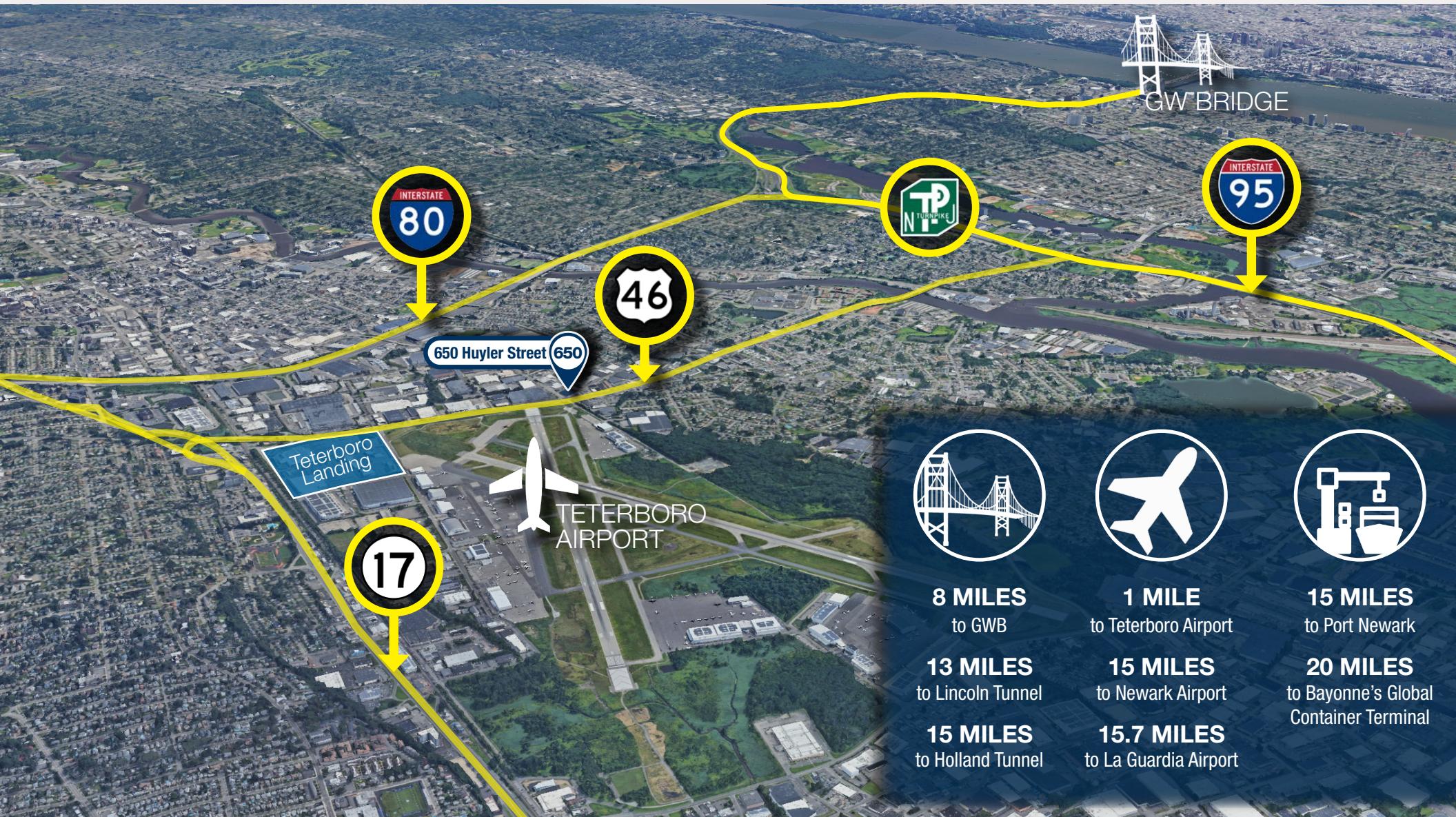


LOCATION BENEFITS

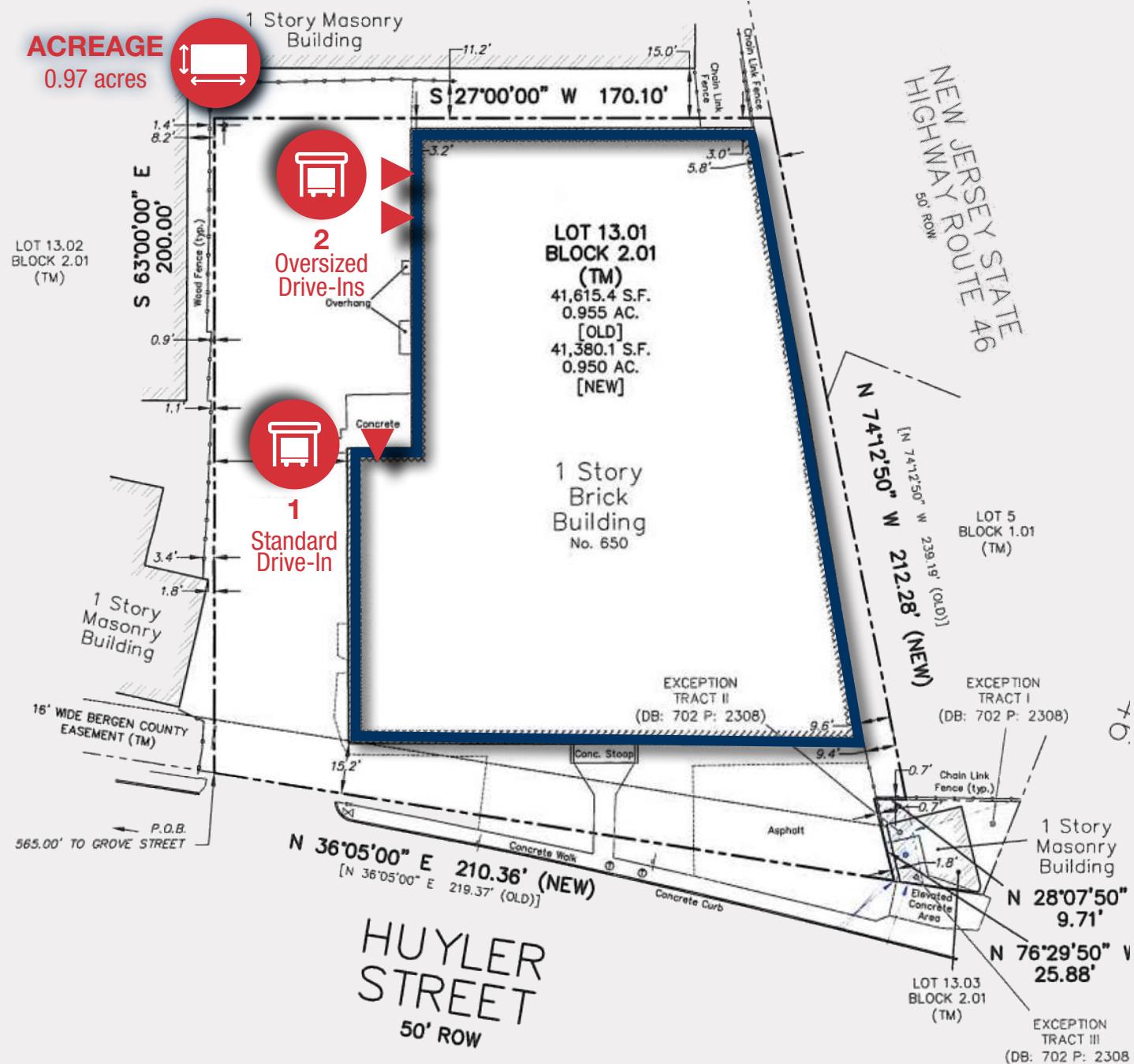
This strategically located industrial/flex building offers immediate access to the region's key transportation arteries, including I-80, Route 46, and the NJ Turnpike. Just minutes from the George Washington Bridge and New York City, the property is ideally positioned for last-mile distribution, logistics, 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.

