

FOR SALE



67 S. NEWMAN STREET

HACKENSACK, NJ

5,000 ± SQ FT. LIGHT INDUSTRIAL WAREHOUSE PROPERTY ON 0.60 ACRE LOT

CONTACT EXCLUSIVE BROKER

HENRY TORRES

Mobile (551) 482-0622

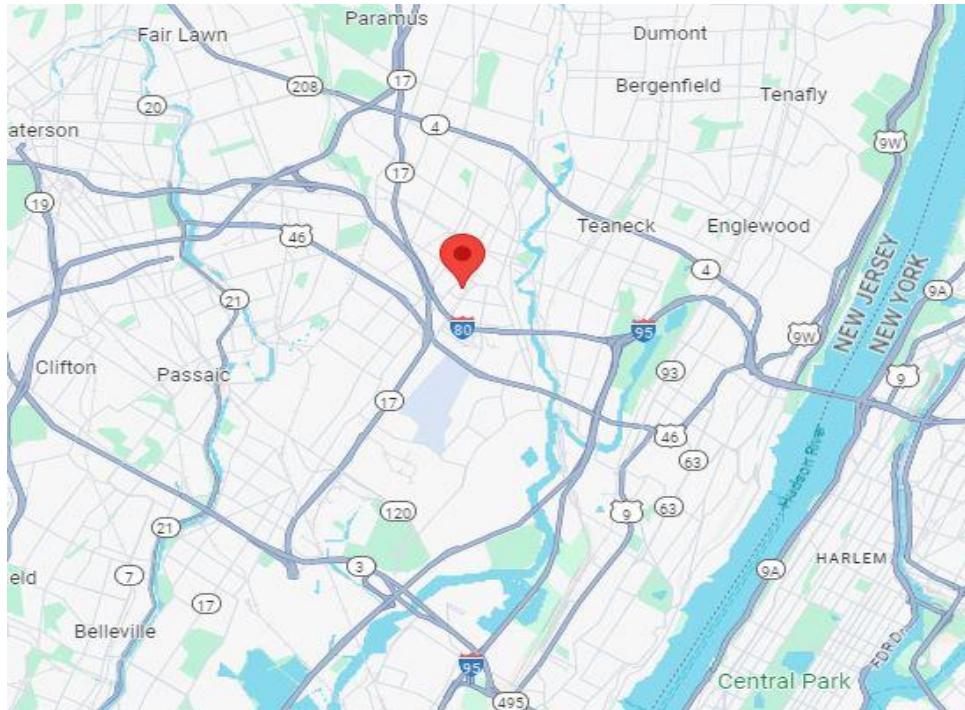
htorres@teamresourcesinc.com



67 S. NEWMAN STREET

// HACKENSACK, NJ

Team Resources, as exclusive agent, is pleased to present this 5,000 +/- sf light industrial warehouse on a 26,600 sq. ft. lot for sale with easy access to major highways. Prime land location!



PROXIMITY TO KEY LOCATIONS

G W Bridge 7.3 +/- miles

NJ Turnpike 12 +/- miles

Route 80 1 +/- miles

Lincoln Tunnel 12 +/- miles

Property Description

Available 5,000 +/- sq. ft.

Office Space: Small office space

Ceiling Height: 13' +/- sq. ft.

Loading: 1 Drive-In

Power: 400 amps

Parking: 30 cars

Sale Price: \$1,650,000

Taxes: Approx. \$43,000/year

Hurry! Here's your amazing opportunity to own a 5k sq. ft. building on a 100x266 sq. ft. lot with some office space in the heart of Bergen County, NJ! It offers 1 Drive-in Door, approximately 13' ceilings, large private parking lot, with 400 amps power. Located in the Health Care Services (HCS) overlay zone in Hackensack and just a few blocks away from Hackensack Medical Center. Additionally, this site formerly had approvals to build a 5 story Medical building, but approvals had expired. The building is currently being used as a mechanics shop & used car lot by a Tenant. Building is being sold in "AS-IS" condition, reflected in the asking price of \$1,650,000.

