

39,376 SF±
FOR SUBLEASE

36 N. HACKENSACK AVE
KEARNY, NJ

Located on the corner of 2nd Street and Hackensack Avenue, this cross-dock distribution facility is well-located for serving the Northern NJ and NY markets. Close proximity to I-95, I-280, and the Pulaski Skyway.

LOCATED IN THE FTZ ZONE #49

CONTACT US

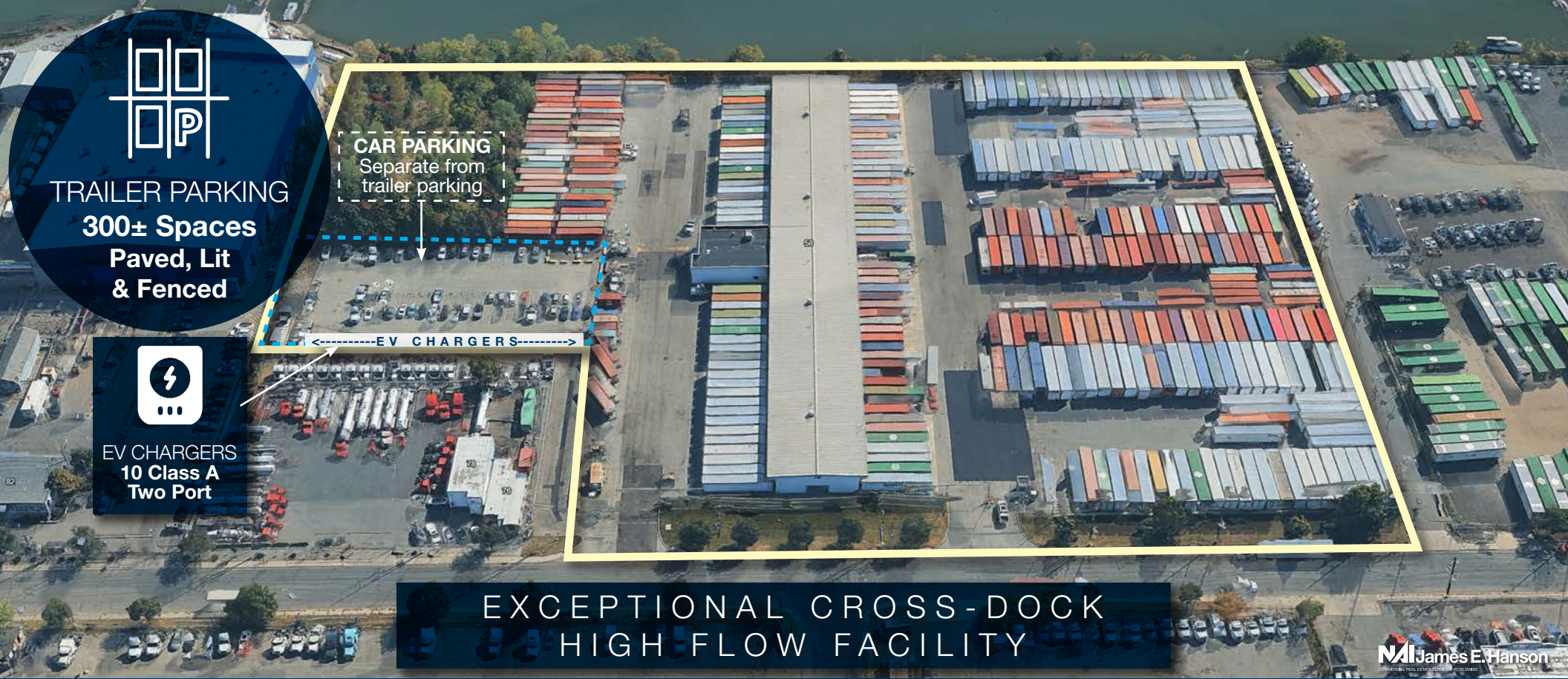
NAI James E. Hanson
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PROPERTY OVERVIEW