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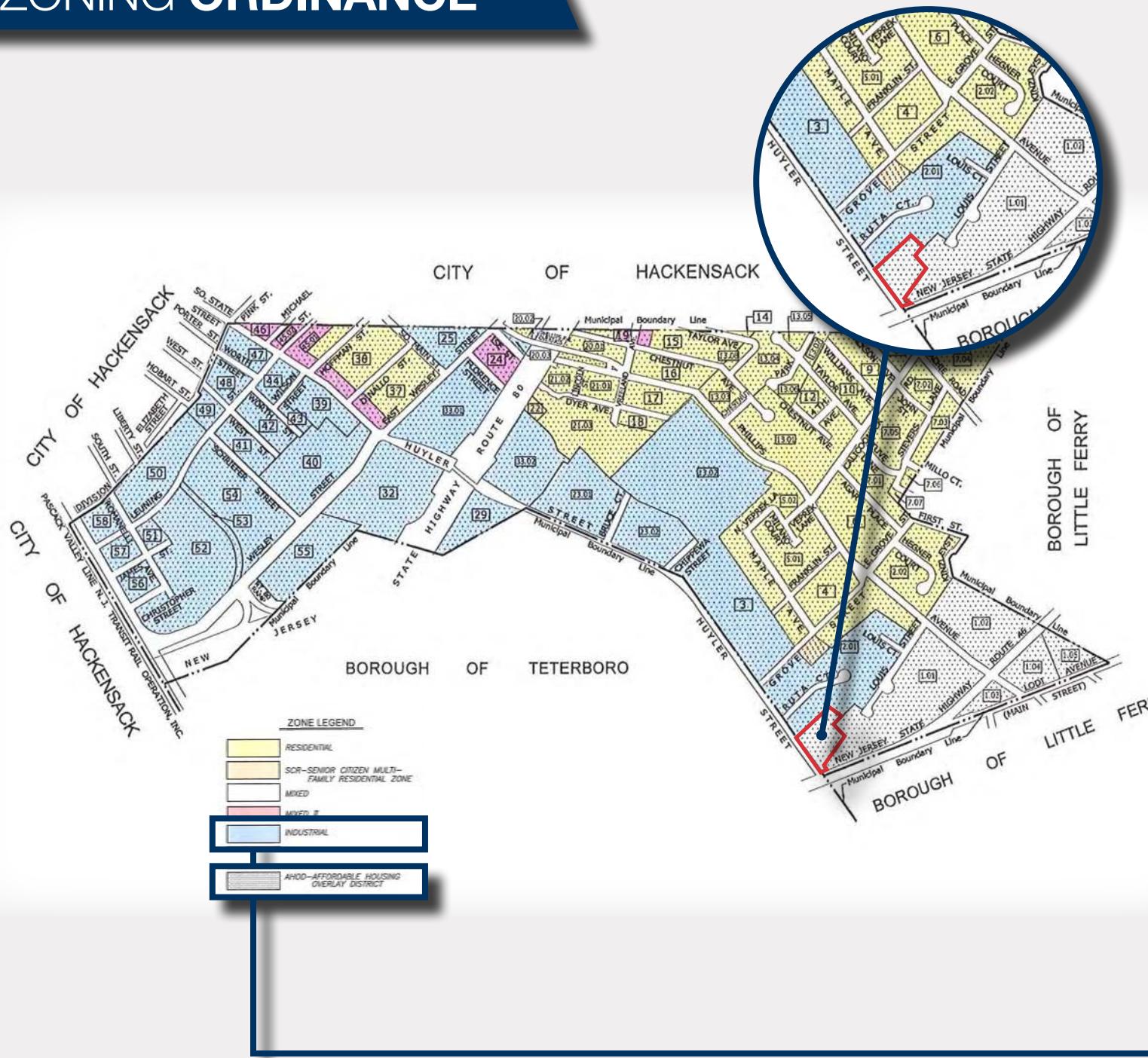
Aerial



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

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