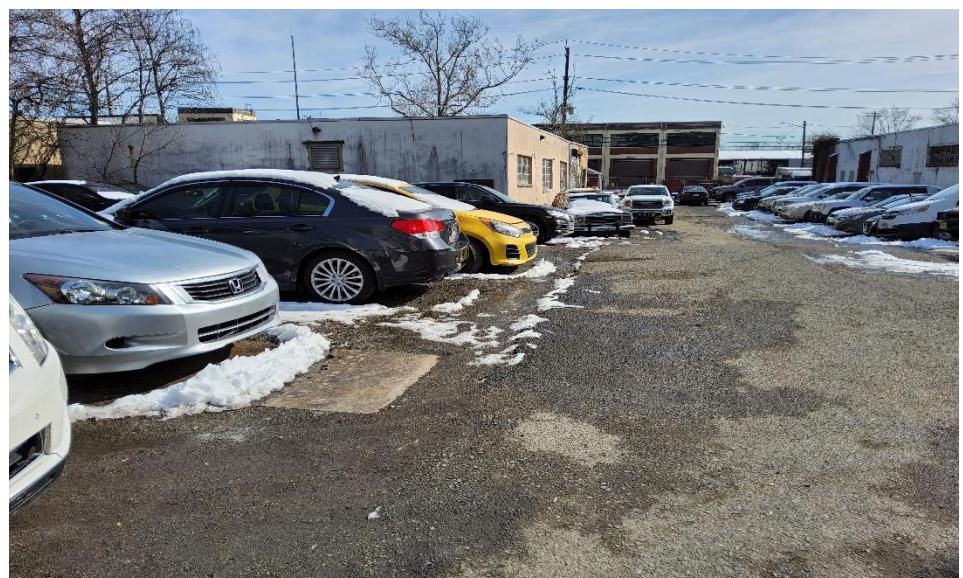
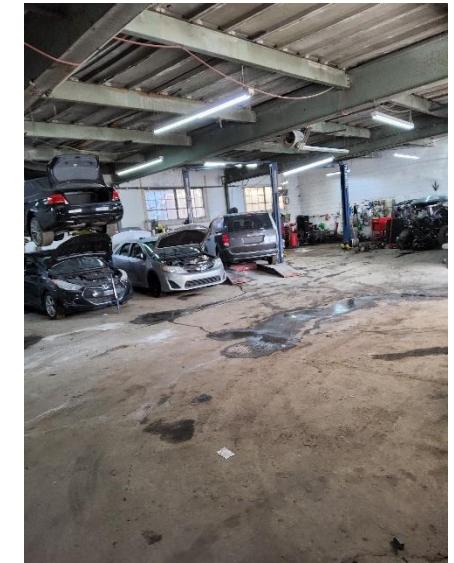
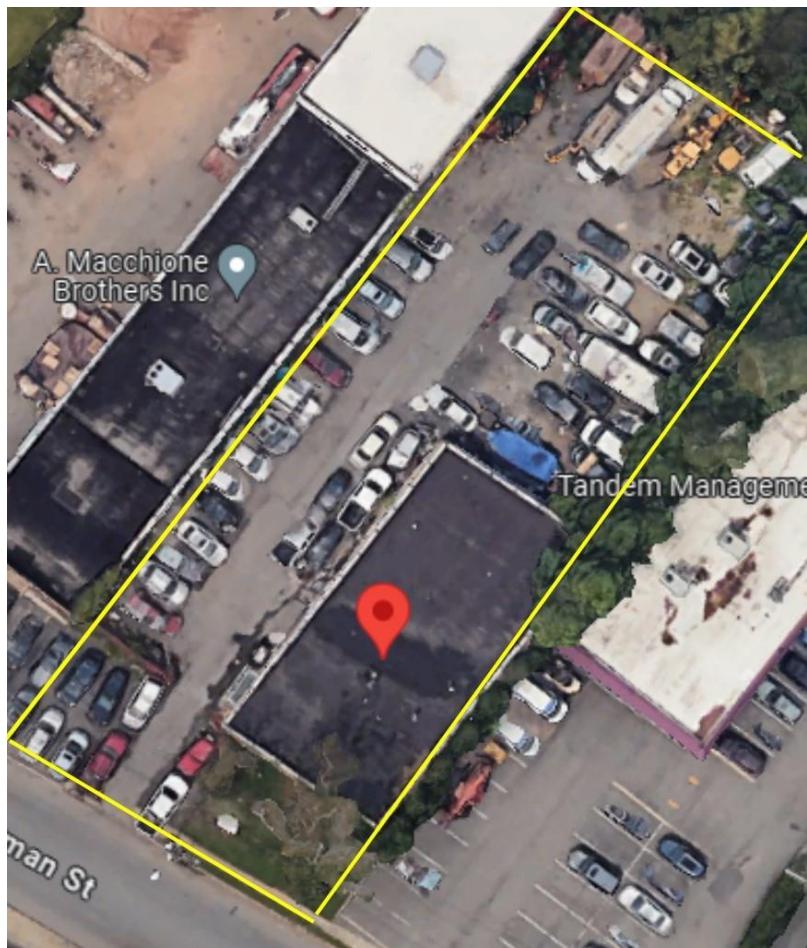
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All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



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PROPERTY CORNERS NOT SET
AS PER CONTRACT.

AS PER CONTRACT.

BLOCK 100

Deep Meridian

LOT 4D

(4)

N 49°-04' E, 100.0'

LOT 12B

N 40°-56' W, 273.46'

Fr. SHED

Driveway

Macadam

31.01'

28.27'

#67

540°-56' E, 260.16'

60°

2.97' CL.

120.95'

541°-29-30' W, 100.67'

221.82'

LOT 12

LOT 5

LANDS N/F OF FANNIE PETRULLO

SOUTH NEWMAN STREET

STREET



67 SOUTH NEWMAN STREET

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TEAM RESOURCES

TEAM RESOURCES COMMERCIAL REAL ESTATE BROKERS

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