

112 & 17 Voorhis Ln
113 Johnson Ave
HACKENSACK, NEW JERSEY

9,314 SF 2 Parcels
REMAIN
FOR SALE INDUSTRIAL/FLEX



Parcels Can Be Sold
Individually or Combined



Parcel 1 (112 Johnson)

- .13 AC of land - Sold!



Parcel 2 (113 Johnson Ave)

- 3,456 SF move-in ready office
- .14 AC
- 2024 Taxes: \$20,511
- Asking \$449,000



Parcel 3 (17 Voorhis Ln)

- 5,858 SF Warehouse
- 2 Drive-ins
- 14' ceiling height
- .25 AC
- 2024 Taxes: \$29,386
- Tenant in place through Dec. 2025
- Asking \$1,199,000



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SERVICES OFFERED

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

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113 **Johnson Ave**
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Aerial & Location Map



Location Description:

Strategically positioned in the heart of Hackensack, this property offers unmatched accessibility just minutes from both Route 4 and I-80, providing seamless connectivity to the George Washington Bridge, New York City, and the greater Northern New Jersey market.

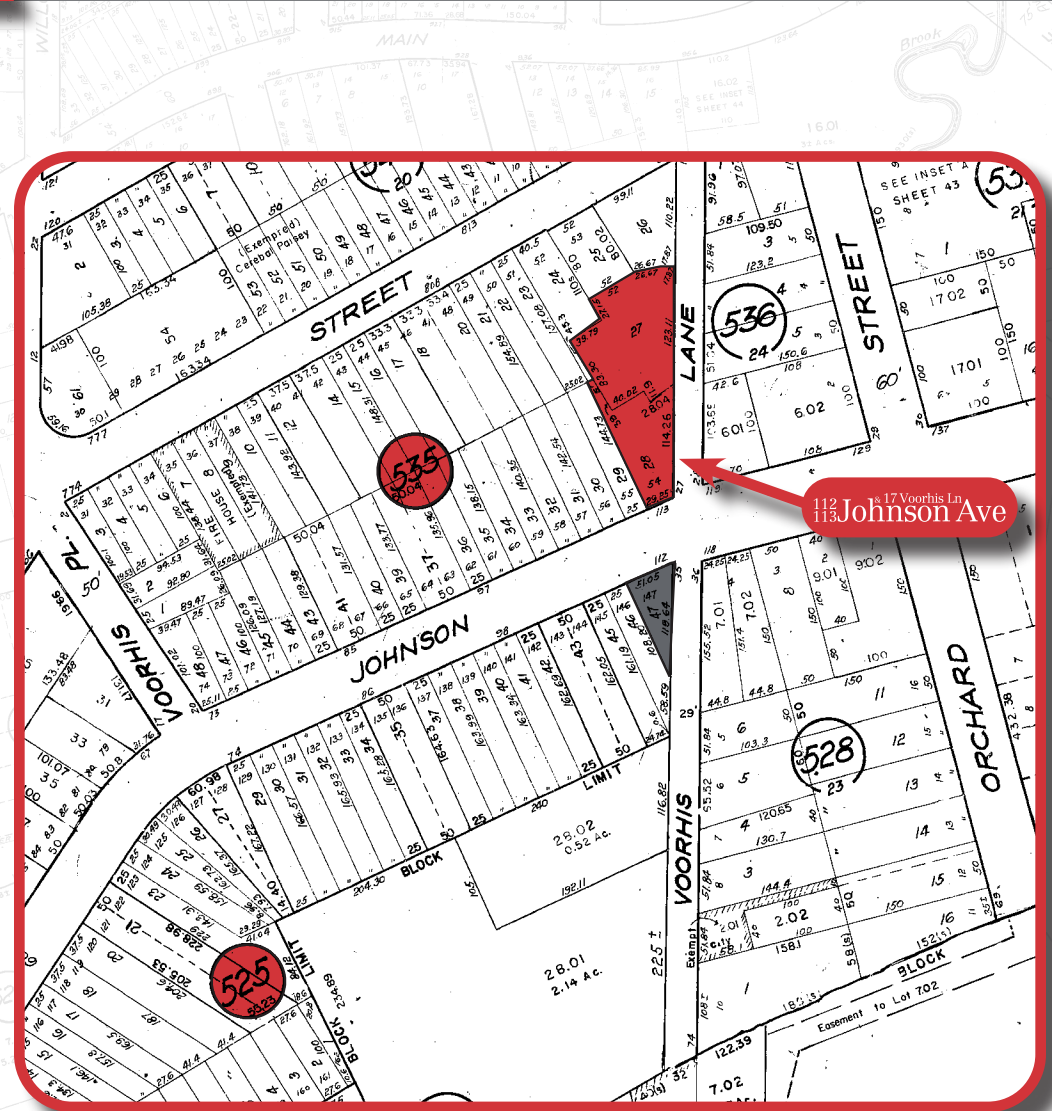
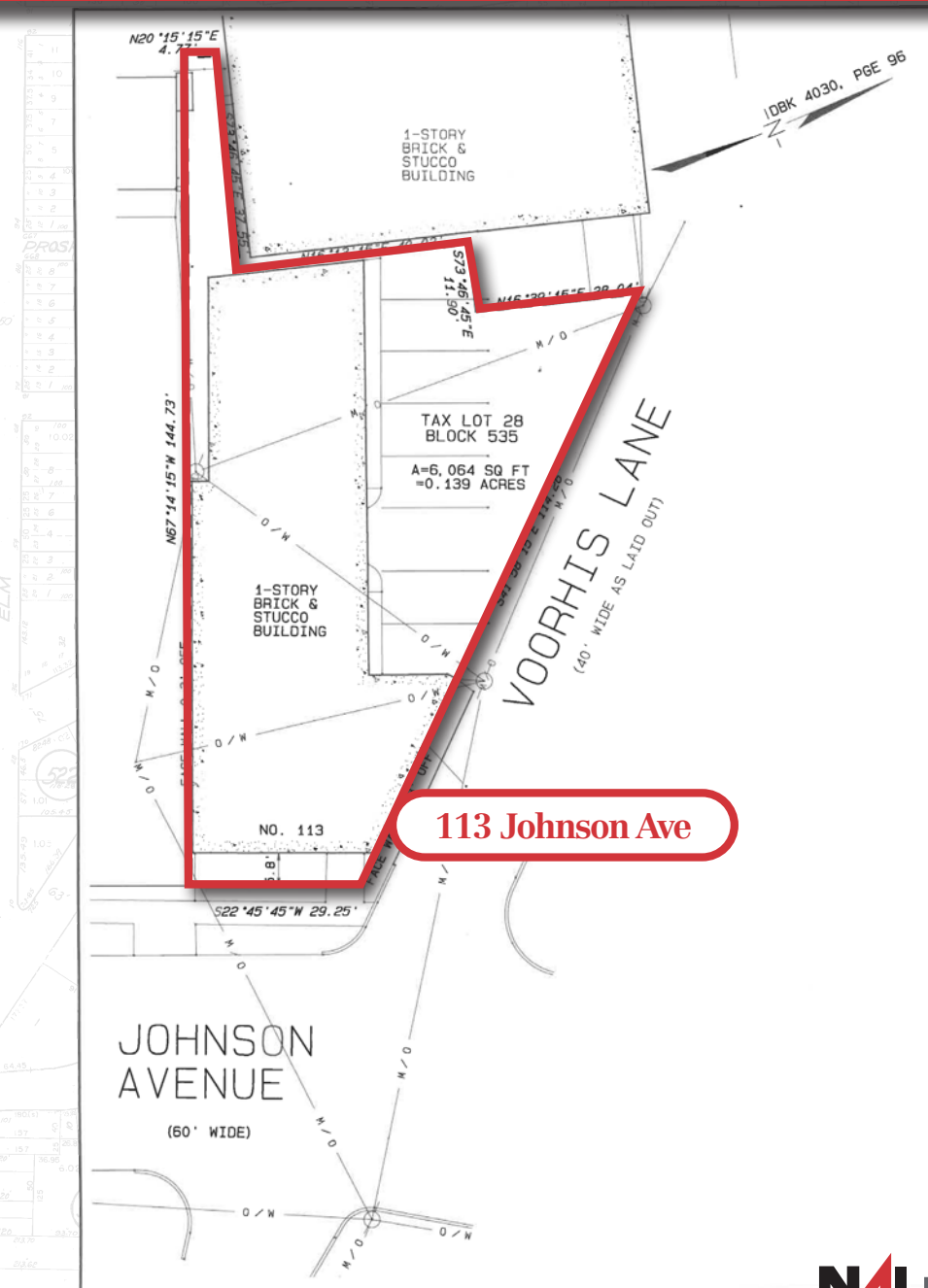
Situated in a prime location, the property is near major retail destinations like Bergen Town Center, as well as an extensive network of dining, shopping, and service amenities.

With excellent transportation access and proximity to one of the region's most dynamic business corridors, this site is ideal for companies seeking convenience, visibility, and long-term growth opportunities.