36 N. HACKENSACK AVE
KEARNY, NJ



TRAILER PARKING

300± Spaces
Paved, Lit
& Fenced



EV CHARGERS
10 Class A
Two Port

CAR PARKING
Separate from
trailer parking

EV CHARGERS

**EXCEPTIONAL CROSS-DOCK
HIGH FLOW FACILITY**

James E. Hanson



AVAILABLE SPACE
39,376 SF



OFFICE
4,095 SF
w/ Rest Rooms



LOT SIZE
12.81 Acres



ZONED
SKI-S



LOADING
94 Docks* &
1 Drive-In (ramped)*



CEILING HEIGHT
16'



DOCK WIDTH
60'



FIRE SPRINKLER
Dock: Dry



HEATERS
Radiant

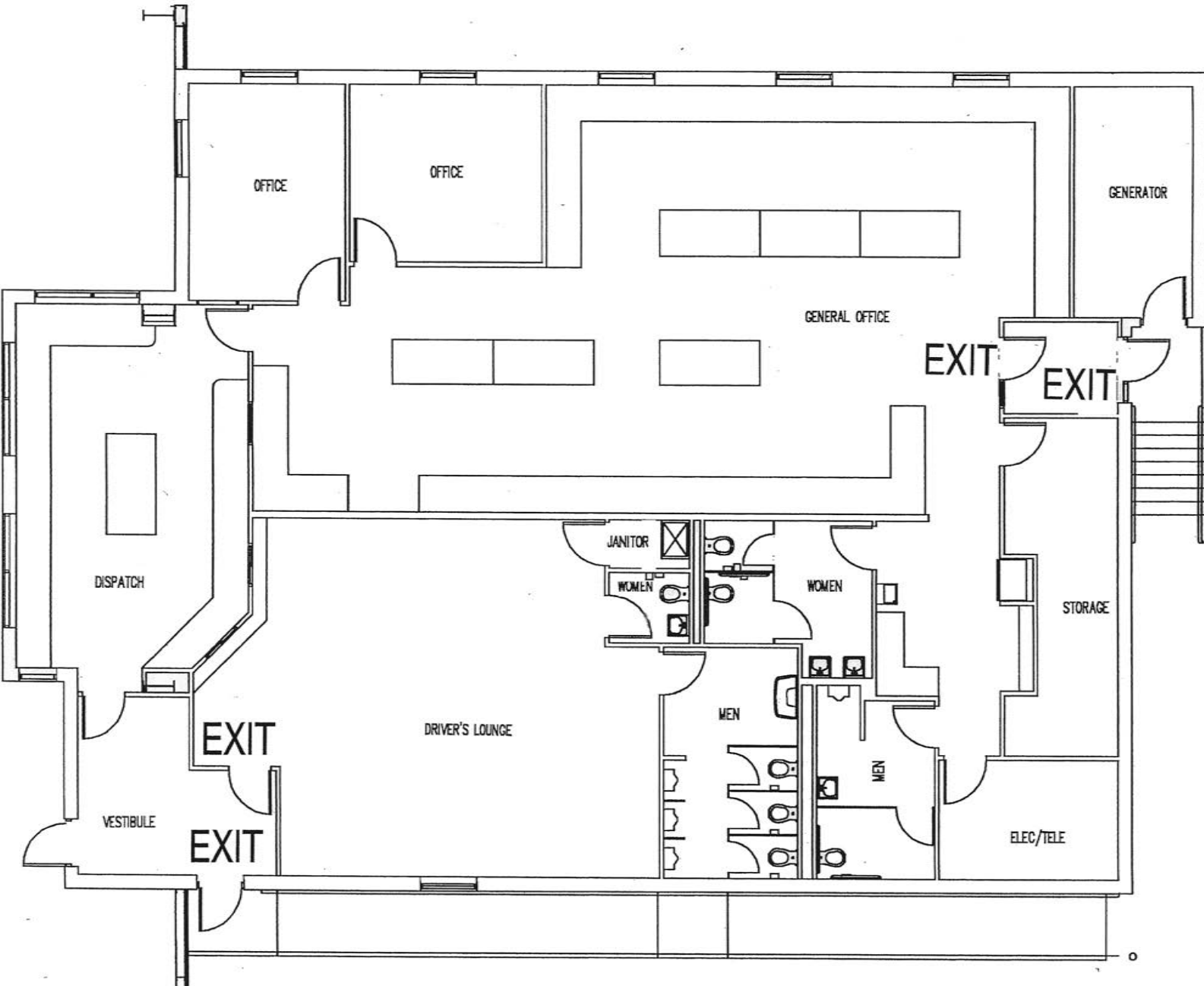


LED LIGHTING
In Dock

*Docks Equipped With: Levelers (EOD) • Bumpers Seals • Dock Lights • Electrical Outlets (Every Other Door) • Led Traffic Lights on Interior & Exterior (Green/Red)

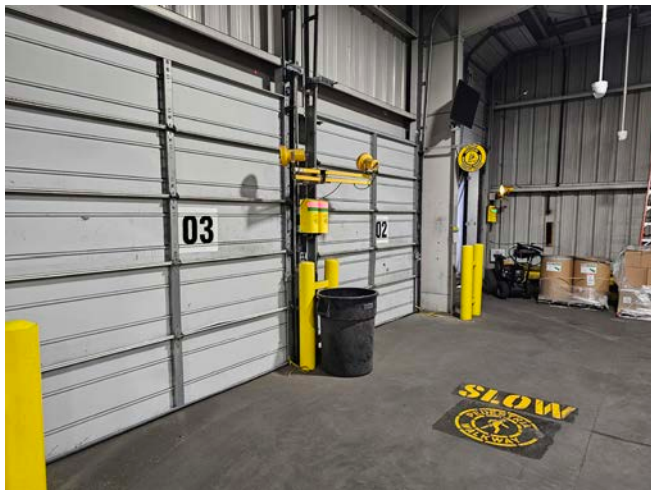
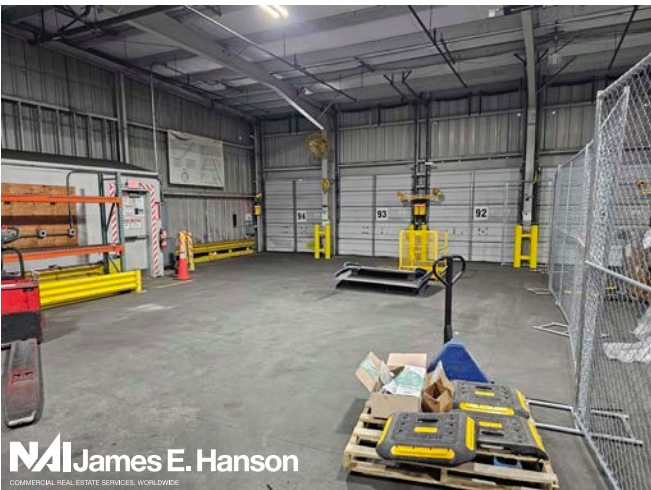
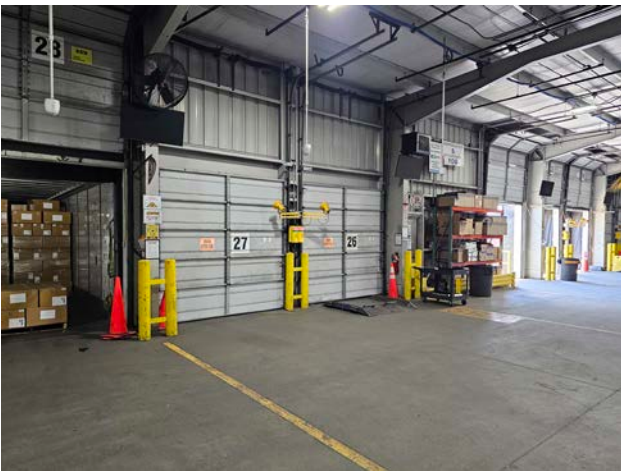
FLOOR PLAN - OFFICE

