

FOR SALE

# 67 S. NEWMAN STREET

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## HACKENSACK, NJ

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

**CONTACT EXCLUSIVE BROKER**

**HENRY TORRES**

Mobile (551) 482-0622

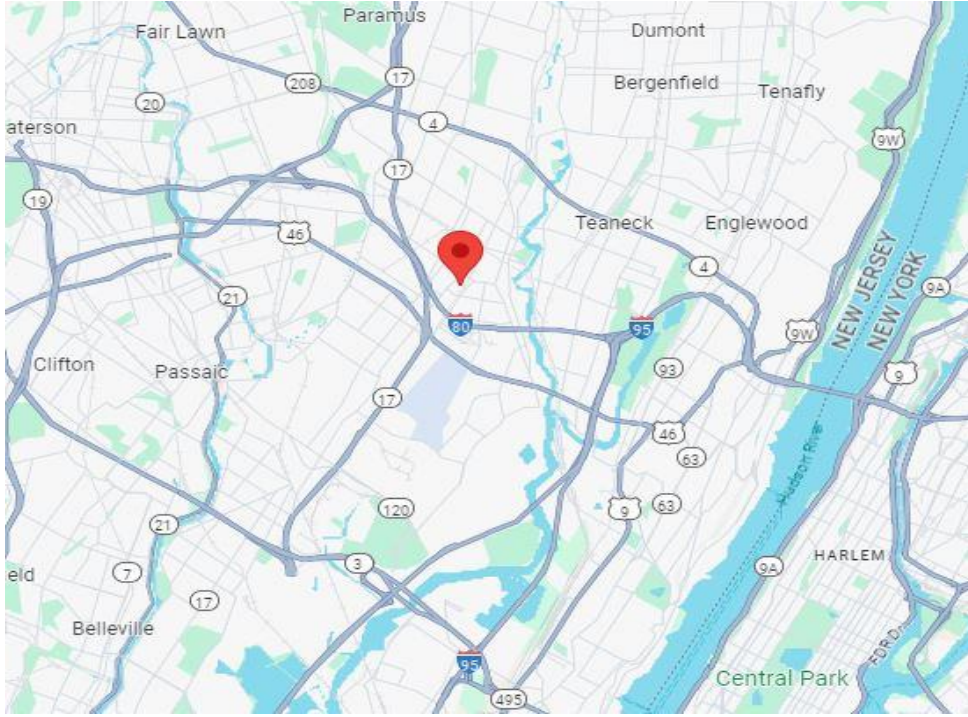
htorres@teamresourcesinc.com





**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

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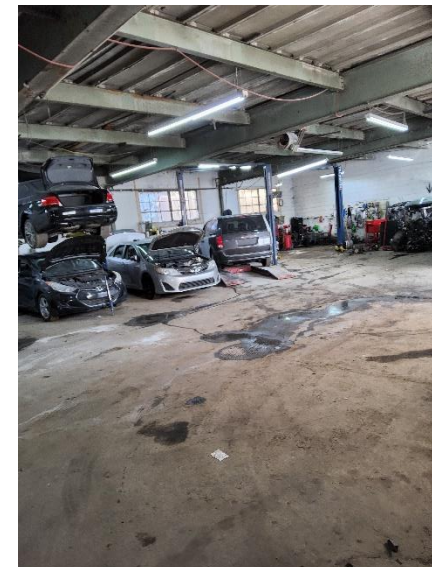