2 Parcels Remain
Parcels Can Be Sold Individually or Combined

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Site Survey & Tax Map



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Zoning Map & Information

Nonresidential Zone Districts - B (Business) Zones Permitted Uses

Residential Uses

Single-family attached dwellings (including townhouses and duplexes)
Multifamily dwellings w/professional offices

Nonresidential Uses

Professional, medical, and business offices
Bank or trust company or savings and loan institutions, except drive-in facilities
Beauty services
Personal service establishments
Studios for instruction and practice of dancing, fine and performance arts, physical defense, and physical exercise

Education

Public schools, parochial schools, and vocational schools (Pre-K to 12)

Entertainment, Recreation, and Assembly

Art gallery

Food and Drink

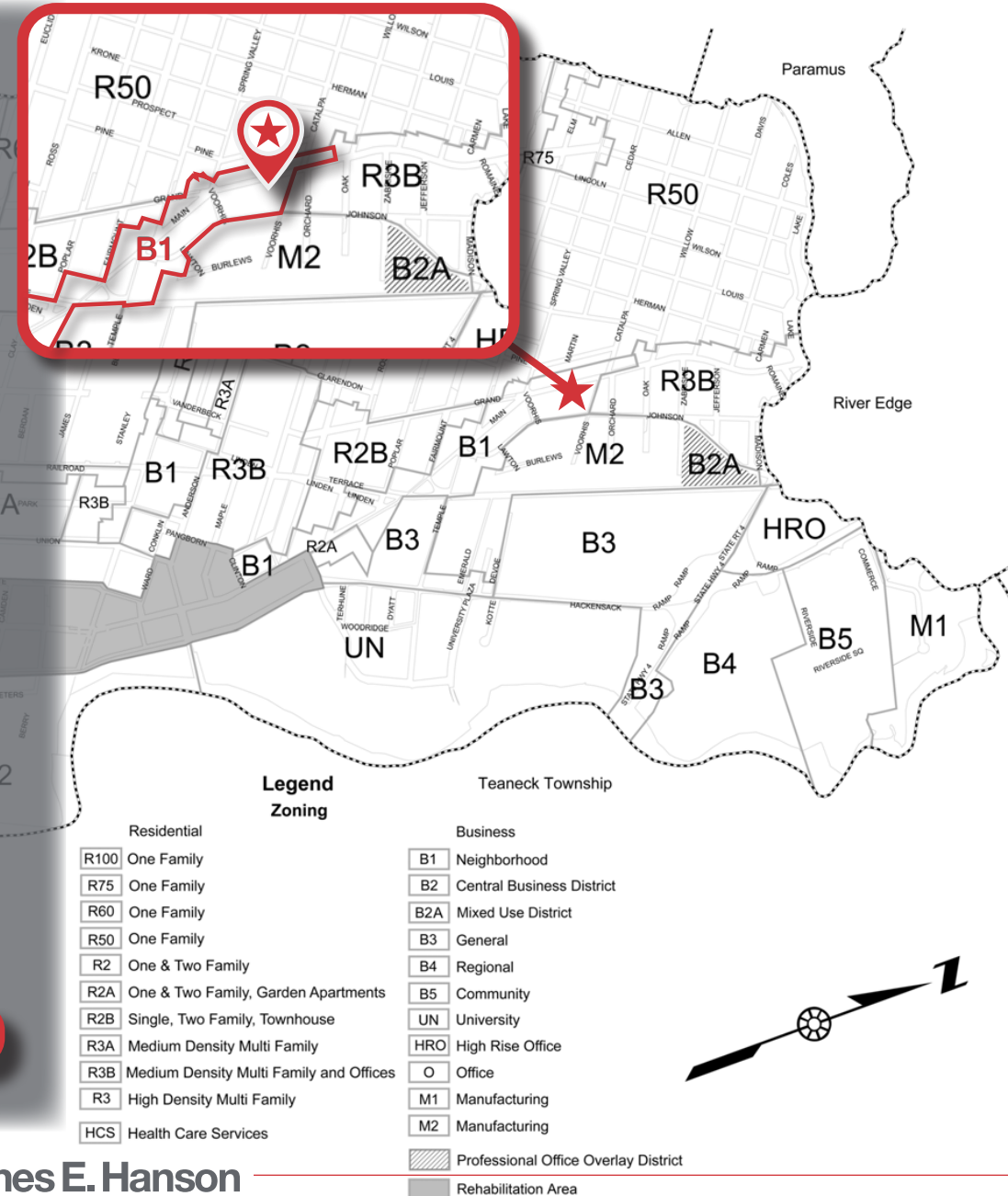
Eating and drinking establishments, excluding drive-through

Retail/Consumer Sales

Neighborhood Retail

Public/Quasi-Public/Charitable

County, state and federal government buildings
County, state and federal-owned park and recreation
Utilities
Municipal buildings
Municipal open space



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