36 N. HACKENSACK AVE
KEARNY, NJ



PROPERTY PHOTOS

36 N. HACKENSACK AVE
KEARNY, NJ



DISTRIBUTION & LABOR SUPPLY

36 N. HACKENSACK AVE
KEARNY, NJ

DISTRIBUTION / WAREHOUSE LABOR

3 Miles	5 Miles	10 Miles
12,119	34,085	169,496

TOTAL LABOR FORCE

3 Miles	5 Miles	10 Miles
139,520	439,484	2,998,475

WAREHOUSE LABOR / LABOR FORCE

3 Miles	5 Miles	10 Miles
8.7%	7.8%	5.9%

MEDIAN WAREHOUSE HOURLY SALARY

(National Median is \$20.37)

3 Miles	5 Miles	10 Miles
\$22.24	\$22.36	\$22.86

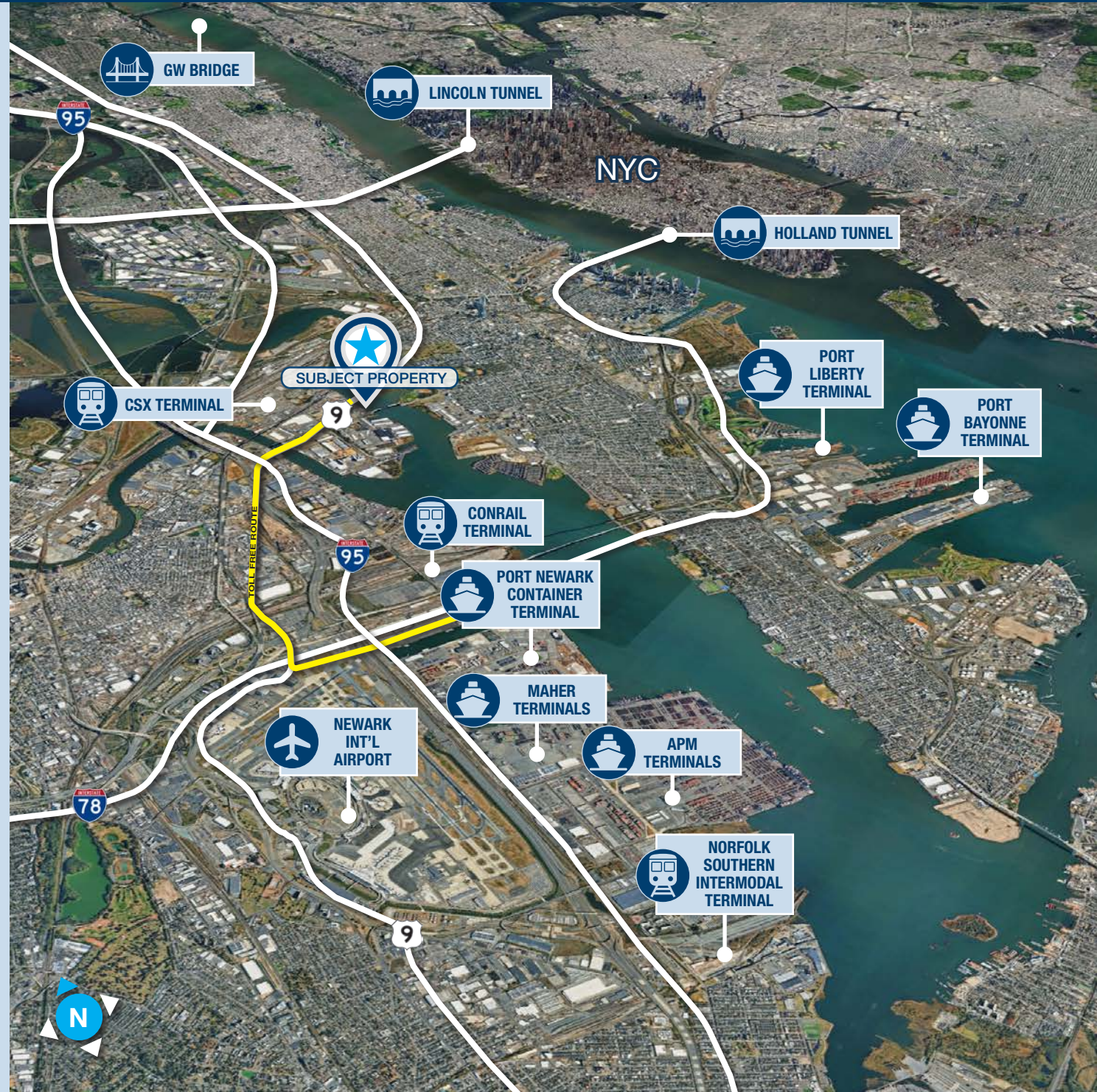
UNEMPLOYMENT RATES

(March 2026)

National	New Jersey	Hudson County
4.3%	5.1%	4.7%

DISTANCE TO

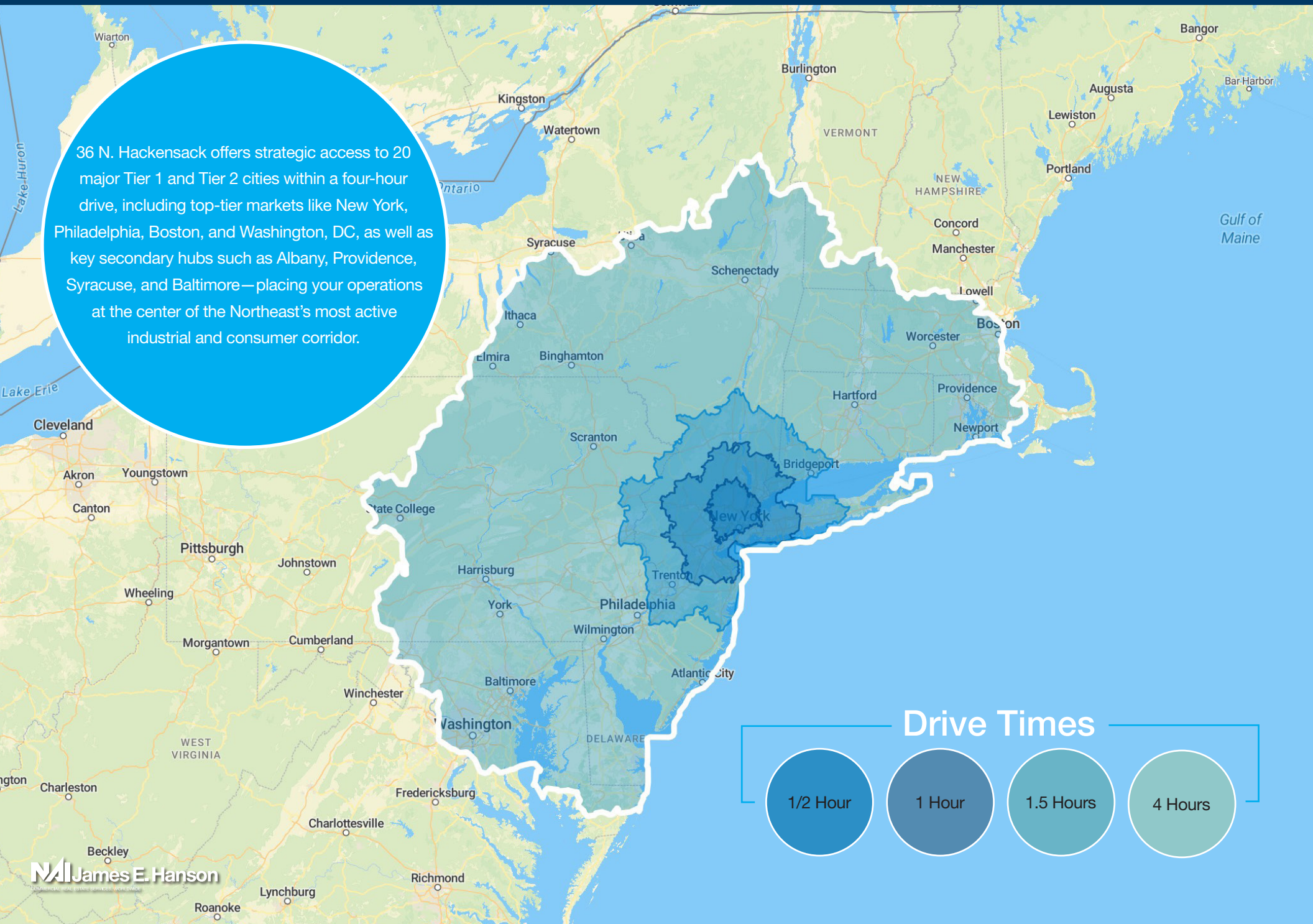
Pulaski Skwy	.35 mi	Port Newark	7.3 mi
I-95	1.8 mi	Bayonne Bridge	7.8 mi
Holland Tunnel	4.9 mi	Port Bayonne	7.9 mi
Newark Airport	5.6 mi	Lincoln Tunnel	7.9 mi
Port Liberty	6.5 mi	GW Bridge	15.9 mi