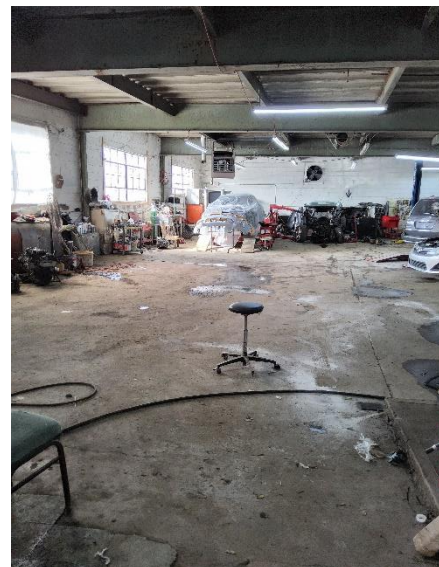
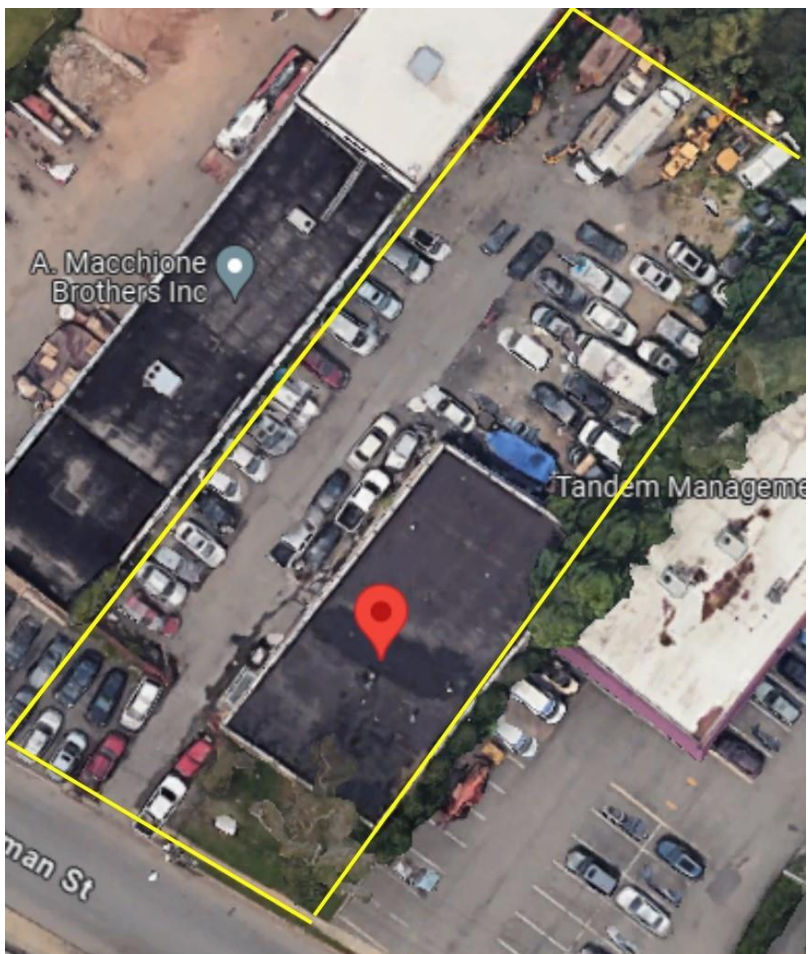
**Property Description**

<b>Available</b>	5,000 +/- sq. ft.
<b>Office Space:</b>	Small office space
<b>Ceiling Height:</b>	13' +/- sq. ft.
<b>Loading:</b>	1 Drive-In
<b>Power:</b>	400 amps
<b>Parking:</b>	30 cars
<b>Sale Price:</b>	\$1,650,000
<b>Taxes:</b>	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.