DRIVE TIME MAP

36 N. HACKENSACK AVE
KEARNY, NJ

36 N. Hackensack offers strategic access to 20 major Tier 1 and Tier 2 cities within a four-hour drive, including top-tier markets like New York, Philadelphia, Boston, and Washington, DC, as well as key secondary hubs such as Albany, Providence, Syracuse, and Baltimore—placing your operations at the center of the Northeast's most active industrial and consumer corridor.



Drive Times



Foreign Trade Zone No. 49



The subject property is located in the **Foreign Trade Zone #49 (FTZ)**, which is a secured geographical area in the United States in or near a U.S. Customs Port of Entry. Within an FTZ, foreign and domestic merchandise is generally considered to be in international commerce and outside of U.S. customs territory.

Benefits Offered Through FTZ 49

- **Duty Exemption on re-exports** - If an imported good is exported from the FTZ, no Customs duty is due.
- **Duty Deferral** on imports until they leave the zone and enter U.S. Customs territory.
- **Duty Reduction** on the products entering U.S. Customs territory at the duty rate that applies to its finished condition.
- **Merchandise Processing Fee (MPF)** Reduction for zone users that can file a single entry for all goods shipped from a zone in a consecutive seven-day period.
- **Streamlined Logistics** for users presenting the opportunity for imports to be delivered directly to the zone as well as requested permission to break and affix Customs seals.
- **Quota Avoidance** granting zone users access to potentially discounted inputs and the ability to admit merchandise as soon as a new quota year begins.
- **Streamlined** application process.

Two primary activities are carried out in FTZ 49:

- **Production and manufacturing.** Activity involving foreign merchandise or activity involving a change in the condition of the article which results in a change in the customs classification of the article or in its eligibility for entry for consumption. The activity must be authorized by the FTZ Board.
- **Warehousing and manufacturing.** Goods within an FTZ may be landed, stored, handled, manufactured or reconfigured, and re-exported under specific customs regulation and are generally not subject to customs duty.
- Retail trade is prohibited in FTZs.