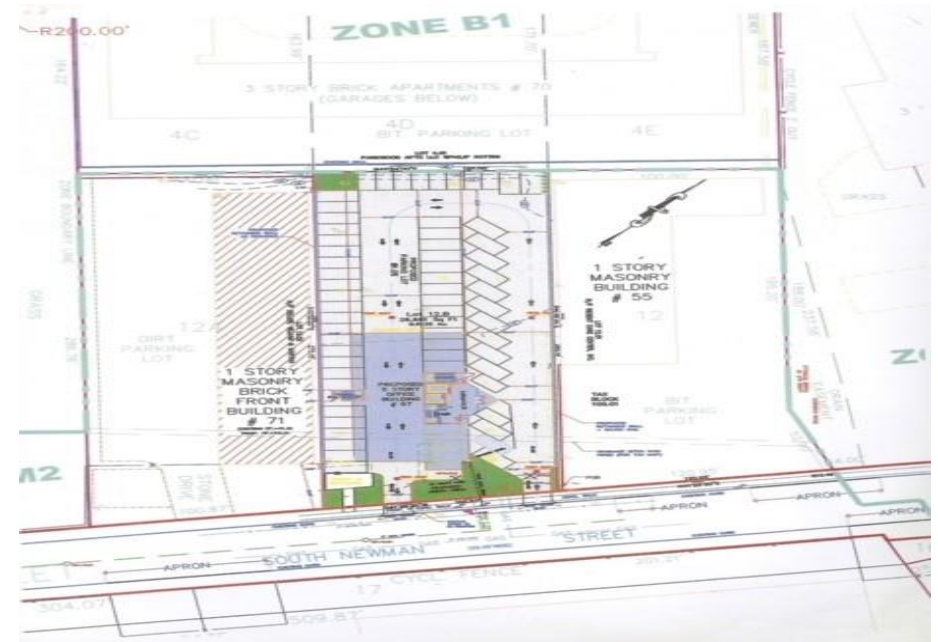
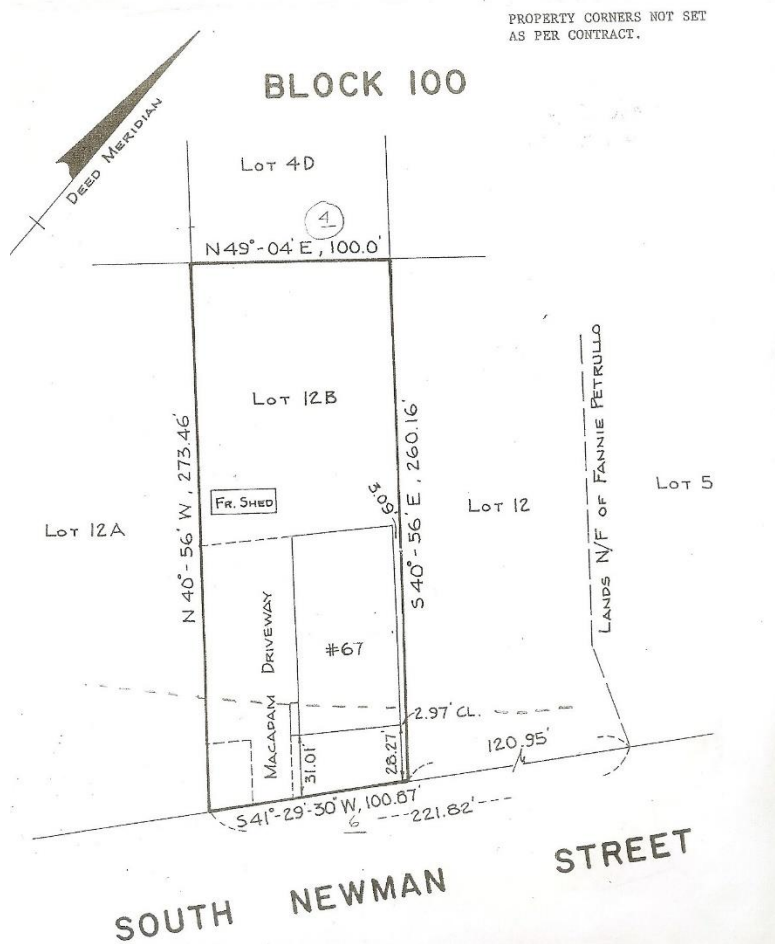
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